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

BOARD OF DIRECTORS
MEETING MINUTES

BOD Minutes #2026-04

Date: April 14, 2026 (via Zoom)

Meeting called to order by President Chris Anderson at 6:35 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, LCAM, 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):

- Two homes were sold and one was rented
- Conservation Area Discussion:
  - Management continues working with a homeowner regarding removal of a gate installed within the conservation area.
  - Management also continues researching possible fencing or barrier improvements along the Pembroke roadside conservation area to better secure and define the area.
  - Chris Anderson discussed the importance of presenting any future proposal in a simple and practical format to neighboring communities and governmental agencies if needed.
- Corporate Filing:
  - Management confirmed that the Association's annual filing with the State of Florida was completed.
- Gate System Updates:
  - The resident loop gate failed and required repair by AT&I Systems under warranty.
  - Management advised that the underground loop system may need full replacement in the future.
  - A proposal for a wireless detection system was requested as a lower-cost alternative to underground replacement work.
  - Additional repairs were completed to the resident-side arm gate due to belt wear and timing issues.

    - The visitor-side swing gate also experienced operational failure and was repaired.
    - Management advised that 258 resident PIN numbers have now been individually assigned out of 523 pin numbers.
    - Management continues following up with homeowners who have not yet activated or confirmed their assigned PIN numbers.
- Irrigation System:
    - Management advised the Board that an irrigation line break near the 900 block of SW 171 Terrace was repaired.
    - Irrigation pumps are now fully operational.
- Pool and Kiddie Pool:
    - Pool operations remain in order.
    - The kiddie pool continues experiencing chemical retention issues.
    - The leak detection vendor is scheduled to perform a warranty pressure test on the underground piping system.
    - Temporary closure of the pool area may be necessary during testing.
- Gym Equipment:
    - The step machine remains out of service pending further evaluation.
    - Management and the Board continue reviewing options regarding repair versus replacement of the equipment.
    - Chris Anderson advised that equipment should be physically inspected prior to purchase to ensure commercial quality and long-term reliability.
- Landscaping and Front Entrance:
    - Landscaping services remain in order.
    - Management is obtaining proposals to pressure wash the front entrance signs and monument areas.
    - The Board discussed the black metal fencing near the north exit area which is beginning to show rust and deterioration.
    - Several vendors advised that standard on-site painting would only carry approximately a one-year warranty.
    - Powder coating or full replacement options continue to be researched for long-term durability.
- Golf Cart:
    - Management advised that the Association’s golf cart may require replacement within the coming months.
    - The Board discussed possibly replacing the current gas-powered cart with a battery-powered electric model.

Approval of Minutes

A motion was made by ***AMANDA ANDRADE*** and seconded by ***ROBERT BENNETT*** to approve the March 10, 2026, Board Meeting Minutes as presented.

Discussion: None.

MOTION PASSED

Treasurer's Report

Treasurer Robert Bennett and management reviewed the March 2026 financial statements.

- Questions were raised regarding negative "Undeposited Funds" balances appearing on prior reports.
  - Management explained the balance related to a refunded rental security deposit transfer.
  - Rental escrow balances and accounting procedures were reviewed.
- Management discussed allowing Board members access to QuickBooks backup files for detailed review.
- Reserve Account Discussion:
  - Reserve funding projections and future capital expenses were reviewed.
  - Reserve categories include exterior painting, clubhouse improvements, playground flooring, hurricane landscaping reserves, and future capital projects.
  - Management advised the reserve schedule was created as a long-term planning framework.
  - Approximately $58,000 remained in reserve accounts prior to scheduled transfers.
- Previously approved $20,000 reserve transfer scheduled for April 28, 2026.

New Business

Sidewalk and Tree Phase V Project:

Management presented proposals for Phase Five of the tree removal project from BML Landscaping, Lemon Lime Landscaping, and GRC. Discussion focused on pricing, permit costs, vendor experience, warranty coverage, irrigation repairs, and long-term contractor reliability.

A motion was made by ***CHRIS ANDERSON*** seconded by ***AMANDA ANDRADE*** to approve the BML Landscaping proposal for approximately $30,500 contingent upon management negotiating a reduced project amount.

MOTION PASSED

Management presented proposals from 3D Paving and Florida Sidewalk Solutions for sidewalk replacement work associated with the Phase Five tree removal project. The Board discussed severe sidewalk lifting, root intrusion, drainage concerns, and homeowner responsibility regarding private trees causing damage.

The Board also discussed funding challenges associated with the project due to costs exceeding the current budget. Potential funding sources and project delays were reviewed in detail.

A motion was made by ***CHRIS ANDERSON*** and seconded by ***AMANDA ANDRADE*** to approve the 3D Paving proposal in the amount of approximately $41,500.

MOTION PASSED

Check Fraud Incident

Management reported a fraudulent check incident involving a payment mailed to Sullivan Pumps. The check was intercepted and fraudulently cashed. Management immediately contacted the bank, initiated a fraud claim, coordinated affidavits with the vendor, and transitioned future payments to ACH processing whenever possible.

Rental Restriction Amendment

Management advised the Board that legal counsel recommended conducting the proposed rental restriction amendment vote during the Annual Membership Meeting due to statutory voting and quorum requirements. The Board discussed community outreach, homeowner communication strategies, and hosting an informational community gathering prior to the annual meeting.

FPL Streetlight Contract

Management reviewed the HOA’s LED streetlight agreement with FPL originally executed in April 2018. The Board discussed monthly utility costs, automatic renewal provisions, and researching future cost-saving opportunities and historical usage comparisons.

Leaf Cleanup / Storm Drain Concerns

The Board discussed recurring leaf accumulation issues throughout the community caused by oak tree shedding. Discussion included homeowner landscapers blowing debris into streets and drains, seasonal drainage issues, and possible future purchase of vacuum-style leaf collection equipment.

Homeowner Comments:

None

Adjournment

There being no further business to discuss, the meeting adjourned at approximately 9:02 PM. The next Board Meeting is scheduled for May 12, 2026.

APPROVED BY: ____

DATE: ____________________