

Minutes of Board Meeting held on February 22, 2005.

An Organizational Meeting of the Board of Administration of Mayan Towers Condominium II, Inc. was held on February 22, 2005, at 10:00 A.M. in the Clubhouse at 145 S. Ocean Avenue, Palm Beach Shores, Florida, pursuant to notice given in accordance with Law and By-Laws of the Corporation.

The meeting was called to order by the President, Art Donelan.

Members present: Art Donelan, Gene Price, Kay Bresnahan, Sal Incatasciato, Anthony Traversa, Barbara Haag, Richard Dragone, Chuck Kasbee, & Ed Lehner

Also Present: (all members of the Association) Doroth Haimes, Joe Haimes, Harold Haag, Bill Dunn, Jim Ditello, Bob Shields, Jean Whalen, Jean Traversa, Robert Kreutz, Marie Price, Bill Loftus, Al D'Andrea, Elizabeth Beermann, Eimilio Martinez, Clyde Keck and Virginia Gillette.

A. Donelan welcomed the newly elected board members: Chuck Kasbee, Ed Lehner, and Richard Dragone.

Additions/Deletions: None

Elections of Officers:

President:

Nominations were opened. A. Traversa nominated A. Donelan for the office of president and was seconded by S. Incatasciato.

A second nomination was offered in the name of C. Kasbee by Barbara Haag and seconded by _____.

A paper ballot was taken which resulted in the following: A. Donelan 5, C. Kasbee 4. A Donelan was elected President.

Vice President/Secretary:

Nominations were opened. B. Haag nominated K Bresnahan and was seconded by G. Price. No other nominations were made. K Bresnahan was elected Vice President/Secretary.

Treasure:

Nominations were opened. R. Dragone nominated G. Price, seconded by S. Incatasciato. No other nominations were made. G. Price was elected Treasurer.

NOTE: Prior to the election of officers as stated above, there was a general discussion as to whether or not the positions of Vice President and Secretary could be combined in one person. The Chair noted that according to our Bylaws, Article 7, Section 6.1, the above joint position is allowed with the exception of the president who cannot assume more than the role of president.

2005 Board Officers as follows:

President	Art Donelan
Vice Pres/Secretary	Kay Bresnahan
Treasurer	Gene Price

Old Business:

R. Dragone questions why the car parking stickers are to be placed on the front windshield. A. Traversa stated most people have the rear window tinted and the stickers can not be seen. A. D'Andrea said the sticker blocks his view and he will put his in the rear or on the side window.

New Business:

C. Kasbee made a motion for MTN to have a website for news of the Condo and minutes so the owners can be aware of what is happening. Motion was 2nd by _____. The motion carried with a unanimous approval vote.

Comments & Questions:

E. Martinez said he has seen rust places on the building and where the paint is peeling. S. Incatasciato said MTN is still under the warranty and the contractor has been notified. They have not responded yet but they have been busy due to the hurricanes. E. Martinez said we should get the work taken care of by someone else to preserve the building and S. Incatasciato said we would void the warranty. At the Annual Meeting, owners were advised to report to Maintenance any problems with the building so we could prepare a report. A. Donelan asked E. Martinez if he knew of any glaring problems. He sated on the walkway to the courtyard there was paint peeling and he would report to Maintenance.

V. Gillette asked if any plans to repaint the foyer and replace the tiles in the elevators. S. Incatasciato said he would like to see the lobby 2 tone with a chair rail. The elevators are being used for moving large pieces of glass and large furniture. The unit owners are responsible during the delivery of items.

A. D'Andrea questioned where we are with the roofing project. A. Donelan said at this time the contract is being looked over by K. Direktor's office.

B. Shields said a website would be good for the owners not in residence full time who want to see the minutes and what is going on during the year. Owners could make their votes in the future by having more current information at their disposal.

R. Dragone brought up the office hours should be extended. K. Bresnahan said they may change.

A. D'Andrea suggested an Emergency Committee to have a list of procedures to prepare for an emergency and to help our Maintenance Crew. C. Kasbee said to write owners to be sure and remove items from their balcony when they leave the building. The items become flying debris during the storms.

R. Dragone suggested a Decorating Committee of owners that reports to the Board for approval.

R. Dragone made 1st motion to adjourn meeting and 2nd by B. Haag. Meeting adjourned at 11.24 A.M.

Kathleen Bresnahan
Secretary