

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 # 2024-09
9

10 Date: October 15, 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, Kenneth
15 Nelson, and Amanda Andrade. Also present were Property Manager Bill Bucknam and
16 Account Manager Lisa Bucknam from Blue Shield Property Management Company.
17

18 Approval of Minutes- Discussion was made as to the September 10, 2024, meeting
19 minutes as presented.
20

21 *A motion was then made by KEN NELSON seconded by BOBBY BENNETT to approve*
22 *the 091024 meeting minutes as presented.*
23

24 *Discussion: None*
25

26 **MOTION PASSED**
27

28 New Business-
29

30 **Budget Workshop** – Chris explained that a lot of work went into the budget draft for us
31 to review and discuss tonight. Bill provided the budget worksheet to the board which is
32 draft numbers. The board reviewed the workshop and at the present time, no increase to
33 the quarterly assessment which will be \$600.00 per quarter. Discussion was made about
34 reserve transfer for next budget in the about of \$15,276. Discussion was made as to the
35 Envera contract expiring early next year and that a non-renewal letter was sent to them.
36 Proposals are being requested from other vendors.
37

38 Bobby Bennett advised that we must keep in mind the next service contract providing a
39 clause for on-service reimbursement. The board then discussed the management line item
40 and the increase. The board tabled this section to review the new business management
41 contract. After that motion was approved for the management contract, the board resumed
42 the budget workshop. The line item for management was adjusted. The workshop then
43 concluded and a copy of this proposal will be sent to the homeowners.

1 **Blue Shield Property Management Contract.** Chris asked the board if we can agree on
2 A two-year contract instead of a one-year contract. Ken advised maybe a three-year
3 contract for \$3,000 per month. Amanda advised with the increase is approximately 6%
4 increase as proposed.

5
6 *A motion was then made by KEN NELSON, seconded by BOBBY BENNETT to approve*
7 *Blue Shield Property Management Contract for management services for two-years at*
8 *\$3,000 per month.*

9
10 *Discussion: Amanda suggested a merit raise after 12 months; the board agreed.*

11
12 **MOTION PASSED**

13
14 Bill and Lisa both thanked the board and residents for the acceptance of their contract.

15
16 **1133 SW 167 Ave Swale Issue** – The swale tree in front of 1133 SW 167 Ave is causing
17 damage to the city sewage pipe and sidewalk damage. The board discussed the proposal
18 from BML landscaping in the amount of \$2,100 for the tree removal including roots and
19 then to replace the tree including permit fees. Bill advised that the funding would come
20 from landscape extras.

21
22 *A motion was then made by AMANDA ANDRADE, seconded by KEN NELSON to*
23 *approve the proposal from BML Landscape and Maintenance for \$2,100.00 as*
24 *presented.*

25
26 *Discussion: None.*

27
28 **MOTION PASSED**

29
30 **Speed Humps Review** – Bobby Bennett asked about the current placement of the speed
31 humps and concerns about people entering and exiting the property. Vehicles traveling
32 northbound at high speeds because they are not stopping or slowing down near this area.
33 Chris advised of the review was conducted from the city. Discussion was made as to future
34 construction for the entrance gate. Bill suggested that maybe Pembroke Pines Police
35 Department can assist with providing some suggestions in this area.

1 **Old Business-**

2
3 **Annual Meeting** – The annual meeting was discussed for November 19, 2024, at the
4 Pembroke Pines Charter High School. Discussion was made as to the mailing and signs
5 for this meeting.

6
7 **Pool Updates** – Bill provided an update on the pool construction permit which is still in
8 work due to some errors in the city part.

9
10 **Appeal and Fines Committee** – Discussion was made as to adding another committee
11 member to the Appeal and Fines Committee to assist the committee’s tasks.

12
13 *A motion was then made by KEN NELSON, seconded by LAZARO RIVERO to add*
14 *Gabriel De La Pena to the Appeal and Fines Committee as a committee member.*

15
16 *Discussion: None.*

17
18 **MOTION PASSED**

19
20 **Guest/Board Comments-**

21 -Candice Reme asked if she can have the board replace the swale tree with another
22 tree and she will re-imburse the HOA? Bill advised that the HOA must submit the permit
23 because it is HOA property.

24
25 *A motion was then made by AMANDA ANDRADE, seconded by KEN NELSON to*
26 *approve the removing and planting of a new swale tree by our vendor and the homeowner*
27 *will re-imburse the HOA*

28
29 *Discussion: None.*

30
31 **MOTION PASSED**

32
33
34
35 **Meeting Adjourned** – *The board adjourned the meeting at 7:28 pm*

36
37
38 APPROVED BY:  _____

39
40 DATE: 11/14/24
41 _____







Item #3 - 101524 - BOD Meeting Minutes

Final Audit Report

2024-11-14

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