

1 LIDO ISLES HOA, INC.

2 1331 SW 171 TERRACE

3 PEMBROKE PINES, FL 33027

4
5 ARCHITECTURAL REVIEW COMMITTEE

6 MEETING MINUTES

7
8 ARC MINUTES # 2026-02

9
10 Date: February 10, 2026 (via Zoom)

11
12 Meeting called to order by Committee Member Jeanine Bennett at 5:36 PM

13
14 Roll Call

15
16 Present Committee Members: Jeanine Bennett, Marcus Andrade, Ricardo Glock, Terrence
17 Maceus (joined the call at 5:48) and Tom Clemishaw (joined the call at 5:52).

18
19 Discussion: None.

20
21 New Business

22
23 Motion to approve the ARC minutes from 01/13/26.

24 A motion was made by Ricardo Glock, Marcus Andrade Seconded to **Approve**. Vote
25 Count: 3 Yeas, 0 Nays, 0 Abstentions.

26
27 MOTION CARRIED

28

29 **ARC Applications**

30

31 **1040 SW 171 Terrace – Paint Application**. A review and discussion were made as to the
32 ARC application submitted by the homeowner.

33

34 A motion was made by Jeanine Bennett, seconded by Ricardo Glock to **Approve** the
35 application. Vote Count: 3 yeas, 0 Nays, 0 Abstentions.

36

37 Discussion: None.

38

39 **MOTION CARRIED**

40

41 **1040 SW 171 Terrace – Landscape**. A review and discussion were made as to the ARC
42 application submitted by the homeowner.

43

44 A motion was made by Jeanine Bennett, seconded by Marcus Andrade to **Approve**
45 the application. Vote Count: 3 yeas, 0 Nays, 0 Abstentions.

46

47 Discussion: Homeowner was present and explained the scope of the work.

48

49 **MOTION CARRIED**

50

51 **16794 SW 10th street – Fence Application**. A review and discussion were made as to the
52 ARC application submitted by the homeowner. Terrance Maceus joined the meeting at 5:48
53 pm.

54

Jeanine Bennett made a motion to **approve the application with the concession and condition that the picket fence setback requirement of 5 feet (front house on both sides) is fulfilled as required by the Bylaws**. Ricardo Glock Seconded.
Vote count 4 yeas, 0 Nays, 0 Abstentions.

Discussion: Homeowner was present and verbally understood the requirements related to the approval.

MOTION CARRIED

16723 SW 12 Street – Exterior Modifications (lights and house number in front of the property). A review and discussion were made as to the ARC application submitted by the homeowner. Tom Clemishaw joined the meeting at 5:52.

Jeanine Bennett made a motion, seconded by Marcus Andrade to **Approve** the application. Vote Count: 5 yeas, 0 Nays, 0 Abstentions.

Discussion: Homeowner was present.

MOTION CARRIED

OLD BUSINESS

16715 SW 10th Street – Fence Installation (Tabled from 12/9/25). A review and discussion were made as to the tabled ARC application.

Tom Clemishaw made a motion to **Deny** the application, seconded by Jeanine Bennett. Vote Count: 5 yeas, 0 Nays, 0 Abstentions

84 Discussion: Jeanine Bennett mentioned that the homeowners wanted a privacy
85 fence because of having young children and due to the proximity of the sidewalk.
86 Jeanine Bennett also mentioned that the homeowners were going to look at a
87 different kind of fencing. Ricardo Glock mentioned that as per the bylaws, a property
88 located on a waterfront lot cannot have a privacy fence installed, furthermore Tom
89 Clemishaw mentioned that there can only be one type of fencing around the
90 property. Application could not be tabled again so it was denied until a new
91 application is submitted.

92
93 **MOTION CARRIED**

94
95 **17049 SW 16th Street – Tree Replacement (Tabled from 12/09/2025).** A review and
96 discussion were made as to the tabled ARC application.

97
98 A motion was made by Jeanine Bennett to **Deny** the application, seconded by Tom
99 Clemishaw. Vote Count: 5 yeas, 0 Nays, 0 Abstentions.

100
101 Discussion: Homeowner is getting help from son, both were not present to specify the kind
102 of tree and scope of work. Application could not be tabled again so it was denied.

103
104 **MOTION CARRIED**

105
106 **APPLICATION AND VOTES TAKEN VIA E-MAIL.**

107 A review and discussion were made by e-mail, the applications were voted on the dates
108 listed therein read and ratified into the record by Jeanine Bennett.

109
110 **1371 SW 171 Terrace – Metal Roof (Ratification of Approval on 01/30/2026)**

111
112 A motion was made by Ricardo Glock, seconded by Jeanine Bennett, to **Approve**
113 this application. Vote Count: 4 Yeas, 0 Nays, 0 Abstains.

114 **Discussion:** None.

115

116 **MOTION CARRIED.**

117

118 **1573 SW 167 Avenue – Metal Roof (Post Approval on 01/29/2026)**

119

120 A motion was made by Tom Clemishaw, seconded by Jeanine Bennett to **Approve**
121 the application. Vote Count: 3 Yeas, 0 Nays, 0 Abstains.

122

123 **Discussion:** None.

124

125 **MOTION CARRIED.**

126

127 **16766 SW 8th Street – Metal Roof (Post Approval on 01/28/2026)**

128

129 A motion was made by Jeanine Bennett, seconded by Tom Clemishaw to **Approve**
130 the application. Vote Count: 4 Yeas, 0 Nays, 0 Abstains.

131

132 **Discussion:** None.

133

134 **MOTION CARRIED.**

135

136 **1073 SW 167th Avenue – Impact Windows (POST APPROVAL 02/04/2026)**

137

138 A motion was made by Jeanine Bennett, seconded by Tom Clemishaw to **Approve**
139 the application. Vote Count: 4 Yeas, 0 Nays, 0 Abstains.

140

141 **Discussion:** None.

142

143 **MOTION CARRIED.**

144

145 **820 SW171 Terrace – Roof Replacement (POST APPROVAL 02/05/2026)**

146

147 A motion was made by Jeanine Bennett, seconded Marcus Andrade to a **Approve**
148 the application. Vote Count: 3 Yeas, 0 Nays, 0 Abstains.

149

150 **Discussion:** Homeowner was present to confirm the approval. Her vendor has asked for a
151 response, but the management only responds to the homeowner as explained.

152

153 **MOTION CARRIED.**

154

155 **GUEST COMMENTS** – None.

156

157 **MEETING Adjourned - Next Meeting 03/10/2026**

158

159 **The meeting adjourned at 6:19 PM.**

160

161 **APPROVED BY** Signature:  Jeanine Bennett (May 13, 2026 11:52:49 EDT)

162 **DATE :** 05/11/26 **Email:** jeanine_bennett@hotmail.com

DATE : _____

021026 ARC Meeting Minutes

Final Audit Report

2026-05-13

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