

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 # 2024-08**
9

10 **Date: September 10, 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, and Kenneth
15 Nelson. Absent if Amanda Andrade. Also present were Property Manager Bill Bucknam
16 and 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 of a suspicious incident where three individuals jumped the exit gate, and it appears went
20 into opened vehicles. Bill advised of a police incident that occurred on 9/1/24 with a
21 homeowner and guest from a rental unit. Bill assistance with video surveillance as
22 requested by the police department and that an arrest was made by them on the guest. A
23 major break occurred on the NW side of 171 Terrace and a small break behind a residence
24 during a pool installation. Bill also further explained what happens to the pipes when the
25 pump system is turned off and one. Bill also advised that the OpenPath exit button from
26 the pool area still is on backordered and needs to be replace. Ken Nelson stated that he has
27 a neighbor that asked him about a balance and Ken wanted to know how a board member
28 can see the accounting information. Bill stated that the treasurer has the complete file of
29 the accounting program and that if a resident needs information about their balances to
30 please call us to assist. Please see the property manager's full report.
31

32 **Approval of Minutes-** Discussion was made as to the August 21, 2024, meeting minutes
33 as presented.
34

35 *A motion was then made by BOBBY BENNETT seconded by KEN NELSON to approve*
36 *the 083024 meeting minutes as presented.*
37

38 ***Discussion:***
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40 ***MOTION PASSED***

1 **Treasurer's Report** – The financials report for 082124 were tabled due to the treasurer
2 being absent during this meeting

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4 **New Business-**

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6 **School Bus Stop Light Proposal** – Chris explained that a light should be installed near
7 the school bus stop to show the area as is it too dark and poses a safety concern.

8
9 *A motion was then made by KEN NELSON seconded by LAZARO RIVERO to approve*
10 *the proposal from AT&I in the amount of \$2,175.00*

11
12 *Discussion: The board discussed the reason for the safety concerns and the type of light*
13 *that will be installed. Bill explained of a recent incident where a high school student lost*
14 *his life standing at or near a bus stop a few weeks ago from Flanagan High School,*
15 *however, this proposal was requested prior to that incident. The board agreed to the*
16 *proposal.*

17
18 **MOTION PASSED**

19
20 **17039 SW 16th Street Tree Damage Proposal** - A homeowner provided three proposals
21 for damages to his vehicle from an HOA tree branch falling on his vehicle. This occurred
22 from the tree being infested with bugs and the tree was replaced.

23
24 *A motion was then made by KEN NELSON seconded by CHRIS ANDERSON to approve*
25 *the proposal from Elite Car Repair for \$6,465.07 as presented.*

26
27 *Discussion: Ken Nelson requested that the landscaper inspect our trees just to make*
28 *sure our trees are healthy. Bobby Bennett asked which account this was bring drawn*
29 *from and Bill advised account #7600-landscape extras.*

30
31 **MOTION PASSED**

32
33 **Envera Systems Presentation** – Luis Asher, VP of Envera Systems alongside with several
34 Envera representatives addressed some concerns that the HOA and residents had with the
35 gate systems. Bill provided some most recent concerns with the QR code systems and the
36 amount of time it takes for the gate agent to answer the call. Bill also provided some other
37 concerns about the overflow usage by agents just allowing vehicles in the property without
38 checking for ID's.

39 Some concerns were discussed by board members and residents directly to the Mr. Asher.
40 Mr. Asher suggested that any complaint should be directed to Envera as a case number
41 can be assigned and a through follow up can be made. Mr. Asher and the Evera

1 representants would like to continue next year as being the service provider to Lido Isles
2 HOA and looks forward to addressing our concerns. A few QR tests will be made in the
3 future and some additional training to the gate agents will be made as to the overflow
4 traffic. Chris thanked the Envera team for conducting this presentation.

5
6 **Old Business-**

7
8 **Pool Construction Updates** – Bill advised that the permits are in review with the city and
9 we are just waiting for the permits to be issued.

10
11 **Road Project Updates** – Bill advised that the project is near completed and just waiting
12 for the last part of the road to be sealed and then the front entrance.

13
14 **Future HOA Meetings** – The board agreed to the next BOD meeting on 10/9/24 and
15 11/16/24. The annual meeting is also set for 11/19/24.

16
17 **Rental Application Process** – Bill advised of the rental process with Lido Isles including
18 the background process. Bill also provided information on the lease agreements and the
19 access to the gate systems and RF tags to the renters. Bill also advised that potential buyers
20 or those closing on the property are not screened or contacted by the HOA prior to closing.
21 Bill suggested this to the bylaw committee who did not move this for any consideration.
22 Ken Nelson also suggested that we limit the number of vehicles for rental units. It is hard
23 to determine if they sub rent the bedrooms which is not allowed. Ken Nelson suggest that
24 we limit the unit to 4 or 5 vehicles for rentals. Bobby Bennett stated that we have a set of
25 rules for parking, and they need to follow that, we do not need to have two set of rules.
26 Chris stated that we can discuss this at the election meeting.


27
28 **Guest/Board Comments-**

- 29
- 30 • Mario Guerrier commented that changing bylaws are not an easy thing and that a
31 majority or 70% is needed from homeowners to change the rules or bylaw.
 - 32 • Chris Clements has an issue with the invoice of \$520 for replacing a pipe and
33 repairs made to his back yard from his pool installation. Chris asked Bill about this
34 invoice, and this was from the homeowner damaging the HOA irrigation line for a
35 pool installation. There are costs associated with these repairs like responding to
36 the property, turning off the system, cleaning the system. Chris advised that he will
37 look into the invoice with the vendor.
 - 38 • Jan advised that the water was off for two days. Bill advised that the pump system
39 may be turned on or off several times a week, at least two times a week. Bill advised
40 that an email will be sent if the system will be off for more than 24 hours.
 - 41 • Gabriel De La Pena advised that he complained about two hedges not being
42 trimmed by a homeowner and concerned about wildlife. Chris advised that one of
43 them was handled. Gabriel also stated that the sidewalks need to be cleaned

- 1 especially the common areas. Chris stated that Bill addressed this with him, and
2 we need some time to look into the common areas along 167 Ave. Bill will look at
3 the present proposals for the next budget for common areas or all sidewalks.
4 Discussion was also made as to 780 overgrown landscapes.
- 5 • Discussion was made as to the homeowners receiving a copy of the budget proposal
6 prior to the budget approval. Bill advised that he will send the budget proposal prior
7 to the annual meeting.
 - 8 • Jeanine Bennett suggested placing a trash container near the bus stop. Chris will
9 look into that.
 - 10 • Andre Daniels stated that he received a notice for a flood zone and asked if anyone
11 knew about this. Jeanine Benett stated that FEMA reassessed our area and increased
12 a large number of areas that were not flood zones that are now considered a flood
13 zone.
 - 14 • Cyris asked if we could add more lighting in dark areas? Chris stated that we can
15 considered it. Discussion was made about trimming the trees near lights. Chris
16 stated that we trim twice a year, and that Bill will look into the lighting.
 - 17 • Andre Daniels asked about a bulk contract for cable or Wi-Fi services. Bill stated
18 that we have a contract with Comcast not to bring any other services on the property
19 except for Comcast. Bill will ask Comcast about a bulk agreement for services.

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21 ***Meeting Adjourned – The board adjourned the meeting at 8:45 pm***

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APPROVED BY:  _____
Robert Bennett (Oct 22, 2024 12:59 EDT)

DATE: 10/22/24







Item #2 - 091024 BOD Meeting Minutes

Final Audit Report

2024-10-22

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-  Signer secretary@lidoisleshoa.com entered name at signing as Robert Bennett
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-  Document e-signed by Robert Bennett (secretary@lidoisleshoa.com)
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