

1 LIDO ISLES HOA, INC.  
2 1331 SW 171 TERRACE  
3 PEMBROKE PINES, FL 33027

4  
5 APPEALS AND FINES COMMITTEE  
6 MEETING MINUTES  
7

8 **Date:** February 11, 2026 (via Zoom)

9 Meeting called to order by Committee Chair Dana Salminen at 7:45 pm.

10 **Roll Call:**

11 Members Present: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock. Also present  
12 were Bill Bucknam, LCAM (Property Manager) and Lisa Bucknam (Account Manager), Blue Shield  
13 Property Management Company.

14 **Approval of Meeting Minutes:**

15 The committee reviewed the January 13, 2026 AFC meeting minutes.

16 A minor clerical correction was noted regarding the spelling of a committee member's name.

17 No substantive changes were requested.

18 Motion was made to approve the January 13, 2026 AFC Meeting Minutes as corrected.

19 **Yea Vote:** Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Kasia

20 **Nay Vote:** None

21 **New Business:**

22 Violation Fine Letters Submitted by Property Manager

23 Property Manager Bill Bucknam provided violation cases for committee review.

24 Management confirmed that courtesy notices were issued prior to violation fine letters in accordance with  
25 the Association's governing documents and enforcement procedures.

26 A total of eleven violation cases were presented for the meeting.

27 **Extension Requests:**

28 **Account #1333 – Roof Cleaning Violation**

- 29 • Courtesy notice previously issued.  
30 • Homeowner requested additional time due to family medical circumstances.  
31 • Management advised that the work could be completed within two weeks.

32 After discussion, the committee voted to approve a two-week extension for completion of the roof  
33 cleaning.

34 **Yea Vote:** Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Kasia

35 **Nay Vote:** None

36 **Account #16740 – Exterior Cleaning**

- 37 • Roof cleaning completed but exterior pressure cleaning was overlooked.  
38 • Homeowner resides outside the country and requested additional time.

39 The committee voted to approve a two-week extension for the exterior cleaning.

40 **Yea Vote:** Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Kasia

41 **Nay Vote:** None

42 **Account #16777 – Driveway Cleaning**

- 43 • Roof cleaning completed but driveway pressure cleaning outstanding.

44 The committee voted to approve a two-week extension for driveway cleaning.

45 **Yea Vote:** Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Kasia

46 **Nay Vote:** None

47

48 **Violations Completed:**

49 Management reported the following violations were completed prior to the meeting inspection:

- 50 • Account #1500 – Completed  
51 • Account #16744 – Completed  
52 • Account #16753 – Completed  
53 • Account #16898 – Completed  
54 • Account #17019 – Completed

55 **Violations Requiring Committee Action:**

56 **Account #1033 – Unauthorized Rental / Subleasing**

- 57 • Management advised the committee that the homeowner was subleasing a bedroom within  
58 the residence without HOA approval.  
59 • The Association’s governing documents prohibit the rental of individual rooms within a unit.  
60 • A written rental agreement between the homeowner and the tenant confirmed the rental  
61 arrangement.  
62 • Courtesy notices and violation letters were issued and the violation remained ongoing.

63 After deliberation, the committee voted to impose a fine of \$100 per day for up to ten (10) days.

64 **Yea Vote:** Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Kasia

65 **Nay Vote:** None

66 **Account #780 – Property Maintenance Violations**

- 67 • Violations included a broken mailbox, overgrown landscaping, and hedges obstructing the  
68 sidewalk.  
69 • The property owner resides outside the United States and the property is currently under  
70 contract for sale.

71 The committee voted to impose a fine of \$100 per day up to the maximum allowed until the  
72 violations are corrected.

73 **Yea Vote:** Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Kasia

74 **Nay Vote:** None

75 **Account #16818 – Roof and Exterior Cleaning**

- 76 • Courtesy notice issued December 9, 2025.  
77 • Violation notice issued January 27, 2026.  
78 • No communication was received from the homeowner.

79 The committee voted to impose a \$100 fine and provide fourteen (14) days to cure the violation.

80 If not corrected within fourteen days, fines will escalate to \$100 per day up to the maximum  
81 allowed.

82 **Yea Vote:** Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Kasia

83 **Nay Vote:** None

84 **Old Business:**

85 Management provided an update regarding parking enforcement within the community.

86 The Board of Directors is reviewing proposals for a new parking enforcement company.

87

88 **Guest/Homeowners Remarks:**

89 Residents present thanked the committee for their service.

90 No additional comments were made.

91

92 **Meeting Adjourned:**

93 The meeting was adjourned at 8:26 pm.

94

95 APPROVED BY: **Signature:** *Dana Salminen*  
Dana Salminen (May 11, 2026 10:37:28 EDT)

96 DATE: 05/11/26 **Email:** dsalminen85@gmail.com







# 021026 AFC Meeting Minutes

Final Audit Report

2026-05-11

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