



MAYAN TOWERS CONDOMINIUM II, INC.

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Minutes of Board Meeting held on May 18, 2005 (revised 6/15/05)

An regular meeting of the Board of Administration of Mayan Towers Condominium II, Inc. was held on May 18th, 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 President Arthur Donelan at 10:04 am

Board Members Present: Arthur Donelan, Sal Incatasciato, Antonio Traversa, Charles Kasbee, Gene Price, Barbara Haag, Edward Lehner, *Kathleen Bresnahan

*Attending via conference call.

Members Absent: Richard Dragone

Present: Joe Haimes, Margaret Ronan, Georgianna (Peach) Ellis, Marie Price, Gladys Wik, Harold Haag, William Loftus, Gene and Jane Guttman, Virginia O'Shalkin, Dorothy Haimes, Mary Schneid, Irene Kasbee, Evelyn Chertok, Jeannine Carr

ADDITIONS/DELETIONS TO AGENDA: Arthur Donelan added the minutes of April 29, 2005 regarding the special meeting to the agenda.

ADDITIONS/DELETIONS TO MINUTES of April 20th, 2005. No approval at this time.

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OLD BUSINESS:

REPORTS OF OFFICERS/COMMITTEES

Gene Price, Treasure, reported that the Operating account contained \$96,241, Reserve fund \$132,326 and bond of \$15,000.

Sal Incatasciato reported on the Construction Kick-Off Meeting. The roofing project will begin sometime next week and they will begin examining the apartments on the 8th floor. The date work begins will be posted on the bulletin board. Mark will be the primary lead if there are any concerns.

Advanced Roofing will bill the unit owners directly if they want a new a/c unit installed. There is no need to mail payment at this time. Advanced Roofing will supply a list of prices for air handlers as well. Interested parties can make a note of wanting an air handler on their completed form. The roofing job is estimated to take 8 weeks. Kettles will be placed on the roof to minimize odor and most of the equipment will be placed on the roof. Mary asked what she should do if she won't be here during the 8th floor inspection. Sal stated he would talk to Mark and inform him of this. Sal recommends that pictures be taken off the walls, etc. to make sure that the vibrations would not damage items.

Tony added that Advanced Roofing would send a person around to each floor to take pictures.

Barbara commented that the representative from Advanced Roofing was very informative and reassuring. However, she was unsure how the project would be completed by July 4. Margaret Ronan asked about units on other floors and whether or not she should also remove items from the walls. Sal Incatasciato advised her to take the necessary steps to protect her property if she felt concerned. There was discussion regarding where the contractor may begin working but at this time that is still unknown. Bill Loftus asked where construction would begin. He was informed that Advanced Roofing said that they would start on the SE corner but that is not certain and we cannot hold them to that, etc.

There was some discussion regarding the construction meeting and the minutes from that meeting. Advanced Roofing will supply us with a copy of these minutes and they will be available for review.

Kay Bresnahan noted that according to the Advanced Roofing report, there didn't appear to be any a/c that worked properly. Sal Incatasciato commented that each owner must make the decision to replace or not replace his or her units. Barbara went on to comment that the report from Advanced might have been just a precautionary measure. Gene commented that anything between 5-10 years old was marked fair, again as a precautionary measure.

Tony reported that restoration was beginning next door and some workers were parking in our lot. Parking decals are the best way to determine if a vehicle is parked legally.

Gene Price recommended that people parking on the north side might want to park elsewhere temporarily to ensure that vehicles aren't damaged by the work being done next door. Sal stated we would be taking pre-construction photos of the wall and driveway. We cannot ensure that dust barriers are erected, however, we can make a complaint to Town Hall if the dust becomes an issue. There was further discussion regarding parking and potential situations that may arise from the construction north of our building.

Chuck Kasbee reported on the insurance. He reported that it appears we will be paid for the fencing around the pool. An adjuster is going to look at our mechanical elevator repairs. Our new insurance covers us for the coming year and he doesn't anticipate any problems. Art reported NFA (National Fire Adjusters) submitted a preliminary report to us. Sal Incatasciato summarized that all of the unit and building damages from the hurricane were submitted and the ballpark amount of the claim was \$900,000.00.

Art Donelan reported that the Adelphia contract is signed but they have not mailed a copy to us yet. It will be mailed as soon as Adelphia is able to catch up on their paperwork.

Ed Lehner and Chuck Kasbee reported on the Hurricane Committee. Chuck was appointed chairperson of this committee and the first meeting would be held in June to discuss a plan of action in the event of a hurricane. One idea would be to register everyone residing in the building prior to a hurricane warning being issued. Bill Loftus, Joe Haines, Jack Dugan, Ed Lehner are volunteers on the Hurricane Committee.

Further discussion of mandatory evacuation was discussed. In a mandatory evacuation zone, law enforcement does not force you to leave. You are advised to register with the Police station if you are staying in your residence. In the event of an emergency, 911 will not enter a mandatory evacuation zone. Chuck advised everyone to get a Re-Entry Permit so that he/she can enter the island in the event of an emergency. There was more discussion regarding hurricanes and people's reluctance to evacuate. Bill Loftus asked if there was a condo rule, etc. that prevents an owner from placing a generator on a balcony. Sal Incatasciato advised that the Hurricane Committee would have to check with town hall regarding this issue. The Hurricane Committee will add this as an agenda topic.

Arthur Donelan addressed the issue of the Vice President and Secretary positions as discussed in the April 20th minutes. Art read from the Bylaws, Chapter 6, Section 6.1 and Section 4.1. Art also stated that we have had problems with unauthorized actions of Board members including the actions of an unauthorized Webmaster. Art read from the Webmaster's communication regarding access and control of the Mayan Towers North website. After some discussion, it was agreed that Chuck Kasbee and Jeannine Carr, the

office secretary, would speak with the Webmaster so that control and maintenance of the site will reside with Mayan Towers.

Bill Loftus wanted to revisit the issue of Vice President and Secretary. This issue was not discussed at this time. Art explained that the issue was addressed during the reading of the bylaws. Mary Schneid asked about the issue of voting Chuck Kasbee into the position of the Vice President. No motions to do so were made at this time.

Further discussion ensued regarding the positions of Assistant to the Treasurer, Assistant to the Secretary and the Assistant to the Treasurer positions. Page 10, Section 6.2 was read to state the roles of these positions.

Much discussion ensued regarding the creation and expiration of these Assistant positions. Ed Lehner asked what the powers of these positions included. According to the Bylaws, the Board defined the power/authority of these positions. Barbara stated that these Assistants would not have the powers of the primary position, i.e. check signing, etc. Art stated that in the past, the Assistants have helped with mailings and other administrative tasks. Dorothy Haimes asked if these tasks would be better handled by an elected position. Sal Incatasciato made the motion to establish the positions of the Assistant to the Treasurer, the Assistant to the Secretary and the Assistant to the president Positions. Motion seconded by Gene Price. Vote 5 yeas, 3 nays. Motion carried.

Georgianna (Peach) Ellis was nominated as the Assistant to the President. Sal Incatasciato made the motion to accept this nomination and Tony seconded the motion. Motion seconded by Gene Price. Vote 5 yeas, 3 nays. Motion carried.

Kathleen Bresnahan stated that signing a Certificate of Approval in her absence was the only authority she gave to the Assistant to the Secretary position. All other papers needing the Secretary's signature in the Secretary's absence require Gladys to discuss the paperwork with Kathleen. Gladys Wik was nominated as the Assistant to the Secretary. Gene made the motion to accept this nomination and Sal Incatasciato seconded the motion. There was no further discussion. Vote 7 yeas, 1 nay. Motion carried.

Charles Kasbee was nominated as Assistant Treasurer. Gene made the motion to accept this nomination and Sal Incatasciato seconded the motion. There was no further discussion. Vote unanimous. Motion carried.

NEW BUSINESS: There was no new business to discuss at this time.

COMMENTS FROM THE ASSOCIATION:

Bill Loftus asked to revisit the issue of Chuck Kasbee being nominated as the Vice President. Art stated that the Board voted Kathleen Bresnahan into the positions of Vice President and Secretary in the 2005 election of officers. Dorothy Haimes stated that she didn't feel this was in the best interest of the Association. Barbara Haag reiterated that a vote was taken at a previous meeting and the vote was split, 5 yeas / 4 nays, to keep the positions/offices as they are. There was much discussion, a little mud slinging, and some disgruntled discussion regarding the color of the lobby.

Barbara Haag made the motion to adjourn. Sal Incatasciato seconded the motion. Meeting adjourned at 12:34 PM

Respectfully Submitted,

Gladys Wik
Assistant to the Secretary