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

**APPEALS AND FINES COMMITTEE  
MEETING MINUTES**

9 **Date:** January 13, 2026 (via Zoom)

11 **Meeting called to order** by Committee Chair Dana Solomon at 7:41 pm

13 **Roll Call:**

14 Committee Members Present: Dana Solomon, Gabriel De La Pena, Mark Leibeskind  
15 Also present were Bill Bucknam, LCAM (Property Manager) and Lisa Bucknam (Account  
16 Manager), Blue Shield Property Management Company.

18 **Approval of Meeting Minutes:**

19 The committee reviewed the November 4, 2025, AFC meeting minutes. A minor clerical  
20 correction was noted regarding the spelling of a committee member's name. No substantive  
21 changes were requested.

23 **Motion** was made to approve the November AFC Meeting Minutes as corrected.

24 **Yea Vote:** Dana, Mark, Garcia, Gabe

25 **Nay Vote:** None

26 **New Business:**

27 **Violation Fine Letters Submitted by Property Manager**

28 Property Manager Bill Bucknam provided violation fine letters for committee review. Bill confirmed  
29 that **courtesy notices were issued prior to violation fine letters**, in accordance with the  
30 Association's governing documents and applicable Florida Statutes.

31 Bill further explained the **parking enforcement process**, including:

- 32
- 33 • Courtesy notices issued prior to fines
  - 34 • Escalation schedule for parking violations
  - 35 • Committee authority limited to imposing or waiving fines
  - Enforcement limitations related to garage and driveway usage

36 **Account #1580 – Parking Violation (Double Yellow Line)**

- 37
- 38 • Courtesy notice previously issued
  - 39 • Violation Date: **January 5, 2026**
  - 40 • Time: Morning hours
  - Homeowner **was present** at the hearing

41 The homeowner addressed the committee and explained that the violation occurred while  
42 contractors were present at the residence and multiple vehicles were temporarily displaced

43 due to garage access and morning departures. The homeowner stated that the vehicle was  
44 not intentionally left on the double yellow line for extended periods and described household  
45 parking constraints.

46 Committee discussion included:

- 47 • Safety concerns related to parking on curves and double yellow lines
- 48 • Visibility issues for oncoming traffic
- 49 • Prior courtesy notices issued for similar violations

50 After deliberation, the committee voted to **waive** the fine for January 5, 2026, violation as a one-  
51 time accommodation.

52 **Yea Vote:** Dana, Mark, Garcia, Gabe

53 **Nay Vote:** None

54 • **Account #1580 – Parking Violation (Double Yellow Line)**

- 55 • Courtesy notice previously issued
- 56 • Violation Date: **January 8, 2026**
- 57 • Time: Approximately 4:00 pm
- 58 • Homeowner **was present** at the hearing

59 The committee reviewed the second violation, noting that it occurred after prior courtesy notice  
60 and represented a repeated instance of parking on the double yellow line.

61 The committee discussed:

- 62 • Repetitive nature of the violation
- 63 • Continued safety concerns
- 64 • The Association's obligation to enforce adopted rules consistently

65 After review, the committee voted to **impose a \$50.00 fine** for the January 8, 2026, violation.

66 **Yea Vote:** Dana, Mark, Garcia, Gabe

67 **Nay Vote:** None

68 The homeowner was advised that future violations occurring after this hearing may result in  
69 **increased fines**, as permitted by the Association's enforcement policy.

70 **Old Business**

71 None

72 **Guest/Homeowners Remarks**

73 The homeowner for Account #1580 was permitted to address the committee regarding parking  
74 challenges, contractor access, and concerns about parking in front of neighboring properties.

75 The committee clarified that:

- 76       • The Appeals and Fines Committee cannot modify or grant exceptions to parking rules  
77       • Requests for rule changes or variances must be directed to the Board of Directors  
78       • Parking on double yellow lines is never permitted under HOA rules

79       **Meeting Adjourned**

80       The meeting was adjourned at **9:03 pm**.

81

82       **APPROVED BY:** \_\_\_\_\_

83       **DATE:** \_\_\_\_\_