

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 # 2025-02**
9

10 **Date: February 11, 2025 (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 (Departed at 7:07pm), Bobby
15 Bennett, Kenneth Nelson, and Amanda Andrade. 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 January 15, 2025, meeting minutes as
23 presented.
24

25 *A motion was then made by KENNETH NELSON seconded by BOBBY BENNETT to*
26 *approve the 011525 meeting minutes as presented.*
27

28 *Discussion: None*
29

30 **MOTION PASSED**
31

32 **Approval of Financial Reports-** Review of 2024 Financial Report as of December 31,
33 2024, prepared by Blue Shield Property Management Company was presented.
34

35 *A motion was then made by LAZARO RIVERO seconded by CHRIS ANDERSON to*
36 *approve the 2024 Financial Report as presented.*
37

38 *Discussion: Bill mentioned that the financial committee should be formed after the*
39 *projects are reviewed and completed and funding approved. After the funding and then*
40 *we can ask for a financial committee to make recommendations on the investments of*
41 *the reserve account and the preparation of the 2026 budget.*
42

43 **MOTION PASSED**

1 **New Business-**

2
3 **Envera Gate Systems Survey:** - Bill provided the board with the results of gate survey
4 that 86 residents submitted. The board and residents reviewed the results. Chris then
5 advised that we are ready to hear from two vendors who have submitted proposals to the
6 HOA which are Envera Systems and Virtual Guard, Inc. Chris said let's start with Envera
7 first. Bill provided the two proposals that were submitted, and Bill explained the updated
8 bids form that are being used when bids are submitted.

9
10 **Envera Systems** was then invited to the meeting and Mr. Cody Childress (Account
11 Manager). Cody then invited some Envera representatives who assisted with their
12 presentation. Mr. Daniel Cintra then presented their portfolio and background
13 information.

14
15 **Virtual Guard, Inc** was then invited to the meeting and Mr. Jim Happel (Sales
16 Manager). Jim then presented his proposal to the board who provided a detailed
17 presentation in reference to the equipment and the options.

18
19 Chris thanked all the vendors for their presentation and after a lengthy discussion with both
20 vendors, all the vendors left the meeting.

21
22 The board then discussed all the proposals and after a lengthy discussion, the board decided
23 to change vendors. Andre Daniels just asked if we must make sure that the new vendor's
24 equipment works. Chris stated that we all know the issues we have had with Envera, and
25 it just makes sense to change vendor and to also save money. Discussion was then made
26 as the difference between the two vendors. Bill provided some background on Envera's
27 issues and how he met Virtual Guard at a property management trade show.

28
29 *A motion was then made by CHRIS ANDERSON seconded by BOBBY BENNETT to*
30 *approve the Virtual Guard, Inc., proposal for option #2 as the gate service provider.*

31
32 *Discussion: None*

33
34 ***MOTION PASSED***

35
36 *Further discussion was given regarding the different options regarding the proposals.*
37 *Option #1 included the warranty with a price of: \$1,800 Install, \$3,450 monthly service*
38 *fee which includes the warranty. Option #2 price is: \$7,600 Install, \$2,800 monthly*
39 *service fee and does not include the warranty. The board decided to change the motion*
40 *that just passed from Option #2 to Option #1 to include the warranty.*

1 *A motion was then made by CHRIS ANDERSON seconded by BOBBY BENNETT to*
2 *approve the Virtual Guard, Inc., proposal for option #1 as the gate service provider.*

3
4 *Discussion: None*

5
6 **MOTION PASSED**

7
8 Bill advised the board that he will notify Mr. Jim Happel from Virtual Guard, Inc of
9 approval.

10
11 **Clubhouse Roof Proposals:** The board reviewed the proposals that were submitted to
12 reroof the clubhouse, two entrance structures, and the cabana. Three submitted proposals
13 are: Kairos' Roofing for \$38,425, Roof Giants for \$33,700, Paul Bange Roofing for
14 \$54,266 and Rock Star Roofing for \$43,025. All the proposals were for metal roof
15 replacement of the existing roofs. The board advised that this was necessary to obtain
16 insurance coverage for windstorms as the coverage was dropped last year due to the age of
17 the existing roof. The board decided to replace the roof to obtain insurance coverage. The
18 board discussed the difference between Kairos and Rock Star. Chris advised that Kairos
19 does include the extras as Rock Star does not. Ken advised that Kairos advised that it does
20 include a 30-year warranty for the roof. Chris also advised that the management company
21 advised that this company

22
23 *A motion was then made by CHRIS ANDERSON seconded by KENNETH NELSON to*
24 *approve the Kairos Roofing proposal for \$38,425 as provided.*

25
26 *Discussion: Ken advised that the \$20k that we are saving from the gate proposal could*
27 *be used for the roof costs. Chris advised that this is a great idea that we can speak at the*
28 *next meeting when we have the numbers updated.*

29
30 **MOTION PASSED**

31
32 **Sidewalk Proposals:** Chris advised that the sidewalks need to be repaired, and two vendors
33 submitted proposals for 3-d Paving for \$2,200 and Florida Sidewalk Solutions for \$34,813.
34 The board discussed the proposals and decided that the full repairs will be done later and
35 to repair the areas needed. Ken suggested that the board allows the proposal to be extended
36 from \$2,200 to \$4,000 in case of additional repairs. The board agreed

1 *A motion was then made by AMANDA ANDRADE seconded by KENNETH NELSON*
2 *to approve the 3-D paving proposal for \$2,200 and up to \$4,000 as presented for the*
3 *sidewalk repairs.*

4

5 *Discussion: None*

6

7 **MOTION PASSED**

8

9 **Old Business-**

10

11 **Pool Project Updated** – Chris advised that the project has started, and further updates will
12 be provided. Chris advised that some tiles may need to be replace and Lisa and Chris will
13 investigate this. Kenneth advised that if you need any action on this, just send an email.
14 Chris advised that he would do that, but the bricks may not be able to be used. Andre
15 Daniels recommends that these bricks should not be tossed. Bill will advise the vendor.

16

17 **Guest/Homeowners Remarks –**

18

- None

19

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21 ***Meeting Adjourned – The board adjourned the meeting at 9:10 pm***

22

23

24 APPROVED BY:  _____

25

26

27 DATE: 03/12/25

3 - 021125 BOD Meeting Minutes

Final Audit Report

2025-03-12

Created:	2025-03-12
By:	William Bucknam (blueshieldpm@gmail.com)
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"3 - 021125 BOD Meeting Minutes" History

-  Document created by William Bucknam (blueshieldpm@gmail.com)
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