

1 LIDO ISLES HOA, INC.
2 1331 SW 171 TERRACE
3 PEMBROKE PINES, FL 33027
4

5 BOARD OF DIRECTORS
6 MEETING MINUTES
7

8 BOD Minutes # 2024-07
9

10 Date: August 21, 2024 (via Zoom)
11

12 Meeting called to order by President Chris Anderson at 6:30 pm.
13

14 **Roll Call-** Directors present: Chris Anderson, Lazaro Rivero, Bobby Bennett, Amanda
15 Andrade, and Kenneth Nelson. Also present were Property Manager Bill Bucknam and
16 Account Manager Lisa Bucknam from Blue Shield Property Management Company.
17

18 **Property Manager's Report-** Bill provided his property manager's report. Bill advised
19 that the final steps for the road projected are being made and the bricks are being leveled.
20 The final step is the road sealed in that area. A beehive was discovered near the front gate
21 and was removed/treated. Irrigation repairs to the pipes are being made. The resident arm
22 bar is failing to open, and the vendor was contacted. The pool is on the agenda. An
23 estimate is being sought for a light pole near the bus stop.
24

25 Ken asked about the book club, Bill advised that the book container is set up and books are
26 there, no problems so far and in camera view.
27

28 Laz asked about the QR code failures. Discussion was made about failed attempts to the
29 QR codes and Bill will get a report from Envera. Bill suggested that a representative from
30 Envera attend our next board meeting, and the board agreed. Bill will send the invite.
31

32 **Approval of Minutes-** Discussion was made as to the June 10, 2024, meeting minutes as
33 presented.
34

35 *A motion was then made by KENNETH NELSON seconded by LAZARO RIVERO to*
36 *approve the 061024 meeting minutes as presented.*
37

38 *Discussion: Ken asked about the five demand letters, Chris advised that we can discuss*
39 *that in the close session at the end of this regular board meeting.*
40

41 **MOTION PASSED**

1 **Treasurer's Report** – The financials prepared by Blue Shield Property Management for
2 063024 and 073124 were presented.

3
4 Ken asked about the five FPL accounts, Bill advised that we have six accounts are: 1) Street
5 lights, 2)Front Gate, 3)Fountain, 4)Clubhouse, 5)West Irrigation, 6)East Irrigation
6 accounts.

7
8 Ken also asked about page #33 which is the reserve accounts and the interest maybe being
9 a different investment to receive more money in interest. This account is getting a low
10 return. Amanda advised that she did see Bill's email about that to the finance committee
11 and waited for the members to see if they were going to continue. Bill advised that he will
12 update the board about the finance committee members' status on the committee by the
13 next board meeting.

14
15 Amanda asked about the RF tag invoice, Bill advised that he and Lisa are working with
16 AT&I about the two invoices that were submitted for payment. Bill stated that he will keep
17 Amanda in the email loop about the differences of the invoices.

18
19 Amanda stated that everyone looks ok. Ken asked about the ARC deposits, Bill advised
20 that we processed approximately 7 deposits, Bill advised that we are just waiting for the
21 requests to come in. Bill advised that original deposits from 2018, but we are trying to
22 process the rest. Amanda asked if management was up to date and Bill advised yes, we
23 are no pending refunds. Bill advised that if the refunds go unanswered, we can send the
24 deposits to the State of Florida or keep in escrow, Ken stated leave the funds in escrow.

25
26 ***A motion was then made by AMANDA ANDRADE seconded by KENNETH NELSON***
27 ***to approve both financial statements as presented.***

28
29 ***Discussion: None***

30
31 ***MOTION PASSED***

32
33 **Committee Reports** – Jeanine Bennett from the ARC committee provided an update on
34 the committee meetings. Jeanine advised that the committee has had regular meetings
35 email reviewed for roofs and impact windows. Jeanine advised that some homeowners
36 have been using old applications. She also advised that Bill sent out emails about using
37 the correct applications and making sure that applications are being submitted. Jeanine
38 advised that applications must be submitted for replacements and not for repairs.

1 Chris asked about the fines and appeal committee updates. Amanda advised that it appears
2 that this committee is having a hard time reviewing or getting committee meeting dates for
3 notices. Chris advised that this is under old business so we can discuss this then.

4
5 **New Business-**

6
7 None

8
9 **Old Business-**

10
11 **Pool Construction Updates** – Bill advised that the five permits were resigned and
12 notarized by Chris and back to the city. The engineer plans were updated for the change
13 order.

14
15 **Road Project Updates** – Bill advised that the road is almost done. Bill advised that the
16 front gate will be rewashed and sealcoated. Bill advised that after the final inspection, the
17 vendor will repaint the lane marks at the front gate. Ken asked about the signs and Bill
18 advised that after the inspection, they will be installed.

19
20 **Review of Parking Rules** – The board reviewed the current parking rules, and the board
21 agreed that they are correct and need to be enforced. Ken asked about the front gate sign
22 about the parking rules and Bill advised that the sign has not yet been ordered. Ken
23 mentioned that the visitors do not know the rules like a party that was here last week, and
24 those visitors were parking on both sides of the street. Chris advised that the parking rules
25 were sent to each homeowner. Bill advised that the violation reports are mostly the same
26 homeowners that are parking on the street overnight.

27
28 Chris advised that the board created these parking rules, and we pay for a vendor to write
29 tickets, and we are making the management company be placed in the middle of the subject
30 which is uncomfortable. We are going to have to follow through on this subject and make
31 this enforcement. Bobby asked Chris so what is the question or concern? Chris stated can
32 the management company so ahead with enforcement. All stated yes, but Ken stated only
33 after the front gate sign is installed. Ken also asked that the vendor stop placing tickets on
34 front windows, only place them on the rear windows, Bill advised that he told the vendor
35 about that. The board discussed this issue further about the sign and Bill advised about the
36 violation process and fines procedure. The board agreed to start enforcement with fines on
37 September 1st and after the sign is installed. The board agreed to that.

1 **Guest/Board Comments-**

- 2
- 3 • Bill advised that the annual meeting should be at Total Wine. The board agreed.
 - 4
 - 5 • Bill asked about coupon books, the board agreed to that. Lisa stated that we email
 - 6 payment coupons and statements to each homeowner. Chris advised that we can
 - 7 discuss this at the next meeting.
 - 8
 - 9

10 ***Meeting Adjourned – The board adjourned the meeting at 7:15 pm***

11

12

13 *****The board had a closed hearing in reference to collections and legal assistance on one***

14 ***unit that has an outstanding balance of \$2,525*****

15

16 ***A motion was made by Chris Anderson, seconded by Bobby Bennett to approve this***

17 ***account to be sent to the HOA attorney for further collection action*****

18

19 ***Discussion: Mr. Bennett advised that he would attempt to contact the homeowner to***

20 ***assist them prior to Bill sending this account to the attorney. All agreed.***

21

22 ***MOTION PASSED***

23

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25

26

27 APPROVED BY:  _____

28

29 DATE: Sep 20, 2024

30







082124- BOD Meeting Minutes

Final Audit Report

2024-09-20

| | |
|-----------------|--|
| Created: | 2024-09-20 |
| By: | Lido Isles HOA (lidoisles@blueshieldpm.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA1cJpezaaRH9suFUeikAjeU98MLN_I5zS |

"082124- BOD Meeting Minutes" History

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-  Signer secretary@lidoisleshoa.com entered name at signing as Robert Bennett
2024-09-20 - 9:12:35 PM GMT
-  Document e-signed by Robert Bennett (secretary@lidoisleshoa.com)
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