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

BOARD OF DIRECTORS
MEETING MINUTES

BOD Minutes #2026-05

Date: May 12, 2026 (via Zoom)

Call to Order

President Chris Anderson called the meeting to order at 6:31 PM and confirmed a quorum was present. The Board proceeded with the regular order of business.

Roll Call

Directors present: Chris Anderson, Lazaro Rivero, Robert Bennett, Kenneth Nelson, and Amanda Andrade. Also present were Property Manager Bill Bucknam, LCAM, and Lisa Bucknam as well as homeowners attending via Zoom.

Property Manager's Report

Bill Bucknam presented a comprehensive management report.

Sales Activity: One home sale was completed since the prior meeting.

Code Enforcement: Management continues working with the City regarding a violation notice related to trees removed within swale areas during a previous sidewalk project. Management explained that the trees should have been included under the Association's prior permit and discussions with City staff are ongoing.

Gate Operations: Management reported recent monitoring of the front entrance system. Adjustments were made to RF tag readers and license plate recognition equipment. Overall gate operations have improved, and resident complaints have significantly decreased. Amanda Andrade reported ongoing concerns regarding delayed visitor phone calls and text notifications. Management agreed to continue working with the vendor to resolve communication delays.

Pool and Warranty Repairs: The pool contractor repaired a plumbing-related leak under warranty. Additional warranty work remains scheduled. Board members complimented management on the excellent condition of both the main pool and kiddie pool.

Gym Facilities: The step machine remains scheduled for repair. The fitness center air conditioning system temporarily shut down after a condensate overflow sensor was triggered. Maintenance cleared the line and restored service. The Board discussed additional preventative maintenance options.

Fountain: Management reported the automatic fill system remains inoperable. Current repair estimates are approximately $3,900. Additional proposals will be obtained.

Landscaping and Entrance Areas: Landscaping remains in good condition. Management continues researching restoration options for the entrance fencing and monument areas.

Utility Cart: The Board discussed future replacement of the Association utility cart and reviewed the possibility of adding an electric utility vehicle while retaining a gas-powered unit for emergencies and storm operations.

Swale Trees: President Anderson requested another community-wide reminder regarding proper maintenance of swale trees and the need for homeowners to avoid unauthorized trimming or removal.

Approval of Minutes

A motion was made by AMANDA ANDRADE and seconded by ROBERT BENNETT to approve the April 14, 2026, Board Meeting Minutes as amended.

Discussion: The Board reviewed the prior minutes and corrected the reference regarding resident PIN numbers to reflect 523 assigned PINs.

MOTION PASSED.

Treasurer's Report

Treasurer Robert Bennett reviewed the April 30, 2026, financial statements.

Management confirmed that the previously approved transfer of $20,000 from operating funds to reserves had been completed, bringing reserve balances to approximately $213,000.

The Board reviewed delinquent accounts and collections activity. Management discussed upcoming collection notices, payment plans, and attorney referrals. Several accounts remain significantly delinquent and continue through the collection process. The Board directed management to continue pursuing payment arrangements where appropriate while protecting the Association's financial interests.

New Business – Resident Gate Ground Loop

Management presented proposals concerning permanent replacement of the resident gate ground loop system.

Discussion included the age of the existing infrastructure, potential causes of failure, vendor recommendations, wireless alternatives, maintenance requirements, and future budgeting considerations. Vendors advised that underground loop systems remain the most reliable option.

Following discussion, the Board reached consensus to defer replacement at this time and include the project in future capital planning and budgeting discussions. No formal motion was made.

New Business – Pembroke Shores Fence Project

The Board discussed a potential fencing project adjacent to Pembroke Shores.

Management reviewed security concerns related to an opening created after vegetation removal. Board members discussed aesthetics, unauthorized access concerns, and possible fence designs.

The Board reached consensus to authorize management to begin discussions with Pembroke Shores regarding possible cooperative improvements, agreements, and future proposals. No formal motion was made.

Old Business – Rental Restriction Amendment

Management reported that the proposed rental restriction amendment remains scheduled for membership consideration during the upcoming Annual Meeting. The amendment will be included within the annual meeting mailing package and voting materials.

Old Business – Phase VI Sidewalk and Drainage Project

Management provided a detailed update regarding Phase VI of the sidewalk and tree improvement project.

A meeting was conducted with an affected homeowner and the contractor. The contractor determined that drainage issues were primarily caused by gutter elevation problems rather than sidewalk displacement. Revised recommendations include re-grading gutter areas, improving drainage flow, and adjusting sidewalk elevations where necessary.

Management anticipates permit applications and project scheduling during the upcoming summer months. The Board expressed appreciation for the continued progress of the long-term infrastructure improvement program.

Homeowner Forum

Homeowners complimented the condition of the pool, fountain, and recent community improvements.

Additional discussion included:

• RF tag performance during rain events.
• Visitor lane processing.
• Parking enforcement and vehicles parked on the incorrect side of the street.

• Monthly homeowner reminders regarding odd/even month parking requirements.
• Long-term plans for entrance improvements and possible relocation of the fire hydrant near the resident entrance lane.

Management agreed to evaluate additional communications regarding parking rules and continue working with vendors regarding gate operations.

Board Comments

Board members thanked management, contractors, and community volunteers for their continued efforts. The Board noted that gate complaints have decreased substantially and acknowledged the successful completion of several community projects.

Adjournment

There being no further business to come before the Board, the meeting was adjourned. The next regularly scheduled Board Meeting is scheduled for June 9, 2026.

APPROVED BY: ______________________________________

DATE: ___________________