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

APPEALS AND FINES COMMITTEE
MEETING MINUTES

Date: April 14, 2026 (via Zoom)

Meeting called to order by Committee Chair Dana Salminen at 7:45 pm.

Roll Call:

Members Present: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock.

Also present were Bill Bucknam, LCAM (Property Manager) and Lisa Bucknam (Account Manager), Blue Shield Property Management Company.

Approval of Meeting Minutes

The committee reviewed the March 10, 2026, AFC meeting minutes.

No corrections or revisions were requested.

Motion was made to approve the March 10, 2026, AFC Meeting Minutes as presented.

Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock
Nay Vote: None

Community Violation Update

Property Manager Bill Bucknam provided the committee with an enforcement update regarding recent community inspections and violation activity.

Management reported that thirty-two (32) courtesy violation notices were issued throughout the community for various maintenance-related items including roof cleaning, exterior pressure cleaning, landscaping deficiencies, and exterior paint maintenance.

Management advised that twenty-six (26) homeowners corrected the violations during the courtesy period.

Six (6) homeowners remained non-compliant at the time of the meeting. One

homeowner requested an extension which management approved at the courtesy stage. The remaining unresolved violations will proceed to formal violation fine letters and be scheduled for the May 12, 2026 AFC meeting if not corrected prior to that date.

Violations Requiring Committee Action

1. **Account #1080 – Parking Violation (Wrong Side of Street)**

   Management presented evidence regarding repeated parking violations involving a white Mercedes vehicle parked on the wrong side of the roadway in violation of Association parking rules.

   The committee voted to uphold a $50 fine for the violation.

   Motion made by Dana Salminen. Seconded by Mark Leibeskind.
   Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock
   Nay Vote: None

2. **Account #17049 - Exterior Paint Violation – Extension Request**

   The homeowner requested additional time due to international travel delays and financial hardship associated with repainting the property.

   The committee approved a ninety (90) day extension to complete the work.

   Motion made by Dana Salminen. Seconded by Gabriel De La Pena.
   Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock
   Nay Vote: None

3. **Account #16818 – Roof Cleaning / Exterior Maintenance Violation Appeal**

   Management reviewed the full enforcement history involving courtesy notices, violation notices, certified mailings, and ongoing non-compliance.

   The committee discussed the homeowner beginning exterior painting without ARC approval and management's efforts to work cooperatively with the homeowner throughout the process.

   After discussion, the committee voted to impose a total fine of $500.

   Motion made by Dana Salminen. Seconded by Mark Leibeskind.

Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock
Nay Vote: None

Courtesy Extension Updates

Management updated the committee regarding additional courtesy-stage extension requests involving exterior painting, landscaping deficiencies, roof leak repairs, financial hardship, and medical-related issues.

Management confirmed that certain homeowners remained actively engaged in the compliance process and were working toward resolving outstanding violations.

Old Business

Management provided an update regarding a previously cited unauthorized rental and subleasing violation.

Management advised that fines had escalated to the maximum amount permitted and that the unauthorized occupant continued accessing the community.

The matter is expected to be referred to Association legal counsel for further enforcement review and possible legal action.

Guest/Homeowner Remarks

Homeowners addressed the committee regarding neighboring property maintenance concerns and requested assistance with communication efforts involving absentee homeowners residing overseas.

Management reviewed procedures for obtaining homeowner authorization to include neighboring residents on compliance-related correspondence for coordination and translation purposes.

Meeting Adjourned

Motion made to adjourn the meeting.

Meeting adjourned at approximately 9:05 pm., The

APPROVED BY: Dana Salminen
Dana Salminen (May 23, 2026 08:54:20 MDT)

DATE: 05/23/26

041426 AFC Meeting Minutes

Final Audit Report 2026-05-23

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