

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 # 2025-01
9

10 Date: January 14, 2025 (via Zoom)
11

12 Meeting called to order by President Chris Anderson at 6:35 pm.
13

14 **Roll Call-** Directors present: Chris Anderson, Bobby Bennett, Kenneth Nelson, and
15 Amanda Andrade. Absent is Lazaro Rivero. Also present were Property Manager Bill
16 Bucknam and Account Manager Lisa Bucknam from Blue Shield Property Management
17 Company.
18

19 **Property Manager's Report-** Bill Bucknam discussed his property manager's report that
20 was submitted to the board (see attached property manager's report).
21

22 **Approval of Minutes-** Discussion was made as to November 12, 2024, meeting minutes
23 as presented.
24

25 *A motion was then made by KEN NELSON seconded by AMANDA ANDRADE to*
26 *approve the 111224 meeting minutes as presented.*
27

28 *Discussion: None*
29

30 **MOTION PASSED**
31

32 **New Business-**
33

34 **HOA Updated Website: -** Bill advised that the community website is updated to comply
35 with the new HOA standards and law. The website's password for homeowners to gain
36 access is Lido2025\$\$\$. Bill then showcased the website to the board.
37

38 **Status of 2025 Projects:** Chris advised the board of the 2025 planned projects funding and
39 collection of proposals. Some of those projects are clubhouse roofing, pool, and sidewalk.
40 The board discussed the projects, and the sidewalk project will be pushed into the summer
41 months. Bill advised that the vendor will provide a proposal for shaving the sidewalks that
42 currently have hazards instead of removing the sidewalk until a later time.

1 The board further discussed that the insurance is not covering the clubhouse due to the roof
2 needing to be replaced. This is important and needs to be done for proper coverage. Chris
3 would like the board to move forward with this project as soon as possible. The board
4 agreed. Discussion was then made as to funding the projects like either pay for the projects
5 with three ways. 1) Budget adjustment 2) Reserves funded 3) Special Assessment. The
6 board agreed to the roof project and directed Bill to solicit three roof proposals. Bill agreed.

7
8 The board then discussed ways to pay for the projects, either a one-time special assessment
9 or raise the quarterly assessment. It was also discussed to pull reserves and a special
10 assessment combined.

11
12 The board then decided to different payments options for making the special assessment
13 like breaking down the one time payment into three or four payments. Bill advised that if
14 the funds are paid by the end of this budget year that is good.

15
16 After a discussion, the board agreed to wait until the proposals are reviewed before going
17 further with funding.

18
19 **Old Business-**

20
21 **Green Earth Proposal** – Bill advised the proposal for the pressure cleaning of the
22 community sidewalks, swale and curbs from Green Earth Inc needed to be read into the
23 minutes as the board approved this proposal via email in between board meetings.

24
25 *A motion was then made via email on 11/4/24 by KEN NELSON seconded by BOBBY*
26 *BENNETT to approve the Green Earth Proposal for \$13,050 for the community power*
27 *wash of the sidewalks, curbs, and swales.*

28
29 *Discussion: None*

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31 ***MOTION PASSED BY EMAIL VOTE***

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33 **Parking Rules Discussion** - Board member Ken Nelson provided some pictures of
34 vehicles parked on the street and violating the parking rules. Ken thanked Lisa for the new
35 sign with the QR code, but it's not working enough, and he would like additional signage.

36
37 After a lengthy discussion it was decided to add additional signage at or near the entrance
38 gate. Bill also shared the parking violations database with the board. Discussion was made
39 as to our maintenance personnel performing parking violation notices to vehicles

1 improperly parked and Bill advised that insurance for the vendor would not allow that. A
2 special security certification would be best for that action.

3
4 Ken Nelson asked about the Balance Sheet that was provided in the Dropbox. Ken asked
5 about the reserve account balance and no return interest and that we can get more money
6 in return on that account. Bill advised for 2024 \$3,736 was paid in interest on the reserve
7 account. Amanda asked about the finance committee and Bill advised that we need another
8 committee soon. A good time would be after the 2024 reports are completed. The board
9 agreed.

10
11 **Guest/Homeowners Remarks –**

- 12 • Nagesh Kakarlamudi asked about the sidewalk repairs and in front of his
13 residence some sidewalk concerns. Chris advised him to just provide Bill with
14 your address and he will look into that. Nagesh also volunteered to assist with
15 the website.
- 16 • Amanda Andrade asked about the light sensor installed in the restroom and Bill
17 advised that yes, we are going to install those sensors soon.
- 18 • Bobby Bennett advised that we are seeing an increase in dogs off lease on the
19 property. Bobby advised that we need to revisit this rule and keep their dogs
20 on lease and clean up their messes.
- 21 • Tom Cleminshaw asked, is there a way to open the gym or a keypad? Bill
22 advised that OpenPath does not allow that option, but any board member can
23 remotely open any gate or door. Tom also asked about his apron area being
24 damaged by the power wash company. Bill will investigate this.

25
26
27 ***Meeting Adjourned – The board adjourned the meeting at 7:49 pm***

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29
30 APPROVED BY: **Signature:**  _____
31 **Email:** secretary@lidoisleshoa.com

32
33 DATE: 02/13/25



Property Manager's Board of Director's Report

Report Date: February 11, 2025
Lido Isles Homeowner's Association

- **Operational Report-**
 - HOA Office
 - One unit is pending sale, one rental unit is being renewed.
 - Several vendors for the sidewalk, gate, and roofing projects visited the property prior to the submission of proposals.
 - Zoom meetings with management and developers were held with Envera Systems.

- **Inspection of all common areas, clubhouse, and HOA property-**
 - Common Areas-
 - Irrigation system: Irrigation system had two breaks in the main line.
 - Envera & Gate System: All in order
 - Gym/bathroom: Three new light sensors were installed in the bathrooms.
 - Pool/Kiddie Pool: On agenda
 - Playground: All in order
 - Fountain: Vendor repaired the pressure to the feature pumps, still need some work.
 - Camera System: All in order
 - Landscaping: Vendor performed an annual cut of all trees in the common areas.
 - Front Entrance: All in order

Respectfully submitted,

William J. Bucknam

Bill Bucknam, LCAM
Property Manager