

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

**BOARD OF DIRECTORS
MEETING MINUTES**

BOD Minutes # 2025-03

Date: March 11, 2025 (via Zoom)

Meeting called to order by President Chris Anderson at 6:30 pm.

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

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

****Rental Unit: **** One unit undergoing rental process with pending violations (broken mailbox, landscaping). An application has been submitted; HOA deposit held. Homeowners are responsible for maintenance compliance.

****BOI Filing: **** New compliance deadline is March 21. Board members must submit identification via a secure portal, managed by the HOA attorney.

****Maintenance Updates: **** Johnny replaced irrigation timers and sprinkler heads, saving costs. Wet checks performed with BML to ensure full irrigation coverage.

****Security & Envera Outage: **** Full outage occurred overnight on February 25. Emergency security was provided for four nights. Envera is expected to issue credit for the downtime.

****Sidewalk Repairs: **** 3D Paving corrected 14 areas. Further inspections and proposals are to be conducted. Some sidewalks will require full replacement.

****Drainage Fixes: **** Work being done on swill areas near 167th to address flooding issues.

Approval of Minutes- Discussion was made as to February 11, 2025, meeting minutes as presented.

A motion was then made by BOBBY BENNETT seconded by LAZARO RIVERO to approve the 021125 meeting minutes as presented.

Discussion: None

MOTION PASSED

1 **Review of Financial Reports-** Review of Financial Report as of January 31, 2025,
2 prepared by Blue Shield Property Management Company was presented.

3 **Financials: ** January 2025 financials reconciled and posted publicly.
4 February's report is expected at the next meeting.

5 **Refund Check Issue: ** A refund for Bobby Bennett was reissued due to
6 suspected fraud. The bank resolved it.

7 **Monthly Reports Clarified:** Reports will continue monthly, despite previous
8 delays in reconciliation due to budget transitions.
9

10 **Old Business-**

11 Bill provided updates on all current projects:

12 **Pool Construction: ** Revised engineering plans submitted due to
13 discrepancies with original construction. Awaiting city approval. Electrical issues
14 with the south gate are being investigated.

15 **Clubhouse Roofing: ** Permit submitted and in review. Kayos Roofing to
16 proceed upon approval of the city permit.

17 **Sidewalk Project: ** 14 areas repaired; further evaluation pending.
18

19 **New Business-**

20 Bill provided details for the gate transition plan:

21 **End of Envera Services: ** Scheduled for April 30, 2025. Attorney reviewing
22 contract discrepancies regarding official end date.

23 **Equipment Identification: ** HOA and Envera equipment being labeled to
24 prevent misidentification during removal. Asset tags to be used.

25 **Temporary Security Coverage:** EMS will provide overnight guard from 6
26 PM to 6 AM starting May 1.

27 **Digital Passes: ** QR codes will be issued to homeowners. App (Virtual Guard
28 Inc.) to be used by residents. The initial phase will not include license plate
29 readers.

30 **Training: ** Virtual Guard system training will be provided. Residents must
31 create individual accounts with email addresses.
32

33 **Guest/Homeowners Remarks –**

34 **Swale Damage: ** Concern over school buses driving over common areas
35 causing damage.

36 **Playground Reopening: ** Under review. Lisa and Chris to inspect the site on
37 Thursday.

38 **Parking Rule #5 (No Overnight Parking 12 AM – 6 AM): ** A discussion was
39 made as to this rule being changed. Suggestions were made as to the usefulness
40 and suggested funds be spent on daytime enforcement. Board reaffirmed rules
41 based on prior survey data (August–September 2023) and confirmed enforcement
42 process includes warnings and appeals.
43

1 **Envera Contract:**

2 **Envera Contract End Date: ** HOA informed Envera of intent to terminate
3 services. Envera countered that the contract ends July 2025. Attorney to draft a
4 strong response and propose fair resolution (e.g., 50% settlement). Special closed
5 session to be scheduled.
6
7

8 **Other Items Discussed:**

9 **New Signage: ** QR code signs approved and in production. Expected delivery
10 by the following week.

11 **Lakeshore Project: ** Inspection with Pembroke Shores scheduled; residents
12 asked to clear personal items from shared property areas.
13
14

15 *Meeting Adjourned – The board adjourned the meeting at 7:32 pm*
16
17

18 *** It should be noted that the board of directors conducted a closed special session on*
19 *March 18, 2025, at 6:00 pm via zoom with the HOA attorney Mr. Ray Piccin in*
20 *reference to the Envera Systems Contact language pertaining to the end of contract*
21 *date. It was determined by the board to have the Property Manager send an email after*
22 *being reviewed by the attorney for clarification on the end service date.*
23

24 *No motions were made during the special session.*
25

26 **Signature:** 

27 APPROVED BY: _____ **Email:** secretary@lidoisleshoa.com

28 DATE: 04/18/25
29 _____

031125 BOD Meeting Minutes

Final Audit Report

2025-04-18

Created:	2025-04-16
By:	William Bucknam (blueshieldpm@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAA2X2wW_Sslx_D9vn72_BopZ9VsJu_uGc

"031125 BOD Meeting Minutes" History

-  Document created by William Bucknam (blueshieldpm@gmail.com)
2025-04-16 - 3:40:33 PM GMT- IP address: 50.236.16.99
-  Document emailed to secretary@lidoisleshoa.com for signature
2025-04-16 - 3:40:38 PM GMT
-  Email viewed by secretary@lidoisleshoa.com
2025-04-18 - 5:55:34 PM GMT- IP address: 108.73.76.71
-  Signer secretary@lidoisleshoa.com entered name at signing as Robert "Bobby" Bennett
2025-04-18 - 5:56:19 PM GMT- IP address: 108.73.76.71
-  Document e-signed by Robert "Bobby" Bennett (secretary@lidoisleshoa.com)
Signature Date: 2025-04-18 - 5:56:21 PM GMT - Time Source: server- IP address: 108.73.76.71
-  Agreement completed.
2025-04-18 - 5:56:21 PM GMT