

1 **LIDO ISLES HOA, INC.**

2 1331 SW 171 TERRACE
3 PEMBROKE PINES, FL 33027

4 **APPEALS AND FINES COMMITTEE**

5 **MEETING MINUTES**

6 **Date:** March 10, 2026 (via Zoom)

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

8

9 **Roll Call**

10 **Members Present:**

- 11 • Dana Salminen
12 • Gabriel De La Pena
13 • Mark Liebeskind
14 • Cassia Block

15 **Also Present:**

- 16 • Bill Bucknam, LCAM (Property Manager)
17 • Lisa Bucknam (Account Manager), Blue Shield Property Management Company

18

19 **Approval of Meeting Minutes**

20 Dana Saliman The committee reviewed the prior AFC meeting minutes.

- 21 • Dana Salminen requested correction of the spelling of his name in the meeting minutes.
22 Management confirmed the correction would be made.

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

24 **Yea Vote:**

- 25 • Dana Salminen
26 • Gabriel De La Pena
27 • Mark Liebeskind
28 • Cassia Block

29 **Nay Vote:** None

30

31 **Community Violation Update**

32 Property Manager Bill Bucknam provided the committee with an enforcement update regarding
33 recent inspections and violation activity throughout the community.

34 Management reported that twenty-nine (29) courtesy violation notices had recently been issued
35 for various maintenance-related items including:

- 36 • Roof cleaning
- 37 • Driveway maintenance
- 38 • Landscaping deficiencies
- 39 • Exterior paint maintenance

40 Management advised that the courtesy notices had been issued in advance of the next AFC
41 meeting and would be uploaded into the community Dropbox violation database for committee
42 review.

43 Management further advised that there were currently one hundred sixteen (116) active violation
44 records in the database prior to the addition of the newly issued courtesy notices.

45 Committee discussion acknowledged that many homeowners had been cooperative in correcting
46 violations during the courtesy period and that overall compliance throughout the community
47 remained positive.

48

49 **Courtesy Extension / Roof Cleaning Request**

50 Management presented correspondence received from a homeowner regarding a roof cleaning
51 violation for property located at 1333.

52 The homeowner advised that:

- 53 • A roof leak had recently been repaired
- 54 • The roofing vendor recommended against pressure cleaning due to the roof condition
- 55 • The homeowner intended to replace the roof following hurricane season
- 56 • The homeowner requested an extension until later in the year before addressing the roof
57 cleaning violation

58 The committee discussed:

- 59 • The length of the requested extension

- 60 • Potential delays associated with roof replacement approvals and contractor scheduling
61 • Fairness to neighboring homeowners maintaining compliance
62 • Alternative cleaning methods including soft wash or chemical roof treatments
63 • Concerns regarding continued deterioration if the roof remained untreated for several
64 additional months

65 Committee members expressed concern that allowing the violation to remain unresolved through
66 hurricane season could result in prolonged non-compliance extending into the following year.

67 Following discussion, the committee agreed the homeowner should:

- 68 • Attend the next AFC meeting
69 • Provide evidence of active roof replacement planning
70 • Demonstrate good-faith efforts toward compliance

71 The committee further discussed possible fine procedures if the homeowner failed to appear or
72 failed to demonstrate progress toward correction.

73 Motion was made to reissue the violation notice for the April 14, 2026 AFC meeting.

74 The motion further provided that failure of the homeowner to appear and address the matter
75 could result in the initiation of fines beginning at \$100.

76 **Motion made by:**

77 Mark Liebeskind

78 **Seconded by:**

79 Gabriel De La Pena

80 **Yea Vote:**

- 81 • Dana Salminen
82 • Gabriel De La Pena
83 • Mark Liebeskind
84 • Cassia Block

85 **Nay Vote:**

- 86 • None

87

88 **Parking Enforcement Update**

89 Management provided an update regarding ongoing efforts to secure a replacement parking
90 enforcement vendor for the community.

91 Management advised that:

- 92 • One vendor proposal significantly exceeded the Association budget
- 93 • Additional vendors were currently being evaluated
- 94 • Parking concerns within the community had improved overall but isolated issues
95 remained

96 Committee discussion included:

- 97 • Repeat parking violations on 16th Street
- 98 • Improper garage usage by certain residents
- 99 • Enforcement tracking procedures
- 100 • Submission of photographs documenting parking violations for enforcement review

101 Management confirmed that documented parking violations would continue to be investigated
102 and enforced accordingly.

103

104 **Construction / Parking Contractor Concerns**

105 The committee discussed recent construction-related parking issues involving roofing and
106 window replacement contractors.

107 Management reported that:

- 108 • Certain contractor vehicles had blocked sidewalks and roadways
- 109 • Homeowners were reminded that contractors must comply with community parking rules
- 110 • Contractors should park across the street whenever possible to minimize disruption

111 Management further advised that compliance concerns had been addressed directly with the
112 homeowners involved.

113

114 **Property Status Update – 167th Street**

115 Management provided a status update regarding a home located on 167th Street.

116 Management advised:

- 117 • The property remained under contract with a potential buyer
- 118 • Inspection-related issues were delaying closing negotiations

119 • Discussions regarding the potential purchaser were ongoing

120 Committee members expressed concern regarding the possibility of investor ownership.

121

122 **Community Wildlife / Snake Activity Discussion**

123 Committee members discussed recent snake activity within the community and surrounding
124 preserve areas.

125 Management and residents reported:

- 126 • Significant reduction in snake removals from 2024 to 2025
- 127 • Approximately six snake removals already reported during 2026
- 128 • Increased activity near preserve and marsh areas adjacent to 167th Street, 8th Street, and
129 nearby lakefront areas

130 Discussion also included concerns regarding maintenance conditions of adjacent preserve areas
131 managed by the City.

132

133

134 **ARC / Pool Approval Update**

135 Management confirmed that Ms. Henry’s pool application had been approved.

136 Management advised that the formal approval letter would be issued the following day.

137

138 **Guest / Homeowner Remarks**

139 Ms. Henry addressed the committee regarding confusion surrounding meeting scheduling notices
140 and confirmed receipt of communication regarding her approved pool application.

141 Management clarified the scheduling confusion and confirmed follow-up communication had
142 been sent.

143

144 **Meeting Adjourned**

145 Motion made to adjourn the meeting.

146 Meeting adjourned at approximately 9:00 pm.

147 _____

148 APPROVED BY: _____

149 DATE: _____

150