

42 **Gate System**

- 43 • New residential arm bars were installed as previously approved by the Board.
- 44 • Vendor initially discarded the original arms contrary to HOA direction; after
- 45 escalation, the HOA received **two brand-new replacement arms** for spare
- 46 inventory.
- 47 • Arm bars are now fully operational with backup units available.

48 **Security / Tailgating Incidents**

- 49 • Three (3) additional tailgating incidents reported since the last meeting.
- 50 • Majority of incidents appear to involve delivery drivers (Amazon / Uber Eats).
- 51 • Management continues to forward license plate images and incident reports to
- 52 corporate contacts when identification is possible.

53 **Common Areas / Amenities**

- 54 • **Pool:** Operational and in order.
- 55 • **Gym:** Minor maintenance issues addressed; equipment inspection ongoing.
- 56 • **Playground:** Professional inspection completed; several brackets and nuts
- 57 replaced; two replacement parts pending delivery.
- 58 • **Fountain:** Pump replaced and operational.
- 59 • **Camera System:** Fully operational.
- 60 • **Landscaping / Entrance:** In order.
- 61 • Additional maintenance proposals will be presented at the next Board meeting.

62 **Approval of Minutes-** Discussion was made as to October 14, 2025, meeting minutes as
63 presented.

64
65 *A motion was then made by KENNETH NELSON seconded by BOBBY*
66 *BENNETT to approve the 101425 meeting minutes as presented.*

67
68 *Discussion: None*

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70 **MOTION PASSED**

71 **Treasurer's Report:** Bobby Bennett indicated continued review and familiarization
72 with the Association's financial accounts. Management provided clarification on
73 previously approved reserve transfers.

74 Reserve Transfers Previously Approved

- 75 • **\$12,000 – Completed**
- 76 • **\$26,000 – Completed**
- 77 • **\$21,000 – Pending** due to insufficient operating funds at the time of transfer.

78 Management advised the remaining transfer will be completed once first-quarter
79 assessment payments are received and operating cash flow stabilizes. The Board
80 acknowledged the update and agreed that the final transfer should proceed when
81 funds become available without jeopardizing operational liquidity.

82 **New Business-**

83 **Sidewalk Repair – Phase Continuation**

84 Management outlined the next phase of sidewalk repairs utilizing the prior hazard
85 assessment report. Sidewalk areas are categorized as **Red, Yellow, and Green**
86 based on severity.

87 **Planned Deliverables for Next Meeting:**

- 88
- 89 • Updated hazard inspection report.
 - 90 • Tree removal vendor proposals.
 - 90 • 3D paving sidewalk replacement proposals.

91 **Anticipated Timeline:**

- 92
- 93 • February – Board review and approval of proposals.
 - 94 • March–April – Permit pulling and construction.
 - 94 • Project completion is expected by April 2026.

95 Management noted anticipated costs may be significant due to the number of trees
96 impacting sidewalks and swales.

97 **Architectural Review Committee (ARC)**

98 **New ARC Member:**

99 Terrence Marcellus was formally entered into the record as a newly appointed
100 ARC member following prior email approval. He attended his first ARC meeting
101 earlier the same day.

102 **ARC Chairperson:**

103 Janine Bennett was confirmed as the new ARC Chairperson following the
104 resignation of the previous chair. The Board expressed appreciation for volunteer
105 service and community participation.

106 **Virtual Guard Vendor Presentation**

107 Representatives from Virtual Guard joined the meeting and provided a
108 comprehensive **60-Day Operational Review**.

109

Topics Discussed:

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- **License Plate Reader (LPR):** Performance affected by plate condition, covers, lighting, and speed. Residents were encouraged to remove plate frames and ensure plates are clean and reflective.

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- **Driver’s License Scanner:** Autofocus reset issue identified; vendor working on fixed-focus camera hardware upgrade.

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- **Text Notification Delays:** Timeout increased from 60 seconds to 5 minutes while routing issues are addressed.

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- **Audio Communication Issues:** Investigation into one-way audio and network provider performance.

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- **Guest Lookup Delays:** Vendor emphasized the importance of residents pre-registering guests in the portal.

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121

- **Bluetooth Entry Pilot:** Proposed limited testing with Board members and management.

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123

- **RF Tags:** Confirmed effectiveness; additional supply ordered.

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125

- **Future Virtual Kiosk:** Mobile QR-based check-in concept introduced; HOA may participate in beta testing.

126

Vendor stressed the importance of resident education and announced upcoming professionally produced instructional videos.

127

128

Old Business:

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Review of Parking Rules-The Board conducted an extensive discussion regarding enforcement challenges, safety concerns, vendor limitations, and community impact.

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131

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Key Discussion Points:

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- Daytime and early evening violations are more prevalent than overnight issues.

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- Vendor safety concerns when issuing daytime citations.

135

- Increased patrol frequency approved in the new budget.

136

- Consideration of towing for habitual offenders.

137

- Need for consistent enforcement to maintain rule credibility

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139

A motion was made by KENNETH NELSON, seconded by CHRISTOPHER ANDERSON, to permanently delete Parking Rule #5 (overnight street parking prohibition).

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Discussion: Lengthy discussion ensued. A homeowner provided public comment describing visibility obstruction, mailbox blockage, and safety concerns caused by long-term street parking.

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144

145

MOTION FAILED

146 *A motion was made by KENNETH NELSON, seconded by*
147 *CHRISTOPHER ANDERSON, to suspend the Parking Rule #5*
148 *(overnight street parking prohibition) for 6 additional months.*

149 **Further Discussed: NONE**

150 **MOTION PASSED**

151 **Guest Comments:**

- 152 • Residents were invited to provide comments. Feedback focused primarily on
153 parking enforcement consistency, safety visibility, and communication clarity
154 regarding rule modifications.

155

156 **Adjournment:**

157 Next board meeting is scheduled for 2/10/26

158 The meeting was adjourned at 8:25 pm

159

160 APPROVED BY: Christopher Anderson Jr
161 Christopher Anderson Jr (Mar 3, 2026 13:07:36 EST)

162 DATE: 03/03/26
163







011326 BOD Meeting Minutes

Final Audit Report

2026-03-03

Created:	2026-03-03
By:	William Bucknam (blueshieldpm@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJWLbsp2kigO-dRiCg2kxwNH4q42DwY1L

"011326 BOD Meeting Minutes" History

-  Document created by William Bucknam (blueshieldpm@gmail.com)
2026-03-03 - 1:39:16 PM GMT- IP address: 50.236.16.98
-  Document emailed to president@lidoisleshoa.com for signature
2026-03-03 - 1:39:20 PM GMT
-  Email viewed by president@lidoisleshoa.com
2026-03-03 - 1:45:13 PM GMT- IP address: 35.173.103.66
-  Signer president@lidoisleshoa.com entered name at signing as Christopher Anderson Jr
2026-03-03 - 6:07:34 PM GMT- IP address: 66.176.251.64
-  Document e-signed by Christopher Anderson Jr (president@lidoisleshoa.com)
Signature Date: 2026-03-03 - 6:07:36 PM GMT - Time Source: server- IP address: 66.176.251.64
-  Agreement completed.
2026-03-03 - 6:07:36 PM GMT