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

BOARD OF DIRECTORS
MEETING MINUTES

BOD Minutes #2026-06

Date: June 9, 2026 (via Zoom)

Call to Order
President Chris Anderson called the meeting to order. A quorum of the Board was established.

Roll Call
Board Members Present: Chris Anderson (President), Lazaro Rivero (Vice President), Robert "Bobby" Bennett (Treasurer), Amanda Andrade (Secretary), Kenneth Nelson (Director). Also Present: Bill Bucknam, Property Manager and Lisa Bucknam (Manager)

Approval of Previous Meeting Minutes
Motion by Kenneth Nelson to approve May 12, 2026, Board Meeting Minutes. Second by Amanda Andrade.

MOTION PASSED

Property Manager's Report
- One home sold, one property converted to a rental, and two new tenants moved into the community.
- The city closed the outstanding permit related to the previous landscape/sidewalk project.
- Management continues coordinating the shared fence project with Pembroke Shores HOA.
- A meeting with Virtual Guard's new Director of Implementation was scheduled to address communication and gate operations.
- Gate modem replacement, irrigation timer replacements, RF tag upgrades, camera repairs, fitness equipment maintenance, and front entrance lighting improvements were completed.
- Pool inspection items and updated County Health Department signage are being addressed.
- **Treasurer's Report**

The Board reviewed the May 2026 financial statements. Discussion included assessment revenue, accrual versus cash reporting, accounts receivable, prepaid assessments,

collections, and improvements to financial reporting. The Board expressed appreciation for the increased transparency of the financial reports.

Collections Update

- Eleven statutory demand letters totaling approximately $13,391 were issued.
- Two owners paid approximately $2,675 in full.
- Remaining delinquent accounts will proceed to legal counsel if not resolved within the statutory period.

New Business -

Fountain Auto-Fill Repair

- The Board reviewed proposals for replacement of the fountain auto-fill system.

A motion by Kenneth Nelson to approve Ace Pool & Spa's proposal for $3,500. Second by Amanda Andrade.

MOTION PASSED

Parking Enforcement and Safety

- The Board discussed parking congestion created during two large gatherings.
- Emergency vehicle access, towing authority, and the Association's traffic enforcement agreement with the City of Pembroke Pines were reviewed.
- Board consensus was that homeowners should first be asked to correct unsafe parking conditions. If conditions are not corrected within approximately 30 minutes, management or a Board representative may contact the Pembroke Pines Police Department non-emergency line for enforcement when appropriate.

Board Comments

The Board directed management to continue evaluating parking enforcement, resident communications, and Virtual Guard improvements and to return with recommendations at a future meeting.

Adjournment

There being no further business to come before the Board, the meeting was adjourned. The next regularly scheduled Board Meeting is scheduled for August 11, 2026.

APPROVED BY: Christopher Anderson Jr
Christopher Anderson Jr (Oct 10, 2026 13:12:04 EDT)

DATE: 10/10/26

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Final Audit Report 2026-10-10

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