

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

**APPEALS AND FINES COMMITTEE
MEETING MINUTES**

Date: February 25, 2025 (via Zoom)

Meeting called to order by Committee Member Dana Salminen at 6:00 pm.

Roll Call- Committee members: Dana Salminen, Cassia Glock, Gabriel De La Pena. Absent is Mario Guerrier, Sabine. Also present were Property Manager Bill Bucknam and Account Manager Lisa Bucknam from Blue Shield Property Management Company.

Approval of Meeting Minutes:

Dana noted the previous meeting was not recorded due to technical issues.

- Minutes compiled based on Dana's notes.
- All members had access to the minutes via Dropbox.
- Motion to approve minutes made by Mark, seconded by Kasia.
- Vote: Unanimous approval.

New Business-

Nomination and Appointment of Committee Chairperson

- Mark nominated Dana as Chairperson for 2025.
- Seconded by Kasia.
- No objections. Motion carried.
- Dana accepted role as Chairperson.

Scheduling of 2025 Meetings

- Discussion to align AFC meetings after HOA board meetings.
- Confirmed dates:
 - April 15, 2025, at 6:00 PM
 - May 13, 2025 at 7:30 PM
 - June 10, 2025 (Time TBD)
 - Tentative: July 8, 2025 (Subject to board confirmation)
- Invitations were issued, website to be updated.

Old Business-

Homeowner Appeal: 951 SW 171 Terrace:

- Violation: Roof cleaning, fascia board, and dead landscaping (grass)
- Homeowner submitted ARC application for paint but not roof or grass.
- ARC approval was delayed due to color selection and financial constraints.

- Only after receiving fine did homeowner respond and complete work.
- Roof and grass issues not resolved at time of original hearing.
- Work now completed (grass regrown from seed, roof cleaned).
- Committee agreed homeowner did not communicate proactively.

Motion to rescind \$100 fine made by Mark; no second motion failed.

- Outcome: Fine stands.

Review of Extended Violation:

1031 SW 171 Terrace-

Violation: Roof cleaning and exterior paint

- Original ARC submitted June 2024, now expired.
- Homeowner claims delay due to insurance settlement.
- Committee discussed legal risks due to homeowner's ongoing lawsuit involving HOA.
- Committee agreed to allow extension until next AFC meeting.
- Motion for extension made by Dana, seconded by Mark.
- Outcome: Motion carried unanimously.
- Homeowner must provide documentation by April 15, 2025.

16764 SW 10 Street-

Violation: Roof cleaning (over 3 years outstanding)

- Numerous letters, calls, and visits since 2021.
- No response; city code enforcement also involved.
- City preparing to impose lien.
- Committee agreed lack of action necessitates maximum penalty.

Motion to impose fine of \$100/day up to \$1,000 made by Gabriel, Seconded by Dana. Discussion confirmed consensus.
Motion passed unanimously.

1413 SW 167 Ave-

Issue: Roof cleaning (previous violation), now requesting paint extension.

- Roof has been replaced.
- Courtesy letter issued regarding house paint.
- Paint application pending. No fines issued.
- Outcome: No action taken; committee awaits formal paint application.

1 **Enforcement and Community Wide Issues-**

- 2
- 3 - Multiple homes noted with dirty roofs and violations.
- 4 - Lisa managing courtesy violations and Bill issues violation fine letters
- 5 - Upcoming LPR system at gate to assist with tracking vehicle-related infractions.
- 6 - Committee emphasized proactive enforcement and documentation.
- 7 - Parking violations: Committee to enforce curb and grass violations more
- 8 aggressively.
- 9 - Communication reminders: Homeowners encouraged to respond to courtesy
- 10 letters to avoid fines.

11

12 **Guest/Homeowners Remarks –**

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14 A homeowner (Jan) discussed the parking rules for the HOA. Jan wanted to know

15 how only 26 homeowners voted for no parking on the street during the overnight

16 and how did this pass? Dana explained that the role of the AFC committee is to

17 read the rule and see if it applied to a violation that is being heard and that if a fine

18 is imposed because of the HOA recommendation. Bill also explained that the board

19 is the approval party of any rules for the HOA and that the parking rules were

20 recommended by a parking enforcement committee.

21

22 Discussion was made to loose animals on the property. Bill will send another email

23 to the homeowners and update the website.

24

25 ***Meeting Adjourned – The meeting adjourned at 7:35***

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27

28 APPROVED BY: *Dana Salminen*

29 Dana Salminen (Apr 16, 2025 12:30 EDT)

30 DATE: 04/16/25

31







022525 AFC Meeting Minutes

Final Audit Report

2025-04-16

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