



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

18459 Pines Blvd., Ste. 316, Pembroke Pines, FL 33029

2026 ANNUAL MEETING NOTICE

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of Lido Isles HOA, the annual meeting of the members will be held at the **Total Wine Store Community Room** located at 15980 Pines Blvd, Pembroke Pines, FL 33027 on **Tuesday, October 13, 2026 at 6:00 pm.** Meet the candidates and refreshments will be served starting at 5:00 pm.

The election of Five (5) Directors will be held at the Annual Meeting provided a quorum of the membership is present (in person or by Proxy). It is therefore important that you either attend the meeting or complete the enclosed proxy. To be effective, a proxy must be correctly completed. At the top of the proxy, please fill in your address and the name of the proxy holder. In the middle of the proxy, please execute and date the proxy. Please note that, pursuant to Article 3.7 of the By Laws, no person may hold proxies representing more than fifteen percent (15%) of lots entitled to vote at the meeting.

If you are interested in running for the Board, please complete and return the enclosed Intent to be a Candidate Form to the Secretary, Lido Isles Homeowners Association, Inc. c/o Blue Shield Property Management Company at 18459 Pines Blvd #316, Pembroke Pines, Florida 33029. You may also submit a single 8-1/2 X 11" information sheet by October 9, 2026. Nominations will also be taken from the floor on the night of the meeting for anyone interested in serving on the Board.

If your home is owned by more than one person (other than jointly by husband and wife) or a corporation, please also complete the enclosed Voting Certificate and forward same to the Secretary, Lido Isles Homeowners Association, Inc c/o Blue Shield Property Management Company at 18459 Pines Blvd #316, Pembroke Pines, Florida 33029.

Pursuant to Section 3 .11 of the bylaws of Lido Isles Homeowners Association, Inc. and in accordance with Florida Statute 720.305 (3), the association may suspend the voting rights of a member if they are delinquent in the payment of maintenance assessments more than 90 days.

Should you have any questions, please do not hesitate to contact me at (954) 432-3336.

Thank you and we look forward to seeing you at the Annual Meeting.

Sincerely,

William G. Bucknam

William G. Bucknam, LCAM
Property Manager

LIDO ISLES HOMEOWNER'S ASSOCIATION

1331 Southwest 171 Terrace
Pembroke Pines, FL 33027

ANNUAL HOMEOWNERS MEETING & ELECTIONS

**Tuesday, October 13, 2026
6:00 PM**

**Total Wine Store (Community Room)
15890 Pines Blvd, FL 33027**

- Annual Meeting Called to Order by the President
- Appointment by the President for the Chairman of the Annual Meeting
- Proof of Notice of the Meeting
- 2025 Annual Meeting Minutes
- Property Manager's Annual Report
- Committee Reports ARC & Appeals and Fines Committee
- 2027 Budget Review and Approval
- Appointment of Inspectors for Elections
- Determination of Numbers of Directors
- Elections of Directors
- Unfinished Business
- New Business
 - Amendment Proposal For Two-Year Rental Restrictions for New Owners
- Adjournment

Lido Isles Homeowners Association, Inc.

2027 Budget Proposal

January 2027 through December 2027

	2026 Adopted	2027 Proposed	Difference
Income			
Revenue			
6010 • Maintenance Assessments	477,600.00	477,600.00	0.00
6040 • Interest Income	0.00	0.00	0.00
6050 • RF Tag	1,200.00	1,200.00	0.00
6055 • Deferred Cable Income	3,214.00	3,214.00	0.00
6060 • Late Fees	5,000.00	5,000.00	0.00
6100 • Due from Reserves	5,000.00	0.00	-5,000.00
Total Income	492,014.00	487,014.00	-5,000.00
Expense			
1. General/Administrative			
7500 • Management Fees	37,800.00	39,600.00	1,800.00
7505 • Legal/Professional	5,000.00	5,000.00	0.00
7510 • Accounting Fees	15,960.00	16,720.00	760.00
7515 • Administrative	6,500.00	6,500.00	0.00
7520 • Taxes-Licenses-Permits	3,000.00	3,000.00	0.00
7525 • Website and Software	3,000.00	3,000.00	0.00
7555 • Insurance	27,000.00	27,000.00	0.00
7590 • Reserve Payment	15,200.00	12,000.00	-3,200.00
Total 1. General/Administrative	113,460.00	112,820.00	-640.00
2. Contracted Services			
7300 • Landscape Maintenance	48,000.00	48,000.00	0.00
7305 • Pool Contract	19,200.00	19,200.00	0.00
7310 • Onsite Janitorial Labor	48,048.00	48,048.00	0.00
7315 • Pest & Fertilizer	4,400.00	4,400.00	0.00
7325 • Parking Enforcement Program	14,000.00	14,000.00	0.00
7335 • Gate Security Service Contract	50,000.00	50,000.00	0.00
7341 • Gate Contract - AT&I	7,200.00	7,200.00	0.00
7348 • Access Control	2,220.00	2,220.00	0.00
Total 2. Contracted Services	193,068.00	193,068.00	0.00
3. Maintenance			
7600 • Landscape Extras	7,000.00	7,000.00	0.00
7601 • Lake Shore Maintenance	5,280.00	5,280.00	0.00
7605 • R&M - Irrigation	10,000.00	10,000.00	0.00
7606 • R&M - Irrigation Pump-East	2,000.00	2,000.00	0.00
7612 • R&M - Irrigation Pump-West	2,000.00	2,000.00	0.00
7620 • R&M - Fountain & Pool	1,000.00	1,000.00	0.00
7625 • Holiday Lights	4,000.00	4,000.00	0.00
7630 • Janitorial Supplies	3,500.00	3,500.00	0.00
7640 • R&M - Camera	3,000.00	3,000.00	0.00
7650 • R&M - Fitness Equipment	10,380.00	2,020.00	-8,360.00
7655 • Tree Trim/Replacement	12,000.00	12,000.00	0.00

2027 Budget Proposal

January 2027 through December 2027

	2026 Adopted	2027 Proposed	Difference
7665 • R&M - General	9,000.00	9,000.00	0.00
7666 • R&M - Gate	6,000.00	6,000.00	0.00
7671 • Sidewalk Replacement	30,000.00	0.00	-30,000.00
8105 • Pool/Fountain Resurface	0.00	44,000.00	44,000.00
7700 • Pressure Cleaning	10,000.00	0.00	-10,000.00
Total 3. Maintenance	115,160.00	110,800.00	-4,360.00
68600 • 4. Utilities			
7020 • Water - Pool Clubhouse	5,000.00	5,000.00	0.00
7021 • Water - Fountain	1,200.00	1,200.00	0.00
7029 • Electric - Streetlights	28,000.00	28,000.00	0.00
7030 • Electric - Entrance	2,100.00	2,100.00	0.00
7031 • Electric - Fountain	7,000.00	7,000.00	0.00
7032 • Electric - Gym Pool	10,000.00	10,000.00	0.00
7033 • Electric - Irrigation East	5,200.00	5,200.00	0.00
7034 • Electric - Irrigation West	3,026.00	3,026.00	0.00
7050 • Internet & Telephone	8,800.00	8,800.00	0.00
Total 68600 • 4. Utilities	70,326.00	70,326.00	0.00
Total Expense	492,014.00	487,014.00	-5,000.00
Net Income	0.00	0.00	0.00

Assessments: 199 Lots at \$ 600.00 per Quarter = \$477,600
 Estimated Other Income = \$ 9,414
Total Income = \$487,014

Estimated Operational Expenses = \$480,014
 Reserve Payments for 2027 = \$ 12,000
Total Expenses = \$492,014
Budget Balance = \$ 0

Approved and adopted at the Annual HOA Meeting on 10/13/26

Signed by: _____ Date: _____

LIDO ISLES HOMEMEMBERS ASSOCIATION, INC.

LIMITED PROXY FORM

The undersigned, Member(s) or designated voter of Unit No. _____ in LIDO ISLES HOMEMEMBERS ASSOCIATION, INC., hereby appoints (*if left blank you are appointing an officer or director of the Association as your proxyholder*):

(PRINT NAME OF PROXYHOLDER)

or **IF LEFT BLANK** an officer or director designated by the Association's Board of Directors shall serve as proxy holder to attend the meeting of the members of the LIDO ISLES HOMEMEMBERS ASSOCIATION, INC., to be held on October 13, 2026, at 6:00 pm, at **15890 Pines Blvd, Pembroke Pines** Florida. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS: (You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required).

_____ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

Proposed Amendment Number 1

1) Do you approve the following proposed amendment to the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR LIDO ISLES adding A NEW Section 13.3 to Article 13 (deletions are set forth in ~~strike-through~~ font and additions are set for in double underline font):

13.3 MINIMUM TITLE PERIOD PRIOR TO LEASING

A. Twenty-Four Month Title Requirement. Except as otherwise provided herein, a Member must have held continuous Title to a Lot for a minimum period of twenty-four (24) months before the Lot may be leased.

B. Calculation of Membership Period. The twenty-four (24) month Title period shall commence on the date a deed or other instrument of conveyance evidencing such Member's acquisition of Title is recorded in the Public Records of Broward County, Florida, or in the case of an unrecorded deed or other instrument of conveyance, as evidenced by the delivery date of a copy of such unrecorded deed or other instrument of conveyance to the Association by U.S. Certified Mail, Return Receipt Requested. The twenty-four (24) month Title period shall commence on either the recording date, or the mailing delivery date regardless of the date set forth on the face of the deed or other instrument of conveyance, or the date such deed or other instrument of conveyance was delivered to such Member as a requisite for consummating such transfer of Title.

C. Rental Applications. The Association shall not accept, process nor approve an application to lease a Lot subject to this Section until the Member has satisfied the twenty-four (24) month Title requirement.

D. Other Lease Requirements Remain Applicable. Satisfaction of the twenty-four (24) month Title requirement shall not, by itself, constitute approval of a prospective lease. All leases remain subject to the applicable provisions of the Association's governing documents, as amended from time to time.

E. Grandfathering of Existing Members. Any Member who holds Title to a Lot prior to the effective date of this Amendment shall not be subject to the twenty-four (24) month Title requirement contained herein, except to the extent such Member affirmatively consents to be bound by this Amendment or as otherwise permitted or required by applicable Florida law. Existing Members shall continue to be subject to all other lease restrictions set forth in the Association's governing documents, as amended from time to time. This provision is intended to comply with Florida Statutes, Section 720.306(1)(h), as amended from time to time.

F. Existing Leases. Any lease properly approved by the Association and in effect on the effective date of this Amendment may continue in accordance with its existing terms and the Association's governing documents, as amended from time to time, renewal, extension or replacement of such lease shall remain subject to the rental approval requirements otherwise applicable under the Association's governing documents, as amended from time to time.

G. Transfer of Title. The exemption provided to an existing Member under Paragraph E is personal to the Member existing as of the effective date of this Amendment. Except as otherwise required by Florida law, any person or entity acquiring Title to a Lot after the effective date of this Amendment shall be

subject to the twenty-four (24) month Title requirement before the Lot may be leased.

I. In the event of a conflict between this Amendment and the existing provisions of the Association's governing documents, as amended from time to time, the minimum period of Title required before leasing a Lot the provisions of this Amendment shall control.

J. If any provision of this Amendment is determined by a Court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions.

_____.

All other provisions of the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR LIDO ISLES shall remain in full force and effect.

_____ YES _____ NO

SIGNATURE(S) of MEMBER(S) OR DESIGNATED VOTER

DATE: _____

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____ to substitute for me in voting the proxy as set forth above.

Signature of Proxyholder Date: _____

THIS PROXY IS REVOCABLE BY THE UNIT MEMBER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

18459 Pines Blvd., Ste. 316, Pembroke Pines, FL 33029

CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

[For Use if Unit Is Owned by More Than One Person (Unmarried) or a corporation]

TO: The Secretary of Lido Isles Homeowners Association, Inc, Inc., (the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of;

(Street Address) _____

in Lido Isles Homeowners Association, Inc, have designated:

(Print Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Covenants, Restrictions and Easements and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

1. Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating the Voting Representative.
2. Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer of the corporation designating Voting Representative.
3. Unit owned by John Jones. (No Voting Certificate required.)
4. Unit owned by Bill and Mary Rose, husband and wife are entitled, collectively, to one vote.

(No Voting Certificate Required)

This Certificate is made pursuant to the Declaration of Covenants, Restrictions and Easements and By-Laws of the Association and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED the _____ day of _____, 20__

Owner's Signature

Owner's Signature

Note: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the units as the Voting Representative, not a third person.



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

18459 Pines Blvd., Ste. 316, Pembroke Pines, FL 33029

NOTICE OF INTENT
TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS
OF
LIDO ISLES HOMEOWNERS ASSOCIATION, INC.

I (Print Name) _____ hereby place my name in nomination as a candidate for the Board of Directors. I (circle one) am/am not enclosing an Information Sheet (not to exceed 8 1/2" x 1" sheet) about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.

Date: _____

Signature: _____