

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

April 29, 2025
Volume 1, Issue 2

Lake Mayan Newsletter

Annual Meeting and Board Meetings Update

The Annual Meeting was held on March 11, 2025, at St. Sebastian's Parish Hall. There was no election. Dan Francois and Ally Kirk did not elect to run again. Debbie Majcher and Monica Webster did apply to run. They became the new Board members at the Annual Meeting. We thank Dan and Ally for their hard work on behalf of the Board.

Dawn Walker-Simpson from Juda, the accounting firm, made a presentation and answered questions about quarterly maintenance fee payment. Ximena Becerra, from Orkin, made a presentation about termites.

At the Organizational Meeting following the Annual Meeting, officers were selected. The new Board consists of:

- Donna Purdy, President
- Allen Jones, Vice President
- Gerard Fritz, Treasurer
- Debbie Majcher, Secretary
- Monica Webster, Director

At the April 4, 2025, Board meeting, the Board voted to ratify contracts for JEA Financial Group, the pool pump replacement, and the rules requirement for insurance for vendors and contractors. The insurance requirements are:

- \$500,000 minimum for liability insurance
- Automobile insurance and
- Workers Comp insurance

All vendors and contractors must present the office with a Certificate of Insurance (COI) before performing any work or services on the property. The office staff is happy to help obtain the insurance information. Just contact the office a few days prior to the vendor or contractor coming onsite and provide Jeffrey with the name and number of the company. He will contact the company and obtain the necessary documents.

The Board approved the Guest Form with a few changes and the Away Service/ Apartment Inspection Monitor Authorization Form with a few changes. These forms are available on the website and on the bulletin board.



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TRANSFORMING CHAOS INTO HARMONY AND PRODUCTIVITY

Updates Around the Co-op

- Both water heaters for the laundry rooms have been replaced.
- The dryer vent stacks have been cleaned.
- A new pool pump was purchased and installed by Coquina Pools, our new vendor. The previous pump was a rebuilt and only lasted a couple of months.
- Dan Francois started cutting back palms from next door which were encroaching on the LM property. He then convinced the next door neighbors to clean out the trees by the LM fence. Great job, Dan!
- The SIRS and non-SIRS reports have been completed.
- **Please do not put Drains down your pipes.** It eats away at them and can cause leak damage inside the building. It is safe to use:
 - ⇒ 1/2 cup baking soda
 - ⇒ 1/2 cup white vinegar and
 - ⇒ A kettle of boiling water

Put the baking soda down the drain and follow it with the vinegar. Let the mixture sit 1/2 hour.

Pour the boiling water down the drain slowly.

This should clear the drain.

- Please do not leave your tables and chairs on the second, third, and fourth floor walkways when you are not using them. **It is important that the walkway is not blocked by furniture in case of a fire.** People could trip on the chairs and tables fleeing the building and get hurt. Thank you.

Concrete Restoration

Flacks has completed the concrete repairs

Flacks has completed a majority of the concrete repairs and has painted the repaired spots as well as waterproofing the walkways again. The east garbage room beam and door will be started soon. The new roof doors are being installed on Saturday, May 3, 2025.

President's Report

Our Concrete Restoration Project is in a temporary pause while we await new doors: one for access to the middle roof and two exterior doors for the east end dumpster room which showed significant deterioration in our Milestone Inspection and will be replaced as soon as they are manufactured.

The Board will be reviewing if we have funds remaining to tackle the deterioration of the pump room ceiling which also presented as a concrete concern. We are obtaining proposals for that structure which will include raising the chemical pumps and replacing the chlorine tank. Our hope is that we will have enough funds remaining to tackle the project at this time rather than incur a special assessment to move and rebuild the pump room which was quoted in a proposal last October at \$98,500.

We are thankful to have finally received our SIRS report which will help guide the Board in establishing goals for the property and reviewing those items for which we are required to budget funds in our reserve account. We are still awaiting our 2023 and 2024 Audits which will provide further support for making sound financial decisions. [The SIRS Reports are posted on the webpage for you to review.]

Thank you to all who provided input regarding your current internet service. The Board will be reviewing your responses along with proposals for providing service to the office and all units to determine cost and service effectiveness. As the snowbirds among us head back north, maintenance will be taking on projects which are better undertaken when fewer residents are in residence, such as re-painting unit entry door transoms.

Please remember to use work request forms for your concerns with our common property. Forms are available in the lobbies as well as on the website for electronic submission. Submittals help management solve problems in their early stages while also providing data on issues that may require the attention of the Board.

Donna Purdy