



LIDO BAY MANOR ASSOCIATION, INC.  
1631 NE 114<sup>th</sup> Street ● Miami, FL 33181  
**Email:** lidobaym@gmail.com ● **Website:** <https://Lidobaymanor.com>

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## **Meeting Minutes – Lido Bay Manor 2026 Annual Meeting**

**Date:** March 11, 2026

**Time:** 6:42 PM – 8:10 PM (EST)

**Location:** 1631 NE 114<sup>th</sup> Street, Second Floor Office, Miami Florida 33181 and Zoom (Virtual)

### **Attendees:**

#### **In the office:**

- Gabriela Velasquez (Board Member)
- Arnaldo Guanipa (Board Member)
- Rogelio Sarmiento (Board Member)
- Awilda Gonzalez (Board Member)
- Yarmila Garcia (Board Member)
- Frank Gutierrez (Property Manager)
- Rosa & Danny Bernal (Unit 101)
- Xavier Remigio (Unit 112)
- Alexandra Monserrat (Unit 207)
- Robert Kerr & wife (Unit 102)

#### **Virtual (via Zoom):**

- Paula Correa (Unit 211)
- Fredy Rojas (Unit 308)
- Unknown Resident

**Meeting Type:** Annual Homeowners Association (HOA) Meeting

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## 1. Call to Order

The meeting was called to order by Frank Gutierrez at 6:42 PM. A quorum was confirmed.

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## 2. Financial and Legal Updates

- Frank presented and welcomed the new Board of Directors for 2026-2027
- Then he presented Balance Sheet at the end of 2025 and Income & Expense reports for January and February of 2026
- Gaby mentioned that over **\$126,000 in association funds** remain held by the former management company (Trident).
- The company refuses to release funds unless the HOA signs a liability waiver, something unacceptable, a red flag that smells like extortion. We cannot sign away our legal rights to conduct independent CPA audits and properly verify that no financial crimes were committed in the previous 5 years or so.
- HOA attorneys have filed a **lawsuit** to recover the funds and also handling a **foreclosure case** for a delinquent unit.
- A **forensic audit** is underway to identify irregularities or possible misuse of funds.
- The board has engaged with the **Miami-Dade Sheriff's Office HOA Fraud Task Force**, which presented highlights of job, how to file a complaint to initiate an investigation, distinguishing civil vs. criminal issues and how to document suspected fraud.
- The **Department of Business and Professional Regulation (DBPR)** may also assist if full documentation is provided.

### Action Items:

- Continue legal proceedings and audit (Frank / Attorney).
- Submit all financial documentation to DBPR and law enforcement.



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### 3. Building Recertification and Maintenance

- Structural and electrical inspections are ongoing.
- Engineer Alejandro reported that most issues are **cosmetic**, not structural.
- Electrical upgrades, lighting and other improvements are being handled internally by volunteers to reduce costs.
- The board is addressing **Miami-Dade County code violations** and coordinating with the Building Department.
- Board and volunteer maintenance presented accomplishments including:
  - Upgrade of parking lot illumination in compliance of recertification requirements.
  - Replacement of worn electrical cables.
  - Ceiling and hatch repairs.
  - Tree trimming and removal of roots damaging fences.
  - Pool area maintenance and bathroom renovations.

#### Action Items:

- Complete recertification process (Frank / Engineer Alejandro).
  - Continue electrical and structural repairs (Arnaldo / Maintenance Team).
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### 4. Community Improvements

- Beautification projects include repainting, signage restoration, and landscaping.
- Plans to install **solar/Wi-Fi security cameras** and improve **lighting** for safety.



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- Discussion on upgrading **laundry facilities** and potentially purchasing new machines for HOA ownership and revenue generation.
- Gaby presented **design concepts** for landscaping, pool area enhancements, and a new **Lido Bay Manor logo and website**.

#### **Action Items:**

- Proceed with lighting and camera installation (Frank & Arnaldo).
  - Develop branding materials and website (Frank).
  - Evaluate laundry equipment ownership options (Board).
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#### **5. Insurance and Risk Management**

- The board is exploring **new insurance providers** to reduce premiums.
- Upgrading electrical panels and maintaining a well-kept property may improve rates.
- Paula Correa emphasized confirming which improvements directly affect insurance costs.
- She also made a comment about tree removal requiring **county permits**.



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## 6. Community Engagement

- The board highlighted the success of the **December holiday potluck** and proposed future activities such as **game nights** and **community gatherings**.
  - Emphasis was placed on transparency, teamwork, and volunteer participation.
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## 7. Ongoing and Future Priorities

- Continue lawsuit and forensic audit.
  - Finalize recertification compliance.
  - Implement lighting and security upgrades.
  - Explore insurance and budget adjustments.
  - Maintain communication with DBPR and law enforcement.
  - Plan next community meeting to review audit findings and budget impacts.
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## 8. Adjournment

The meeting was adjourned at **8:10 PM**.

**Next Meeting:** To be scheduled following progress on legal and recertification updates.