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

APPEALS AND FINES COMMITTEE
MEETING MINUTES

Date: May 12, 2025 (via Zoom)

Meeting called to order by Committee Chair Dana Salminen. A quorum was present.

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 prior AFC meeting minutes. No corrections or revisions were requested.

Motion was made to approve the prior AFC Meeting Minutes as presented.

Motion made by Mark Leibeskind. Seconded by Dana Salminen.

Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock

Nay Vote: None

Community Violation Update

Management reported that fourteen (14) violation/fine notices had been issued and that four (4) properties remained non-compliant. One additional homeowner had requested a thirty (30) day extension and was not presented to the committee for fining at this meeting.

Management advised that the four cases presented had received courtesy and formal violation notices, including notice of the fine hearing, and had been afforded additional time to comply because an AFC meeting was not held the prior month.

Violations Requiring Committee Action

1. 780 SW 167th Avenue – Roof Cleaning Violation

Management presented an unresolved roof-cleaning violation involving a rental property that was in the process of being sold. Management advised that the owner/realtor and title company had notice of the pending violation and fine hearing. The committee discussed the extended compliance period and the lack of corrective action.

The committee voted to impose a fine of $100 per day beginning the following day, up to the maximum total fine of $1,000.

Motion made by Dana Salminen. Seconded by Cassia Glock.

Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock

Nay Vote: None

2. 1280 – Roof and Driveway Cleaning Violation

Management presented photographs and enforcement history regarding roof cleaning and driveway maintenance. Management advised that the homeowner had responded to the Association on other matters but had not responded regarding these violations despite repeated notices.

The committee voted to impose a fine of $100 per day beginning the following day, up to the maximum total fine of $1,000.

Motion made by Dana Salminen. Seconded by a committee member.

Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock

Nay Vote: None

3. 16797 SW 8th Street – Exterior Fascia/Paint Maintenance Violation

The homeowner appeared before the committee and explained that a contractor was scheduled to begin painting and related exterior work. The homeowner stated that the cited fascia work would be addressed and discussed future exterior modifications that may require ARC approval.

The committee approved an extension through September 9, 2025, to correct the violation.

Motion made by Mark Leibeskind. Seconded by Gabriel De La Pena.

Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock

Nay Vote: None

4. 16899 SW 16th Street – Roof Cleaning Violation

Management presented photographs showing significant roof staining and advised that the homeowner had received the required notices but had not responded regarding the maintenance violation. The committee discussed whether to impose the maximum daily fine immediately or provide a short additional cure period.

The committee imposed an initial $100 fine and granted the homeowner until September 1, 2025, to cure the violation. If the violation remained uncured as of September 1, an additional fine of $100 per day would accrue, up to the maximum total fine of $1,000.

Motion made by Dana Salminen. Seconded by Cassia Glock.

Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock

Nay Vote: None

Gate and Parking Enforcement Update

Management reviewed reports generated by the Association’s gate vendor documenting tailgating, unauthorized gate entry, and a separate gate-arm damage incident. Management advised that identifiable violations would be forwarded through the Association’s enforcement process and may be presented to the AFC when appropriate.

Management also discussed ongoing parking enforcement concerns, including vehicles parked overnight, vehicles parked on landscaping or sidewalks, and the need for additional parking enforcement coverage. Committee members were encouraged to provide photographs or location information to management when recurring parking issues are observed.

Committee Membership

Management advised that committee member Mario Aguero had been unable to attend meetings and requested that the committee authorize the Board to appoint a replacement.

The committee voted to replace Mario Aguero and allow the Board of Directors to appoint a new committee member at a future Board meeting.

Motion made by Dana Salminen. Seconded by Cassia Glock.

Yea Vote: Dana Salminen, Gabriel De La Pena, Mark Leibeskind, Cassia Glock

Nay Vote: None

General Discussion

The committee and management discussed recurring parking issues, enforcement safety concerns, the possibility of increasing parking patrol frequency, and community rental restrictions. Discussion included possible future consideration by the Board of restrictions on renting newly purchased homes and a right-of-first refusal provision. No formal action was taken on these items.

Meeting Adjourned

The meeting concluded and the next meeting is scheduled for 060926.

APPROVED BY: _____

DATE: _____