

MAYBURY MANSIONS
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Maybury Mansions Association, Inc.

**There will be an evening meeting of the
MM Board of Directors**

Date: May 16, 2023

Time: 7:00 pm

Place: Maybury Clubhouse

The agenda for this meeting will follow.

MAYBURY MANSIONS ASSOCIATION, INC.

2451 NE 51st Street

Fort Lauderdale, FL 33334

Email: MayburyOffice@Gmail.com

Ph: 954-771-9100

The Maybury Mansions Board of Directors are holding a regular meeting at the time and place listed below. All residents are encouraged to attend.

Date: May 16, 2023

Time: 7:00 pm

Place: Maybury Clubhouse

Agenda

1. Call to order
2. Salute the flag
3. Roll call
4. Approval of minutes of previous meeting
5. Approve agenda
6. Treasurer's Report
7. 5. New business:

--FICO Score

--Painting Completion

--Clam Shell Awnings

--Black Paint on Thresholds

--Surveillance Cameras

--"C" Building Elevator Problems

--Flag Replacement

--Storage Locker Fees

--Compliance Committee

8. Motion to Adjourn

MAYBURY MANSIONS ASSOCIATION

MEETING OF THE BOARD

Tuesday, May 16, 2023 at 7:00pm

CALL TO ORDER

The Meeting of the Board was called to order by Prospero Marino at 7:00pm

PLEDGE OF ALLEGIANCE

Prospero Marino led the Pledge of Allegiance.

ROLL CALL

Prospero Marino, Pat Callahan Taylor, Anthony Fischetto, Sandy Denis (via Zoom), Richard Marino, Randy Harrison (via Zoom), Tony Langone and Linda Stephens, Office Manager

PROOF OF NOTICE OF MEETING A notice was posted on May 12, 2023.

APPROVAL OF MINUTES OF PREVIOUS MEETING

A motion was moved by Prospero Marino and seconded by Anthony Fischetto,

“That the Minutes of the Board meeting held April 24, 2023 be approved.”

MOTION CARRIED

APPROVAL OF AGENDA

A motion was moved by Prospero Marino and seconded by Anthony Fischetto,

“That the Agenda be approved.”

MOTION CARRIED

TREASURER'S REPORT

Anthony Fischetto, Treasurer, provided the Treasurer's Report.

We have a \$202,000. CD (from the Reserve Fund) invested with Citi Bank at 4.15% maturing on March 24, 2024.

We have \$174,000. at Truist Bank for our present Maintenance Fees for our operating account, and in our new Alliance Bank we have \$32,974. for Insurance and \$11,585. in the operating account from our maintenance fees also.

So some of the maintenance payments are still going to Truist and some are going to Alliance for those who pay by check for the time being until we get everything up to date.

If people do not have their original coupon book for 2023 or lost it, they can get a new one by calling Linda at the Maybury Office.

NEW BUSINESS

FICO Score

At a previous meeting a recommendation was made to increase the requirements for the FICO score from 650 to 700. We cannot do that without an Association wide vote, so the FICO score has been changed back to 650.

Painting Completion

Painting of the buildings is now complete.

Clam Shell Awnings

Recently damage was caused by a clam shell awning with a broken arm. We have billed the owner for the repair. Owners are reminded that Clam Shell Awnings need to be secured to ensure they are not a safety hazard to buildings, people and vehicles. If they are not maintained and secured, the owner is responsible for any damages that occur.

Black Paint on Thresholds

A suggestion was made by a resident to have condo thresholds painted black.

NEW BUSINESS (cont'd.)

Surveillance Cameras

Some of the cameras are tilted so you only see the front of vehicles. Repairs will be done and they will be repositioned. We have access now to the DVR's. The cameras have always been recording, but now we can view it.

'C' Building Elevator Problems

Recent 'C' Building Elevator problems were caused by putting the switch on to leave the door open and people not turning the switch off. This created noise in the hallway.

The Elevator Company is preparing a proposal for Board consideration to have all seven elevators set up with a fire alarm that will go off until you shut the switch off.

As soon as we receive the proposal and when we have funds available, we will have this set up and everyone will have use of the elevator.

Flag Replacement

We need a new flag and it will be replaced soon. A suggestion was made to ask any Veterans at Maybury if they wish to assist with this.

Storage Locker Fees

We have compiled a list of additional lockers available for rent @ \$60./year. We are checking our records to ensure that everyone has paid for their additional locker(s). So if you receive a phone call or email regarding this, please do not be insulted. We are just ensuring that our record keeping regarding this income is up to date. You will be asked for documentation to confirm that you have paid for your additional locker(s).

Compliance Committee

Anthony Fischetto reported that a Compliance/Fines Committee has been formed. It is a requirement in the Florida Statutes for a Board to have a Compliance/Fines Committee in order to fine people. A minimum of three people form the Committee and they must be owners. If we impose a fine, the person has 14 days to appeal it to the Committee. They receive a warning for the violation. Then the Committee approves or rejects it.

NEW BUSINESS (cont'd.)

Compliance Committee (cont'd.)

The members are:

Maria Felle

Lucille McDowell

Nina Zakrzewski

Joan Calamita, alternate

Joe Calamita, alternate

Carol Drummond, alternate

The Compliance Committee meets with the person and makes the final verdict of whether they are to pay the fine or not and the Board goes by whatever the verdict is by the Compliance Committee. If the fines are not paid, you could lose your privilege of using common elements, e.g. BBQ, clubhouse, clubhouse patio, exercise room and pool/hot tub.

Email Addresses

If you wish to receive notices, newsletters, attend Zoom meetings, we need to have your email address and approval for us to email you.

Linda Stephens, Office Manager, is currently compiling a list of emails. So please contact her with your email address if you want to be added to our email database.

Adjournment

A Motion was moved by Prospero Marino and seconded by Tony Langone,

"That the meeting be adjourned."

MOTION CARRIED

The meeting adjourned at 7:51pm.