

Minutes of Board Meeting held on April 20th, 2005.

An regular meeting of the Board of Administration of Mayan Towers Condominium II, Inc. was held on April 20th, 2005, at 11:00 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 at 11:01 AM.

Members present:

Arthur Donelan	Antonio Traversa
Kathleen Bresnahan	Barbara Haag
Charles Kasbee	Sal Incatasciato
Gene Price	Ed Lehner

Members Absent: Richard Dragone

Also Present:

Georgianna Ellis	Bob Kreutz	Mary Schneid
Katie Battaglia	John Battaglia	Emilio Martinez
Bill Loftus	Jim Fraser	Grace Fraser
Joe Haimes	Dorothy Haimes	Harold Haag
Charles Gulgas	Lorain Gulgas	Annette ODonnell
Virginia Gillette	Judy Silverman	Marie Price
Esther Carr	Walter Oswald	Gladys Wik
Naomi Sogoloff	Leonard Sogoloff	

Additions or deletions to agenda:

There were no additions or deletions to the agenda.

Approval of Sale Units #403 and #603:

Kathleen Bresnahan made the motion to approve the sales of units #403 and #603. Sal Incatasciato seconded the motion. ¹Vote results: 8 yeas, 0 nays.

Old Business:

Barbara Haag mentioned that the minutes of March 16th meeting should be revised to indicate that she left early from the meeting and thus not all 8 Board Members were present for the voting. Ed Lehner indicated that Art left the meeting with Barbara and thus he could not have adjourned the meeting. Barbara Haag and Ed Lehner indicated

that there was information missing from the minutes of the organizational meeting from February 14th, 2005 which included a motion and a vote. This motion/vote was not mentioned in the minutes. Kay Bresnahan stated she would review the audio cassette from that meeting and make revisions to the above mentioned minutes.

Further discussion followed regarding the combination of the offices of Vice President and Secretary.

New Business:

Pertaining to the renters of unit #201, Tony Traversa reported that the Rules and Regulations Committee along with the Covenant Committee highly recommends that the Board of Administration deny any application for rental renewal / purchase submitted by the current residents of unit #201, Catherine Paige Parker and her brother, Dean.

This recommendation is based upon the non-compliance with the Rules and Regulations by the residents of unit 201, Catherine Paige Parker, her brother, Dean, her nephew and other unit visitors, as observed by various members of the Rules and Regulations and Covenant Committees.

The Rules and Regulations and Covenant Committees also recommend that the Board of Administration send a letter to the unit owner, Mr. and Mrs. Gary Wainscott, informing them of the denial of rental renewal of Catherine Paige Parker, her brother, or her nephew. The Rules and Regulations and Covenant Committees also recommends that the Board of Administration write a letter to the Sales and Lease Committee informing them of the numerous violations of said renter and guests with the recommendation that the aforementioned residents are denied occupancy in the unit or any other unit in the building. Tony described a few of the violations which included parking violations, speeding, etc.

Barbara Haag made the motion that the Board of Administration send a certified letter/return receipt requested to the unit owners and make telephone calls informing them of the situation. Tony Traversa seconded the motion. Kay Bresnahan recalled that the lease of 201 was originally for one adult only. Kay went on to say that a letter was sent by the Rules and Regulations Committee to the unit owners on February 21st, 2005, and the Board has not received a reply. Barbara recommended the letter be sent via registered mail. ¹Vote: 8 yeas, 0 nays.

Report of Officers/Committees

Kay Bresnahan, of the Sales and Lease Committee, reported four (4) sales coming up within the next two months.

Sal Incatasciato, of the Building and Maintenance Committee, reported Advanced Roofing has begun assessing the air conditioning units on the roof. Significant progress has been made. A few unit owners have inquired about the cost of new air conditioning units. The following information was supplied:

Description	Manufacturer	Cost
1.5 ton unit	10 SEER RHEEM	\$ 716.00
2.0 ton unit	10 SEER RHEEM	\$ 730.00
2.5 ton unit	10 SEER RHEEM	\$ 789.00
3.0 ton unit	10 SEER RHEEM	\$ 896.00
3.5 ton unit	10 SEER RHEEM	\$ 964.00
4.0 ton unit	10 SEER RHEEM	\$1,094.00
5.0 ton unit	10 SEER RHEEM	\$1,342.00

Barbara Haag asked if the unit tonnage was greater on some of these air conditioning units than was necessary for the size of most of our apartments. The Board discussed air conditioner efficiency and tonnage. Sal asked that unit owners refrain from contacting the contractor directly. If an air conditioner needs to be replaced, Advanced Roofing will identify that unit and the unit owner will be contacted. Barbara Haag requested a list of prices/descriptions be posted. Sal indicated that the list would be posted on the bulletin board in the mailroom. The maintenance crew, along with an Advanced Roofing repair man, will note the thermostat settings in each unit. Then, they will test the air conditioner unit and return the thermostats to the original settings.

Sal continued to report on the following projects; cleaning of the air ducts, replacing the fencing around the pool, and re-strap all of the pool/patio furniture. Proposals are being gathered on these projects. We may be able to collect money from the insurance company for the fencing around the pool.

Charles Kasbee reported that the insurance policy covered mechanical issues of the building, this may include the elevators and even the air ducts. An adjuster is scheduled to come next week to go over the policy. Another insurance policy may cover the fence repairs. Both of these insurance policies will continue to be reviewed. Further discussion of the insurance company and our policies ensued.

Further discussion ensued regarding the collection of proposals for the above mentioned projects.

Charles Kasbee reported that the Association, at one time, turned down a check for \$1,000 from the insurance company because it was far below the claim amount. The insurance company issued this check in order to comply with a Florida law requiring that insurance claims were addressed within a certain amount of time. Gene Price added that we returned this check to the insurance company as it was not acceptable.

Gene Price, Treasurer, reported that by now everyone should have received a letter from Capital Realty Advisors along with May and June payment coupons. In the future, you will receive payment coupons for each quarter, i.e. three payment coupons at a time. The letter from the accounting company should have also included an electronic funds transfer form. Barbara Haag asked the cost of the accounting company's services. Gene

informed her that it was \$6,800/year and explained the cost savings. The CPA that we have used in the past will still be doing our books.

Barbara Haag asked for an update on our reserve account. Gene stated that there has been no change in the reserve account since last month. The combined total between the Reserve and Operating accounts is in the \$230,000 range.

Georgianna Ellis reported on the landscaping project. Various plants, shrubs and trees are being planted around the property.

Charles Kasbee asked for an update on the Adelpia contract. Arthur Donelan stated that the attorney, Brad Gross, was to be in contact with him. Art is still waiting to hear from Mr. Gross but expects resolution by the end of the day.

Arthur Donelan reported on the Special Assessment. He stated that it is very important that every unit owner responds to the Special Assessment. He thinks it will take another week for all of the ballots to be submitted. The Board will hold a Special Meeting near the end of the month to count the ballots and tally the votes. Further discussion ensued regarding the special assessment procedures and the attorney's interpretation of our documents regarding special assessments. Discussion of the ballots followed and the possibility of fraud. Kay Bresnahan stated that the attorney previewed the letter regarding the special assessment vote and advised us on the wording of it and the ballots. Vote validation was also discussed at length.

A question was raised from the floor regarding the insurance company and money re-cooperated from our policy. Art stated that a third party, NFA, firm of public adjusters is contesting the findings of the insurance company. NFA does not charge unless we receive money from the insurance company. Art acknowledged that if we get a large enough amount of money from the insurance company it may mitigate the sum being borrowed from the bank. Art stated that we will know more within the next few weeks.

Comments and Questions from Owners of Association:

Emilio Martinez asked about an application he submitted for the use of the clubhouse. He understood that one application was approved and the other one was denied. Art Donelan explained that the applications were approved and he was present when the office secretary called his wife to approve the application. Mr. Donelan stated that renting the clubhouse does not give anyone the right to deny other beachgoers access to the beach. Further discussion of beach chairs and the application ensued. Mr. Martinez explained that he would use the clubhouse and the beach to entertain his guests. Barbara Haag stated that the beach was big enough for both the Martinez family picnic as well as everyone else who wants to be on the beach. Barbara stated that she didn't think the note was meant to prohibit his use of the beach but rather that there should be enough room for everyone on the beach.

Mr. Martinez went on to address the duct cleaning project with Sal Incatasciato. Sal said that project was on hold for a little while yet as more bids are being collected. Further duct discussion ensued.

Judy Silverman suggested that we recognize the hard work of the maintenance people possibly with a plaque. She went on to comment on the professional appearance of the Mayan Towers website (www.mayantowersnorth.com).

Another comment from the floor was that Charles Kasbee be 'second in command' because he is a year round resident. The speaker went on to say that this is the reason why some residents feel the need to separate the position of Vice President and Secretary. She asked that the Board take this under advisement. Art Donelan reported that the Board would follow up on this discussion at the next meeting.

Adjournment:

Barbara Haag made 1st motion to adjourn meeting, seconded by Kay Bresnahan.
Meeting adjourned at 12.05 P.M

Respectfully Submitted,

Gladys Wik
Assistant Secretary

*Indicates location of motion(s) made and vote results:

1. Approval of Minutes
2. Letter to be sent to unit owner, #201

Follow Up Topics

1. Vice President/Secretary position