

MAYBURY MANSIONS
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Maybury Mansions Association, Inc.

**There will be a morning meeting of the
MM Board of Directors**

Date: July 28, 2023

Time: 11:00 am

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

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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: July 28, 2023

Time: 11:00 am

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 – Financials & Reserve Status, Maintenance Payment Procedure Update, Insurance Payments, Hiring of Accountant
7. New business:

--Office Manager will be out of the office Aug 10 – 21. There will be limited office coverage.

--Compliance Committee Report

--Roof Contractor Decision

8. Motion to Adjourn

MAYBURY MANSIONS ASSOCIATION
Minutes of the Regular Meeting
July 28, 2023 at 11:00 am
Maybury Clubhouse

The membership was in attendance.

Call to Order

The meeting was called to order at 11:06 am.

Salute to the Flag

Prospero Marino led the Pledge of Allegiance.

Roll Call

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

Absent: Richard Marino

Approval of Minutes

Moved by Prospero Marino and seconded by Sandy Denis,

"That the minutes of June 15, 2023 be approved."

CARRIED

Approval of Agenda

Moved by Prospero Marino and seconded by Tony Langone,

"That the Agenda be approved."

CARRIED

Treasurer's Report

Anthony Fischetto provided the Treasurer's Report as follows:

Reserves: \$ 9,843. at Alliance Bank
 \$167,704. at South State Bank
 \$ 28. at South State Bank
 \$202,722. CD at Citi Bank yielding 4.15%
 \$380,297. Total Reserves

Operating: \$ 94,004. at Alliance Bank
 \$ 81,776. at Truist Bank (Insurance)
 \$ 32,975. At Alliance Bank (Insurance)
 \$208,755. Total Operating

Total Balance Sheet: \$589,052._

Major expenses that are coming up are the roofs and the 17 flat roofs. Our Insurance Company will not insure us unless we replace the 17 flat roofs. We have received various quotes and are awaiting one more quote to come in.

A Motion was moved by Prospero Marino and seconded by Randy Harrison,

"That the Treasurer's Report be approved."

CARRIED

Maintenance Payment procedure update

There has been a mix up with the \$\$ between Property Keepers Management, the CPA and M&M Property Management. We received a report of who owes, but it is not fully accurate because of the mix up with the Management Companies. We are in the process of continuing to get the numbers all straightened out. We will not be charging late fees.

Insurance Payment

The Insurance is budgeted and we pay \$59,679. monthly for a yearly total of \$716,148.

Hiring of Accountant

Our Accountant Sofia has worked on our tax return which is now complete. The Audit has been delayed because the figures did not come in from the Management Company.

New Business:

Office Manager on Vacation

Our Office Manager will be on vacation August 10-21. There will be limited coverage in the Office. Interviews will take place on the 1st and 15th of August. A sign will be posted for Realtors indicating that we will do this temporarily and are asking for their cooperation and understanding during this period.

-Compliance/Fines Committee Report

The Compliance Committee does nothing except if the violator who gets the fine from the Board wants to appeal it. The Committee only listens to both sides and decides whether the violator should get the fine or not that the Board gave. Whatever the Committee decides goes. So the Committee does not give fines, does not look for violators and has no involvement except when the Board gives a fine and the one fined wants to appeal it.

So far two people have been given violation letters by the Board and no one opposed it so it never came before the Committee.

-Roof contractor decision

This item was not discussed as the Board is awaiting an additional quote before a decision is Made at a future meeting.

Maybury WebsiteGoDaddy was hired to set it up for us. Our website is currently being rebuilt/under construction now.

Motion to Adjourn

A Motion was moved by Anthony Fischetto and seconded by Anthony Langone,
"That the meeting be adjourned."

CARRIED

The meeting adjourned at 12:25pm