

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

**BOARD OF DIRECTORS
MEETING MINUTES**

BOD Minutes # 2026-03

Date: March 10, 2026 (via Zoom)

Meeting called to order by President Chris Anderson at 6:40 pm.

Roll Call- Directors present: Chris Anderson, Robert Bennett, Kenneth Nelson and Amanda Andrade. Absent was Lazaro Rivero. Also, present were Property Manager Bill Bucknam and Account Manager Lisa Bucknam from Blue Shield Property Management Company.

Property Manager's Report- Bill Bucknam discussed his property manager's report that was submitted to the board (see attached property manager's report):

- **Pool:** Vendor performing a leak test of underground piping. All in order
- **Gym:** Equipment Replacement Plan in progress. Step machine needs repair.
- **Playground:** All in order
- **Fountain:** All in order
- **Camera System:** Fully operational.
- **Landscaping:** All in order
- **Golf Cart:** Needs service/replacement
- **Irrigation System:** Pipe was repaired. Pumps all order
- **Gate Systems:** - 237 resident PIN numbers issued out of 528 total homes.
 - Majority of issued PINs are actively being used, improving entry efficiency.
 - Ongoing communication issues reported with Virtual Guard between guards and residents. Vendor working toward resolution
 - New portal interface to be rolled out with improved mobile usability and access control features.

Approval of Minutes- Discussion was made as to February 10, 2026, meeting minutes as presented.

A motion was then made by KENNETH NELSON seconded by AMANDA ANDRADE to approve the 021026 meeting minutes as presented.

Discussion: None

MOTION PASSED

44 **Treasurer's Report:**

45 Management and Treasurer provided a financial overview:

- 46 • \$25,925 outstanding from recent quarterly assessments.
- 47 • Includes delinquent homeowner balances impacting cash flow.

48 Operating Expenses:

- 49 • Current payable obligations total approximately \$20,600.

50 Reserves:

- 51 • Reserve balance approximately \$229,000.
- 52 • Current available balance is approximately \$212,000 after adjustments.
- 53 • Represents highest reserve level to date.

54 Discussion:

- 55 • Board discussed impact of delinquent accounts on operating cash flow.
- 56 • Clarified that only assessment balances are lienable under governing documents.
- 57 • Need for temporary reserve borrowing due to timing mismatch between expenses
- 58 and collections.

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60 *A motion was then made by ROBERT BENNETT seconded by CHRIS*
61 *ANDERSON to approve the transfer of \$20,000 from the reserve account to the*
62 *operating account to cover the operational budgeted expenses.*

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64 *Discussion: - Funds to be repaid upon receipt of second quarter assessments*
65 *(estimated mid-May 2026).*

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67 **MOTION PASSED**

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69 **New Business-**

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71 **Rental Deposit Increase** – The board discussed the need to increase the rental
72 deposit requirements:

73 Rental Escrow Deposit Increase:

- 74 ■ Current escrow deposit: \$1,000.
- 75 ■ Board discussed increased repair costs exceeding current escrow limits.
- 76 ■ Examples cited where irrigation damage exceeded escrow amount.
- 77 ■ Rental market rates significantly increased (approx. \$4,800–
- 78 \$11,500/month range).

79 Discussion:

- 80 ○ Need to protect HOA from tenant-related damage.
- 81 ○ Consideration of impact to homeowners and renters.
- 82 ○ Deposit must be paid by homeowner and held in escrow.
- 83 ■ Proposed Range:
- 84 ■ \$2,500 to \$3,000 discussed.
- 85 ■ Consensus favored \$2,500 as reasonable

A motion was then made by CHRISTOPHER ANDERSON seconded by ROBERT BENNETT to increase the rental deposit requirement from \$1,000 to \$3,000 as now required for a homeowner to rent the unit.

Discussion: Kenneth Nelson voted NO due to the higher amount requirement.

MOTION PASSED

Rental Restriction Amendment – The board discussed proposing at the June Board meeting for the official vote for the bylaw change for the two year rental restriction of a homeowner prior to being allowed to rent the unit currently under Article 13.1 – Rental Restrictions

The board agreed.

FPL Street Light Bill - The Board discussed the FPL monthly streetlight bills:

- Monthly cost, approximately \$2,371, is identified as unusually high.
- Billing appears to be flat rate rather than actual metered usage.
- Board agreed cost requires further investigation.
- Action:
 - Obtain professional evaluation.
 - Explore LED or alternative energy solutions.
 - Add to next meeting agenda.

Old Business:

Sidewalk and Tree Project – At the next board meeting in May I will have the sidewalk and tree removal proposals for your review.

Homeowner's Comments:

- Mr. Rick Glock suggested that the fines committee look at some of the residential fences that may not be in the proper setback allotment. Some fences come up to the edge of the residence which is not allowed. Bill advised that this would be a board or management's responsibility for the enforcement of the type and that we would investigate it.
- Chris Anderson also asked Mr. Glock about the rental deposit being increased.
- Ms. Jeanine Beneett advised that the black fence when you are leaving the property needs some attention as it appears to be rusty and may need some paint. Bill will investigate this.

Adjournment The meeting adjourned at 7:38 PM. The next Board meeting is scheduled for April 14, 2026.

APPROVED BY: **Signature:** Christopher Anderson Jr
Christopher Anderson Jr (May 12, 2026 14:10:38 EDT)
Email: president@lidoisleshoa.com
DATE: 05/12/26

031026 BOD Meeting Minutes

Final Audit Report

2026-05-12

Created:	2026-05-11
By:	William Bucknam (blueshieldpm@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAx4icFzTLAhWvG3bq1mQgNT0V78-_9cDD

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2026-05-12 - 3:11:21 PM GMT- IP address: 54.225.227.185
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2026-05-12 - 6:10:36 PM GMT- IP address: 99.26.105.138
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