

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 # 2024-10  
9

10 Date: November 12, 2024 (via Zoom)  
11

12 Meeting called to order by Vice-President Lazaro Rivero at 6:33 pm.  
13

14 **Roll Call-** Directors present: Lazaro Rivero, Bobby Bennett, Kenneth Nelson, and Amanda  
15 Andrade. Absent is Chris Anderson. 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 Bucknam discussed his property manager's report that  
19 was submitted to the board (see attached property manager's report).  
20

21 **Approval of Minutes-** Discussion was made as to the October 15, 2024, meeting minutes  
22 as presented.  
23

24 *A motion was then made by AMANDA ANDRADE seconded by BOBBY BENNETT to*  
25 *approve the 101524 meeting minutes as presented.*  
26

27 *Discussion: None*  
28

29 MOTION PASSED  
30

31 **New Business-**  
32

33 **Sidewalk Pressure Cleaning Proposal-** Lazaro Rivero advised that this item will be  
34 tabled pending further research into the proposals that were received. Additional savings  
35 in these proposals should be made to save money on this project. A few more quotes are  
36 needed and the board agreed.  
37

38 **\*\* Bill Bucknam advised that the 093024 are completed and was not on the meeting**  
39 **agenda for discussion and review\*\***  
40

41 **Financials as of 093024-** Discussion was made as to the 093024 financials as presented  
42 by the management company. Ken Nelson asked if we are within budget. Bill advised

1 that we are under budgeted because of the pool project not started. Discussion was made  
2 as to the possible use of the reserves for the pool project.

3  
4 *A motion was then made by LAZARO RIVERO seconded by BOBBY BENNETT to*  
5 *approve the 093024 (3<sup>rd</sup> Quarter 2024) financial report as presented.*

6  
7 *Discussion: None*

8  
9 **MOTION PASSED**

10  
11 **Old Business-**

12  
13 **Pool Construction Update** – Bill advised that the city is in the final review for the permit  
14 with the changes our vendor made. We are looking for December or January to start the  
15 project.

16  
17 **Guest/Board Comments-**


18 -Nagesh Kakarlamudi has concerns about the irrigation system. Lazaro advised  
19 that if a break occurs, the system will have to be turned off for repairs. Bill advised that  
20 the system does not have a cut off valve and is pressurized by two pumps. No other way to  
21 reroute water around the damage area so the entire system needs to be turned off for repairs.  
22 Tom advised that the ARC committee should advise homeowners about the damage to the  
23 irrigation system and locals need to be requested. Amanda stated can we have the  
24 homeowner provide proof of the locals requested. Jeanine stated that we require all of that  
25 from the application process and the homeowner knows that they are liable.

26 -Gabriel Pena advised of the conditions of the sidewalks and that maybe this can  
27 be done prior to the holidays. The board agreed that we can approve the proposal prior to  
28 the holidays. Jan asked about the old pressure cleaning not being used. Bill advised that  
29 the issue was the lack of water to refill.

30 -Jan also asked about parking on the streets during the holidays. Amanda advised  
31 that the rules are listed for parking on the website. Discussion was made as to night parking  
32 about parking during events, Bill advised that a homeowner let us know and we will let the  
33 vendor know about the party and to avoid writing tickets in that area. Vendors are parking  
34 on the corner of 167 Ave SW 16<sup>th</sup> St during the day and maybe daytime enforcement should  
35 be made. Bill advised that parking is allowed on the street within the correct fashion until  
36 midnight and exceptions are made during the holidays as the enforcement will not be made  
37 during a holiday night. Jan advised that here issue is parking during overnight hours. Jan  
38 also asked about the RF tag procedures. Bill advised that the HOA rule for issued RF tags  
39 is a vehicle can be provided an RF tag is the vehicle is registered to the residence. Amanda  
40 advised that this is the rule and that the vehicle registration must match the residence. Lisa

1 advised that the rental vehicle can not be issued an RF tag but to please send an email  
2 requesting that exception. Amanda advised again to please send that email so the board  
3 can investigate that. Bobby advised that this is why we ask homeowners to attend the board  
4 meeting and let the majority of the homeowners voice their opinions to change these rules.  
5

6 *Meeting Adjourned – The board adjourned the meeting at 7:42 pm*  
7

8  
9 APPROVED BY:  \_\_\_\_\_  
10

11  
12 DATE: 01/31/25



**Property Manager's Board of Director's Report**

Report Date: January 14, 2025

Lido Isles Homeowner's Association

- **Operational Report-**
  - HOA Office
    - One unit is pending sale, two rental units are being renewed
  - Sidewalk Pressure Cleaning project
    - The community sidewalks, swale, clubhouse roofs and entrance gates were commercially treated and pressure cleaned by Green Earth Company. The vendor started 12/1/24 and completed 12/12/24. The project was successful and the vendor recommends yearly treatment or at the minimum, every two years.
  - Accounting
    - Due to a fraudulent check (\$2,000) that was cashed on the operational account, the account was closed, and a new account was opened. The \$2,000 check was credited back to the account and a fraud case was filed.
- **Inspection of all common areas, clubhouse, and HOA property-**
  - Common Areas-
    - Irrigation system: Irrigation system has had several breaks to the main line from homeowner projects.
    - West pump is offline due to a break in the intake valve.
    - Envera & Gate System: The entrance resident south arm bar failed to open several times in December. The vendor advised that the arm bar is old and that the HOA should consider replacing the unit soon.
    - Gym: All in order.
    - Pool/Kiddie Pool: On agenda
    - Playground: All in order
    - Fountain: All in order
    - Camera System: All in order
    - Landscaping: All in order
    - Front Entrance: All in order

Respectfully submitted,

*William J. Bucknam*

Bill Bucknam, LCAM

Property Manager


# 111224- BOD Meeting Minutes

Final Audit Report

2025-01-31

Created:	2025-01-22
By:	William Bucknam (blueshieldpm@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAPEK53c7868GUFAlry66hf8oWSC-SHnqd

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2025-01-22 - 6:05:23 PM GMT- IP address: 50.236.16.99
-  Document emailed to secretary@lidoisleshoa.com for signature  
2025-01-22 - 6:05:27 PM GMT
-  Email viewed by secretary@lidoisleshoa.com  
2025-01-31 - 7:24:07 PM GMT- IP address: 69.180.125.199
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