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**LIDO ISLES HOA, INC.
1331 SW 171 TERRACE
PEMBROKE PINES, FL 33027**

ANNUAL MEETING OF THE HOA MEMBERSHIP MINUTES

Date: November 14, 2023

Meeting Called to order – HOA President Chris Anderson called the meeting to order after the quorum was established at 6:06 pm.

Appointment of Chairperson-

President Anderson made an appointment of the annual meeting chairperson to Mr. William Bucknam, Property Manager from Blue Shield Property Management Company. Mr. Bucknam then took over the annual meeting as the chairperson.

Proof of Notice: Mr. Bucknam presented proof of notice certificate that 199 notices of the annual meeting were mailed on 10/14/23 via first class mail (see attached notice certificate).

Approval of Minutes from last annual meeting- The 2022 Annual meeting minutes were presented to the membership via meeting handouts. After review of the minutes by the homeowners, a motion was made:

A motion was then made by KENNETH NELSON (16733), seconded by AMANDA ANDRADE (16795) to accept the 111522 HOA Annual board meeting minutes as presented.

Discussion: None

MOTION PASSED

Property Manager's Report- Mr. Bucknam provided an annual update on the property and provided a detailed property manager's report to the membership (see attached report).

2023 Budget Review and Approval- The 2023 Budget was reviewed by the homeowners which was previously reviewed by the BOD and the budget workshop. After reviewing the 2023 budget, a motion was made:

A motion was then made by AMANDA ANDRADE (16795), seconded by ARCHIE GILES (16722) to APPROVED the 2023 budget as presented.

Discussion: None

MOTION PASSED

Determination of Number of Directors- A discussion was made as to how many directors should be voted in for the next board of directors. After a discussion, the membership decided to agree with the previous board of directors to keep the director to five (5).

1 *A motion was then made by CHRIS ANDERSON (1273), seconded by KENNETH NELSON (16795) to*
2 *set the number of directors for the 2024 board as (5) directors.*

3

4 *Discussion: None*

5

6 **MOTION PASSED**

7

8 **Appointment of Election Inspectors-** Mr. Bucknam appointed Mr. Desinor Pierre (1380) to administer the
9 counting of the ballots and to certify the election. This was also supervised by Ms. Lisa Bucknam from Blue
10 Shield Property Manager Company.

11

12 **Elections of Directors-** Ballots were presented to each voting homeowner and proxy holder as well as
13 nominations floor. After the nominations were closed, the ballots were submitted to in inspectors and certify
14 the following homeowners as directors for the 2024 board of directors:

15

1. Christopher Anderson

16

2. Robert Bennett

17

3. Lazaro Rivero

18

4. Amanda Andrade

19

5. Kenneth Nelson

20

21 **New Business-** The parking resolutions that the board signed on 11/6/23 were discussed in detail. Mr.
22 Bucknam advised that the new parking rules will not be enforced until 30 days after being mailed to each
23 homeowner.

24

25 **Adjournment-** Bill thanked everyone for attending this annual meeting. A motion was made from the floor
26 to adjourn the meeting:

27

28 *A motion was then made by AMANDA ANDRADE (16795), seconded by BOBBY BENNETT (911) to*
29 *adjourn the meeting.*

30

31 *Discussion: None*

32

33 **MOTION PASSED**

34

35 The meeting was adjourned at 7:25 p.m.

36

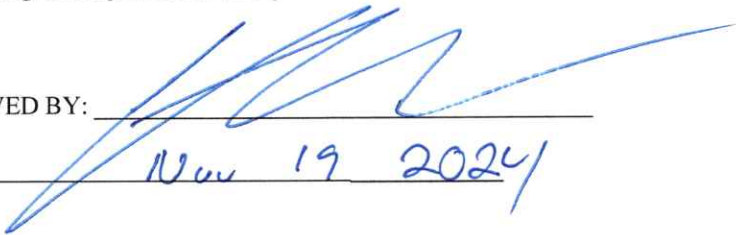
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38

39 APPROVED BY: _____

40

41 DATE: _____





November 14, 2023

PROOF OF NOTICE CERTIFICATE

I William G. Bucknam, Property Manager for Lido Isles HOA, Inc. hereby certify that proper notice was given to each homeowner of Lido Isles Homeowners Association, Inc. according to the bylaws of the association of section 3.3 (page #2), Notice of Meeting was properly sent prior to the fourteen days before the annual meeting of November 14, 2023.

Notices provided:

- 199 mailing were sent 1st Class by the US Postal Service on 10/17/23
- Three emails were sent to all homeowners on 10/23/23, 11/10/23, 11/13/23
- The HOA website was posted on 10/10/23
- Three signs were posted on the property on 11/7/23

I hereby certify that the above notices were provided to all homeowners listed on the homeowner's database for Lido Isles HOA, Inc.

William G. Bucknam, LCAM
Property Manager
Lido Isles HOA

11/14/23
Date



Property Manager's Annual Report

Report Date: November 14, 2023

Lido Isles Homeowner's Association

• **HOA Operations-**

- BOD Meetings – The BOD met 10 times: 1/10, 2/7, 3/14, 4/18, 5/16, 6/14, 8/8, 9/12, 10/16, 11/6
- ARC Committee- The ARC met 10 times: 1/10, 2/7, 3/14, 4/18, 5/16, 6/13, 7/11, 8/8, 9/12, 10/10
- Rules Committee- The Covenants Enforcement and Rules committee was formed on 4/18 and has met 4 times: 5/25, 6/7, 6/14, 6/27
- Finance Committee- The finance committee was formed on 8/8/23 and has met three times to draft a budget proposal for the 2024 operational budget to be approved by the membership.
- Budget Workshop – The HOA provided a budget workshop on 10/3 via zoom with the CPA.
- Conservation Area informational Meeting. The HOA provided an informational meeting on the Pembroke Shores Conservation Area Project on 7/24/23 via zoom for all homeowners.
- Five units were sold in 2023. Nine units are currently being rented.

• **Property/Common Areas:**

- Gym:
 - Three Life Fitness CLST Integrity Series Treadmills were purchased to replace two older treadmills.
 - A new Smith Functional SF3 Fitness Training was installed.
 - Gym was repainted and new electrical outlets were installed.
 - New Air Conditioner System was installed for gym and office.
 - The old kids/storage room was remodeled for an additional workout room. This room was repainted, new lighting, and mirror. New equipment will be ordered for this room.



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

18459 Pines Blvd., Ste. 316, Pembroke Pines, FL 33029

- Pool Area:
 - The pool was inspected by two vendors for a possible leak. Both vendors confirmed that leaks were detected near the surface areas and drain areas. This will be a 2024 project pending board approval with an estimate cost of \$65,000.

- Clubhouse Building:
 - The insurance company advised that the clubhouse, the two pool gate entrances, and the main cabana roof needs to be replaced in order to cover wind damage. This will be a 2024 project pending board approval with an estimate cost of \$42k (tile) and \$56K (metal).
 - On 4/9/23 at 10:13 pm, two suspects unlawfully entered the pool area by jumping over the fence and removed the golf cart. The suspects then drove off the property and was viewed on camera heading south on 172 Ave. A police report and insurance claim were filed. A new utility cart was purchased for \$13,562. The insurance company reimbursed \$6,728.

- Main gate and Fountain:
 - The resident gate was damaged on 8/6/23 and the swing gates needed to be replaced. There was an insurance claim filed with the homeowner's auto insurance for the repairs. The gate was repaired on 10/27/23.
 - The Envera system updated the DL scanner on 4/11/23.

- Landscape:
 - New mulch was installed on 4/12. Eight dead trees were replaced on 5/9.
 - Annual tree trimming was conducted on 6/17 and the north end of 171 Terrace was cleaned out.
 - New landscape was installed in the pool area on 7/11/23.
 - Fifty trinettes were installed outside of the pool entrances and those areas cleaned out.

- Irrigation System:
 - The west pump was pulled and the bearings replaced due to loud noises. The west pump is currently being serviced due to a fan replacement and zone management system to be installed on 11/17/23.



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

18459 Pines Blvd., Ste. 316, Pembroke Pines, FL 33029

- Several breaks to the main line were repaired and this will be a continuing issue due to the PVC being over 20 years old.
 - Our maintenance is able to perform some minor repairs and operations of the pump system which saves the HOA costs.
 - Currently, the system is running on the east pump.
 - A plan is being performed by the vendor to install cutoff valves so the entire system does not need to be turned off due to a main line break.
-
- **2024 Planned Projects:**
 - Road sealing coating and striping planned in January or February
 - Main Pool repairs
 - Roof replacement to the clubhouse, cabana areas

Respectfully submitted,

William G. Bucknam

William G. Bucknam, LCAM
Property Manager
Lido Isles HOA

Lido Isles Homeowners' Association, Inc.
2024 Proposed Operating Budget
January 1, 2024 through December 31, 2024
199 Homes

		<u>2023</u>	<u>2024</u>	
		<u>Adopted Budget</u>	<u>Proposed Budget</u>	<u>Inc/(Dec)</u>
Revenue				
6010	Maintenance Assessments	488,720	477,600	(11,120)
6055	Deferred Cable Income	3,214	3,214	-
6050	Access Card	1,200	1,200	-
6060	Late Fees	5,000	5,000	-
6075	Prior Year Surplus	-	-	-
		<u>498,134</u>	<u>487,014</u>	<u>(11,120)</u>
Operating Expenses				
General/Administrative:				
7500	Management Fees	31,680	31,680	-
7505	Legal/Professional	5,000	5,000	-
7510	Accounting Fees	15,200	15,200	-
7515	Administrative	6,500	6,500	-
7520	Taxes/Licenses/Permits	1,000	1,000	-
7525	Website/Software	2,000	2,000	-
7532	Camera System & Monitoring - AT&I	1,800	2,400	600
7533	Reserve Payback	-	-	-
7555	Insurance	29,604	38,000	8,396
		<u>92,784</u>	<u>101,780</u>	<u>8,996</u>
Contracted Services:				
7300	Landscape Maintenance	55,800	48,000	(7,800)
7305	Pool Contract	18,000	19,200	1,200
7310	Onsite Janitorial Labor	43,680	45,756	2,076
7315	Pest Control	-	4,400	4,400
7320	Irrigation Maintenance	-	-	-
7325	Enforcement Program	6,000	6,000	-
7330	Fitness Center	-	-	-
7335	Security Service Contract - Envera	58,515	59,172	657
7340	Landscape Fertilizer	7,320	-	(7,320)
7341	Gate Contract - AT&I	9,936	7,200	(2,736)
TBD	Access Control - Open Path - AT&I	-	2,220	2,220
		<u>199,251</u>	<u>191,948</u>	<u>(7,303)</u>
Maintenance				
7600	Landscape Extras	7,000	7,000	-
7605	R&M - Irrigation	6,000	6,000	-
7606	R&M - Irrigation Pump East	4,000	2,000	(2,000)
7612	R&M - Irrigation Pump West	-	2,000	2,000
7615	Pool/Fountain - Maint.	-	4,000	4,000
7620	Pool/ Fountain - Repairs	8,000	3,000	(5,000)
7625	R&M - Lighting	4,000	4,000	-
7630	Janitorial Supplies	3,500	3,500	-
7635	R&M - Golf Cart	1,375	-	(1,375)
7640	R&M - Camera	3,000	3,000	-
7650	R&M - Fitness Equipment	23,000	1,200	(21,800)
7655	Tree Trim/Replacement	19,480	12,000	(7,480)
7666	R&M - Gate	6,000	6,000	-
7671	Sidewalk Replacement	-	6,604	6,604
7672	Sealcoating & Striping	45,474	-	(45,474)
7601	Lake Shore Maintenance	5,280	5,280	-
TBD	Club House Roof Replacement	-	43,000	43,000
TBD	Main Pool Restoration	-	14,000	14,000
		<u>136,109</u>	<u>122,584</u>	<u>(13,525)</u>
Utilities:				
7020	Water Pool and Club House	6,325	5,183	(1,142)
7021	Water - Fountain	-	1,200	1,200
7029	Electric - Streetlights	21,500	26,772	5,272
7030	Electric - Entrance	1,900	2,040	140
7031	Electric - Fountain	9,490	8,640	(850)
7032	Electric - Gym Pool	10,735	11,040	305
7033	Electric - Irrigation Pump 167 St	5,650	2,000	(3,650)
7034	Electric - Irrigation Pump 171 St	5,650	5,087	(563)
7050	Internet - Office/Gym/Gate	8,740	8,740	-
		<u>69,990</u>	<u>70,702</u>	<u>712</u>
Total without Reserves		<u>498,134</u>	<u>487,014</u>	<u>(11,120)</u>
Reserves - General		-	-	-
Total Expenses		<u>498,134</u>	<u>487,014</u>	<u>(11,120)</u>

2024 Quarterly HOA Fee \$ 600.00

Draft approved by the board of 10/10/2023

Approved and adopted at the Annual HOA Membership Meeting on 11/14/23

Signed by:  President Chris Anderson

Date: Nov 14, 2023