

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

**BOARD OF DIRECTORS  
MEETING MINUTES**

**BOD Minutes # 2025-04**

**Date: April 15, 2025 (via Zoom)**

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

**Roll Call-** Directors present: Chris Anderson, Bobby Bennett, Kenneth Nelson and Amanda Andrade. Absent is Lazaro Rivero. 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):

- **Sales:** 1 unit sold, 2 pending sales expected to close within 30 days.
- **Irrigation System:** West pump failed and was repaired between April 13-18. Both pumps are now operational.
- **Gym Equipment:** One piece of equipment still needs repair.
- **Playground Fountain:** Pending updates.
- **Streetlights:** Four lights identified for repair; tickets submitted to FPL (45-90 days for resolution).
- **Tree Trimming:** Some trees blocking streetlights need trimming. Homeowners will be notified via courtesy letters.
- **Daytime Enforcement:** EMS Guard contract signed; daytime inspections have started.

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

***A motion was then made by KENNETH NELSON seconded by AMANDA ANDRADE to approve the 031125 meeting minutes as presented.***

***Discussion: None***

***MOTION PASSED***

42 **Treasurer's Report:**

43 • **February 28 and March 31 Financials:**

- 44 ○ March showed a \$20,821 loss due to operating expenses, including
- 45 \$22,400 spent on pool leak repairs.
- 46 ○ Discussion on higher-yielding interest accounts tabled for now.
- 47 ○ Audit for July 2024-2025 requires an independent CPA.
- 48 Recommendations are to be discussed in the next meeting.

49 **New Business**

50 **1. Sidewalk Project Proposal:**

51 • **Scope:**

- 52 ○ 6 trees to be removed.
- 53 ○ 15 sidewalks (210 sq. ft.) and 3 aprons to be replaced.
- 54 ○ 14 additional shaved sidewalks.

55 • **Proposals:**

- 56 ○ Landscaping: 3 proposals received; 1 pending.
- 57 ○ Sidewalk: Awaiting proposals from 3 vendors.

- 58 • **Action:** Board agreed to review and approve proposals via email within
- 59 10 days to expedite the project.

60 **2. 1073 SW 167 Ave – Irrigation Damage Invoice:**

- 61 • **Issue:** Damage caused by renter at 1073 SW 167th Avenue. Total cost:
- 62 \$1,791.

63 • **Resolution:**

- 64 ○ \$1,000 deposit from renter to be used.
- 65 ○ Homeowner responsible for the remaining \$791.
- 66 ○ The Homeowner must settle debt and provide a new \$1,000
- 67 deposit for future rentals.

68 *A motion was then made by BOBBY BENNETT Seconded by CHRIS*

69 *ANDERSON to transfer the \$1,000 rental deposit to the operating*

70 *account and use that deposit to pay for the damages. The remaining*

71 *amount will continue to be billed to the homeowner.*

72

73 *Discussion: None*

74

75 ***MOTION PASSED***

76

- 77           **3. Exit Gate Damage Letter:**
- 78
  - **Issue:** Damage caused by a homeowner. Invoice from AT&I provided.
  - **Resolution:** Certified letter to be sent to homeowner requesting payment

80           by June 17, 2025.

81           *A motion was then made by AMANDA ANDRADE seconded by BOBBY*  
82           *BENNETT to charge the homeowner from 16792 SW 10<sup>th</sup> Street for damages*  
83           *of \$672.23 caused by a resident to the exit arm bar.*

84

85           **Discussion:** Kenneth Nelson abstaining from vote

86

87           **MOTION PASSED**

88           **4. Visitor Swing Gate Motor Proposal:**

89           
  - **Proposal:** \$4,896.68 from AT&I Systems to replace the motor. Includes

90           labor, delivery, and warranty (up to 5 years).

91           *A motion was then made by CHRISOPHER ANDERSON seconded by*  
92           *KENNETH NELSON to APPROVE the proposal from AT&I Systems in the*  
93           *amount of \$4,896.68 for replacement of motor unit to the visitor entrance*  
94           *gate.*

95

96           **Discussion:** None

97

98           **MOTION PASSED**

99

100          **Old Business**

101          
  - **Pool Construction Update:**

102                  
  - **Issue:** Engineering plans did not match actual conditions. Additional
  - 103                  costs expected: \$4,000 for engineering and permits, \$6,000 for labor
  - 104                  and materials.
  - 105                  ○ **Action:** Awaiting formal change order and proposals.

106          
  - **Clubhouse Re-Roofing:**

107                  
  - **Update:** Permit issued. Vendor to confirm the start date. Pool, gym,
  - 108                  and playground will be closed during construction (approx. 5 days).

109 **Guest Comments:**

- 110 • **Leaves and Debris:** Homeowners requested an email reminder to avoid blowing  
111 leaves onto neighbors' yards. HOA will monitor landscapers.  
112 • **Sidewalk Repairs:** Homeowners raised concerns about crumbling sidewalks and  
113 pooling water. Board confirmed repairs are prioritized.  
114 • **Playground Maintenance:** Suggestion to repaint playground equipment during  
115 pool area closure. Board agreed to gather quotes.


116 **Other Discussion:**

- 117 • **New Gate System:** Installation delayed due to back-ordered parts. Expected to  
118 be operational by late May 2025.  
119 • **Envera System:** Awaiting response from Envera's attorney regarding ongoing  
120 issues.

121 **Adjournment:**

122 The meeting was adjourned at 7:32 PM.

123 **Next Meeting:** May 13, 2025

124  
125 APPROVED BY:  \_\_\_\_\_  
126  
127 DATE: 05/15/25 \_\_\_\_\_



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

Report Date: May 13, 2025

Lido Isles Homeowner's Association

- **Operational Report-**
  - HOA Office
    - Two are pending sales
    - Pembroke Shores Conservation Area Cleanup
- **Inspection of all common areas, clubhouse, and HOA property-**
  - Common Areas-
    - Irrigation system: The east pump tank pipe failed and needed to be repaired on 5/12/25.
    - Envera & Gate System: The exit gate had a vehicle strike on 5/9/25 by silver pickup truck and we are looking to identify that vehicle. AT&I are making the repairs.
    - Gym/bathroom: One gym equipment needs to be repaired.
    - Playground: All in order
    - Fountain: All in order
    - Camera System: All in order
    - Landscaping: All in order
    - Front Entrance: All in order
    - Sidewalk Repairs: on agenda

Respectfully submitted,

*William J. Bucknam*

Bill Bucknam, LCAM  
Property Manager



# 041525 BOD Meeting Minutes

Final Audit Report

2025-05-15

Created:	2025-05-14
By:	William Bucknam (blueshieldpm@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYKh4aTbNmF8BHluYD8ttggq-Q-zlOO4j

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2025-05-14 - 12:26:27 PM GMT- IP address: 50.236.16.99
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2025-05-14 - 12:26:33 PM GMT
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2025-05-15 - 9:23:16 PM GMT- IP address: 66.176.248.13
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