

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

June 30, 2025
Volume 1, Issue 3

Lake Mayan Newsletter

Board of Directors Meetings Update

The Board held a meeting on June 13, 2025. All of the Directors were present by Zoom as well as many owners being in attendance in the lobby and on Zoom.

The Board approved the Minutes of the March 11, 2025 Organizational and April 4, 2025 Board meetings. They are available on the Lake Mayan website.

Gerard Fritz made a presentation on smoking in the Lake Mayan property and banning it in the units. A survey was prepared and sent to all shareholders via MailChimp for their opinions.

The Board:

- Ratified the Coastal Elevator contract for elevator maintenance.
(Management recommended cancelling the TK elevator maintenance agreement which was costing the Association approximately \$1,000 per month and contracting with Coastal Elevator and 3 Kings (for the required emergency communications system which the elevators did not have) at a monthly savings of approximately \$500.
- Approved Management's recommended changes to the Employee Benefits plan. This made sick, personal and vacation time PTO (Personal Time Off) and reduced the number of paid holidays.
- Approved the updated Rule and Regulations short form removing former employees' names and phone numbers. This will be made available to guests when they come to stay.



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TRANSFORMING CHAOS INTO HARMONY AND PRODUCTIVITY

Reminders

Our accounting company is moving to a new platform on July 1, 2025. Owners should have received letters via email from Juda Eskew about establishing a new login and password. Please check your spam folder as well. If you have not received this notification, please contact customer service at JUDA Eskew to verify your contact information with them. That information remains the same : 954-577-9700 and/or by email to customerservice@jeafinancialgroup.com. Follow the instructions or view the step by step video on their website, don't delay this process, please get set up asap. If you were on autopay, you will need to complete and return the form again.

July Maintenance Assessment is due July 1, 2025. However, due to the changeover, no late fees will be charged in July. You can still bring a check to the office if you wish and Management will take it to Juda.

Lockers

Maintenance is cleaning up the property and all items on outside of the lockers must be removed by **August 1, 2025**. Any items remaining outside of the lockers will be disposed of.

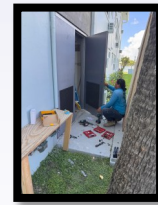
Inspections

Elevator Inspection— July 11, 2025. The elevators may be out of service for a short time.

Backflow Inspection— July 15, 2025. Water may be turned off for this inspection.

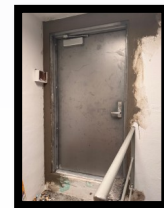
East Garbage Room Beam Repair

Flacks is working on the beam repair on the east garbage room. The concrete is completed and they are opening a hole to hold the exhaust pipe. The new doors have been installed.



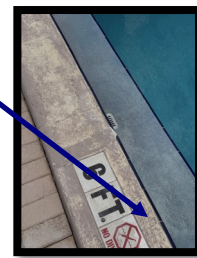
New Roof Access Door

The new roof access door and safety lock have been installed. Flacks still has to paint the area around the door. For safety reasons this door is locked from the inside (the building side) and allows access back into the building from the roof. Residents should not access the roof for safety reasons.



Pool Tile Crack

Staff found a crack in a tile on the edge of the pool. It was a sharp area. Coquina Pools (our pool company) repaired the crack within a day for our residents' safety.



Parking Lot and Bumpers

Roger has been working hard this summer on the parking lot. He has (and is still in the process of) pressure washed the parking bumpers, painted them white and put the space numbers in the middle of the bumper. He is also pressure washing, filling in cracks and painting the blacktop of the parking lot.

