

Lake Mayan Apartments, Inc.  
1850 S. Ocean Blvd.  
Ft. Lauderdale, FL 33316

February 12, 2025  
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# Lake Mayan Newsletter

## New Management and Staff

In January, the Board voted to hire a management company (CAM Professional Services, LLC) to manage the office and also hired a new maintenance person.

The owners of CAMPS are Maritza Cuadra and Donna Goldstein. Both are LCAMs and have had over 15 years of property management experience. Once the initial reorganization of the office and accounting is complete, they are contracted to spend four (4) hours a week at Lake Mayan.

Jeffrey Saavedra has been hired as the Administrative Assistant in the office. Jeffrey has a strong management and administrative background and will be available from 9:30AM to 4:00PM (with a half hour lunch) to help our residents. Jeffrey has already been trained to update the entry system as well as provide problem resolution to our residents.

Roger Cuadra is the new maintenance person. He has already cleaned up the maintenance room, resolved dumpster problems, removed a lot of trash from the property. You will see him around from 8:00AM to 2:00PM with a half hour for lunch.

If you see an issue with Association property that needs to be addressed, please fill out a Maintenance Request form and leave it with Jeffrey. We will put it on Roger's task list.

Cecelia Gonzalez is still here on Wednesdays to clean.

The Board has also hired a pool company, Coquina Pools to clean and maintain the pool.

JEA Financial Group will now handle the accounting. They are currently setting up our accounting system and you will soon receive an email with instructions to set up your account. You will soon be able to pay your maintenance fees online and access your ledger.



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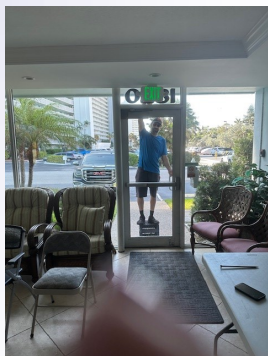
Proudly managed by  
**CAM Professional Services, LLC**  
LakeMayanManager@gmail.com  
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TRANSFORMING CHAOS INTO HARMONY AND PRODUCTIVITY

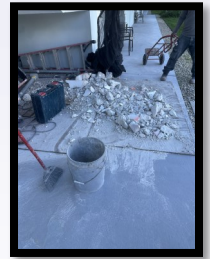
## Reminders

- The Annual Meeting is scheduled for March 11, 2025 at 10:30AM at St. Sebastian's. There will be no election as we had two qualified applicants send an Intent to Run.
- Please register your bicycle with the office by February 28, 2025. Any unregistered bike will be disposed of.
- Please remember to clean out the area over the lockers and any items not inside of your lockers, for example flooring and wheelchairs, on top of the lockers and in the storage room itself. St. Sebastian's will have the St. Vincent's truck at the church this February 22, 2025. You can drop off gently used items.



## Concrete Restoration

Flacks Painting and Waterproofing has started the concrete restoration on the building. They started on the third floor east side, and are working their way around on the third and fourth floors. We have some partial depth repairs on the catwalk and some full depth repairs. The expansion joints will also be repaired and new metal strips will be installed.



Flacks feels most of the catwalk repairs will be completed by the end of this week. New balusters are being manufactured as well as some caps to replace badly damaged ones. These will not be ready until some time in March.

Once the repairs are complete, Flacks will repaint the repaired areas.



When the concrete is opened up for a partial or full depth repair, it exposes the rebar which has been exposed to water and started to rust. The rusted rebar is cleaned, then painted with a protective material to protect it from water.



Once that has dried, new concrete is repoured to finish the repair.

## Personal Unit Construction

Please remember that there is a form on the Lake Mayan website which must be completed if you hire anyone to make repairs or upgrades to your unit. The owner must submit that form with the contractor's information and a copy of the contractor's license and insurance. A sample COI is in the office if you have any questions.

Remember, there is no construction approved between January 1 and March 31 with the exception of emergency repairs. Regular work hours are between 9AM and 5PM, Monday through Friday. Please do not give your building key to your contractor. It will be confiscated from the contractor. Contractors must register with the office every time they come on property. All work must be approved in advance by the office.