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

BOARD OF DIRECTORS
MEETING MINUTES

BOD Minutes #2026-08

Date: August 11, 2026 (via Zoom)

Call to Order

President Chris Anderson called the meeting to order at approximately 6:36 PM. A quorum of the Board was established.

Roll Call

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

Approval of Meeting Minutes

Motion by Kenneth Nelson to approve June 9, 2026, Board Meeting Minutes. Second by Chris Anderson.

MOTION PASSED

Property Manager's Report

- Three homes were reported sold, one rental lease was extended, and management received notice of an eviction filing involving a rental property.
- Management continues working with the appropriate governmental drainage/conservation authority regarding the proposed conservation area gate near Pembroke Shores.
- Management and Board representatives met with Virtual Guard. The LPR system has improved following software and camera adjustments, and future portal improvements are being developed.
- The Board discussed entrance signage instructing drivers to stop briefly for the license plate reader and reviewed visitor-lane timing concerns.
- Management will follow up with Virtual Guard regarding a motorcycle not being recognized by the LPR system and a reported driver's-license recognition issue.
- Blue Star Parking Enforcement began service August 1, 2026. Approximately 12 violations were documented during the first week, with no repeat violations reported at that time.
- The gate system interface and grounding-wire issues were repaired.
- The irrigation intake pump was replaced and is operational.
- The pools remain operational. The pool contractor continues addressing spacing concerns involving pavers around the pool perimeter.
- The clubhouse/gym air-conditioning refrigerant supply-line leak was repaired and the system reinspected.
- The playground and entrance fountain auto-fill system were reported in order.

- The Association utility vehicle/ATV remains in need of service and future replacement or leasing options are being evaluated.

Treasurer's Report

The Board reviewed the reconciled June 30, 2026 and July 31, 2026 financial statements and the updated financial snapshot. Discussion included operating cash flow, reserve funding, delinquent assessments, collections, and preparation of the 2027 budget.

Collections Update

- Twenty-six homeowners remained unpaid for the third-quarter assessment, representing approximately $15,600 in outstanding quarterly assessments.
- Seven homeowners remained delinquent on the prior special assessment, totaling approximately $2,100.
- Management reported approximately $37,680 in total receivables remained outstanding.
- Management reviewed the statutory collection process, including notices, attorney referrals, liens, and collection costs.
- The Board discussed the impact of delinquent assessments on operating cash flow and agreed collections should receive additional consideration during the upcoming budget process.

New Business -

Five-Year Drainage Recertification

- The Board reviewed the upcoming five-year drainage recertification requirement.
- Management is obtaining three proposals. One additional proposal remained outstanding from the vendor that performed the previous recertification.
- Management will confirm whether the proposals include the required professional engineer's report.
- The item will return under Old Business at the September Board meeting for further review and possible approval.

2027 Budget Workshop / Annual Meeting

- The 2027 Budget Workshop is scheduled for September 8, 2026 at 6:30 PM via Zoom, prior to the regular Board meeting.
- Board members were asked to review the proposed budget materials in advance.
- The 2026 Annual Meeting is scheduled for October 13, 2026 and is expected to be held at the Total Wine community meeting room.
- Management advised that the annual meeting mailing, proposed budget, and applicable proxy materials are expected to be mailed approximately 30 days before the meeting.

Old Business -

Parking Rules / Parking Resolution

The Board reviewed the proposed amendment removing Parking Rule #5, which prohibited overnight street parking between 12:00 AM and 6:00 AM.

Motion by Kenneth Nelson to remove Parking Rule #5. Second by Chris Anderson.

Vote: Chris Anderson - Aye; Lazaro Rivero - Aye; Kenneth Nelson - Aye; Robert Bennett - Nay.

MOTION PASSED 3-1

- All other parking rules and restrictions remain in effect.
- Management will coordinate with Association counsel regarding execution and recording of the amended parking resolution.
- The Board will continue monitoring parking conditions and may reconsider the overnight restriction if necessary.

Sidewalk and Tree Project / Sidewalk Shaving

- Management presented an inspection identifying approximately 31 sidewalk locations requiring attention due to uneven surfaces and potential trip hazards.
- A proposal of approximately $4,800 was reviewed for sidewalk shaving/grinding.
- Following discussion, the Board tabled the proposal for further consideration.
- Management will retain the proposal and return the matter to the Board for review.

Pembroke Shores / Conservation Area Gate

- Management reported Pembroke Shores HOA could not authorize installation of the proposed gate because the property is not owned by Pembroke Shores.
- Management is contacting the appropriate governmental agencies to determine permitting and approval authority.
- The item will remain under Old Business for future Board review.

Homeowner / Guest Comments

- A homeowner reported irrigation damage associated with roots from a swale tree. The Board directed management to have the location reviewed and determine whether a practical corrective solution is available.
- A homeowner asked whether remaining parking restrictions would continue to be enforced. The Board confirmed that all other parking rules remain in effect.
- A homeowner requested information regarding parking violations occurring between midnight and 6:00 AM.
- A homeowner expressed concern regarding debris reportedly left by a crew performing bubbler-related work. Management agreed to follow up with the vendor regarding cleanup.
- Other homeowners noted that the tree-removal and excavation crews performed quality work and properly cleaned their work areas.
- A homeowner expressed support for stronger collection measures involving substantially delinquent accounts.

Board Comments

The Board directed management to continue monitoring parking enforcement, collections, vendor performance, gate operations, and pending capital and maintenance matters and to return with updates and recommendations as appropriate.

Adjournment

There being no further business to come before the Board, the open meeting was adjourned at approximately 7:21 PM.

The next regularly scheduled Board Meeting and 2027 Budget Workshop are scheduled for September 8, 2026 at 6:30 PM via Zoom.

APPROVED BY: _____

DATE: 09/09/26 _____

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Final Audit Report 2026-09-09

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By:	William Bucknam (blueshieldpm@gmail.com)
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"3 - 081126 BOD Meeting Minutes" History

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