

Minutes of Board Meeting held on June 15, 2005.

A regular meeting of the Board of Administration of Mayan Towers Condominium II, Inc. was held on June 15th, 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 at 10:20 AM by President, Arthur Donelan.

Board Members Present: Arthur Donelan, Edward Lehner, Barbara Haag

Board Members Present via conference call: Gene Price, Kathleen Bresnahan, Sal Incatasciato, Richard Dragone, Antonio Traversa

Board Members Arriving Late: Charles Kasbee

Present: Virginia O'Shalkin, Dorothy Haimes, Mary Schneid, Bill Loftus, Peach Ellis, Joseph Haimes, Mark DeMoss, Jeannine Carr, Harold Haag, Irene Kasbee, Gladys Wik

ADDITIONS/DELETIONS TO THE AGENDA: None at this time.

APPROVAL OF BOARD MEETING MINUTES OF APRIL 20TH, 2005: Sal Incatasciato made the motion to accept the minutes. Kathleen Bresnahan seconded the motion. Motion approved unanimously.

APPROVAL OF BOARD MEETING MINUTES OF APRIL 29TH, 2005: Barbara Haag made the motion to accept the minutes. Edward Lehner seconded the motion. Motion approved unanimously.

APPROVAL OF BOARD MEETING MINUTES OF MAY 18TH, 2005: Barbara Haag observed that Gladys Wik was listed erroneously as a Board Member and made the motion to delete her name from that heading. Charles Kasbee seconded the motion. Kathleen Bresnahan mentioned that both first and last names should be used throughout the recording of the minutes. Kathleen Bresnahan made the motion to accept the minutes pending these corrections. Sal Incatasciato asked to table this item because he has not seen these particular minutes. Approval of these minutes was not tabled however and Edward Lehner seconded the motion. Motion approved unanimously.

REPORT OF OFFICERS:

Kathleen Bresnahan, Chairperson of the SALES AND LEASES COMMITTEE, had no report to make at this time.

Gene Price, Chairperson of the BUDGET AND FINANCE COMMITTEE, reported that the May financials are available in the office. Kathleen Bresnahan requested a copy of the financials. Barbara Haag requested a copy of the April and May financials as well. Arthur Donelan stated that all board members will receive these copies.

Arthur Donelan reported that the financials look favorable and the financials regarding the roof project are going smoothly. Kathleen Bresnahan asked who the authorized signers were for the roof project. Arthur Donelan responded that Charles Kasbee and he were signing the checks pertaining to the roof project at this time.

Charles Kasbee, Chairperson of the HURRICANE COMMITTEE, reported on the first Hurricane Committee meeting held on June 7th, 2005. Charles Kasbee, Mark DeMoss, Jack Dugan, Edward Lehner, Bill Loftus, Jeff Franklin and Joseph Haines were present at this meeting to discuss various procedures to follow during a hurricane. The minutes of the Hurricane Committee Meeting held June 7th, 2005 are available in the office and on the website. Further hurricane information will be posted in the mailroom and on the website. Charles Kasbee went on to warn that after winds reach 45 mph, emergency response personnel will not answer 911 calls. Barbara Haag asked about a MTN Hurricane Information sheet that was posted in the mailroom. Barbara Haag requested a copy of this information. Arthur Donelan asked if there were any objections regarding the report of Charles Kasbee. There were no objections or comments.

Charles Kasbee, Chairperson of the INSURANCE COMMITTEE, reported on the fence and mechanicals issue. Charles Kasbee is still communicating with the insurance company to resolve these issues. Charles Kasbee went on to report that he has received no news from the public adjuster as yet. Also, the cable TV contract has been signed but we have not received a copy yet.

Charles Kasbee went on to report that we are negotiating with a company by the name of ANI, a cell tower location broker. Our attorney is reviewing a contract which would generate revenue for the condominium with the installation of a 3-foot high cell tower on the top of the building. The attorney informed us that we would need approval by the membership before proceeding further. Approval would require 51% of owners. This endeavor could possibly generate revenue of \$100,000.00. Charles Kasbee anticipates that we will hear back from the attorney by this week.

Arthur Donelan asked Mark DeMoss, our maintenance supervisor and Chairperson of the MAINTENANCE COMMITTEE, to report on the roofing project and the weekend developments. Mark DeMoss reported that there have been two (2) mishaps regarding water penetrating particular units. Mark DeMoss explained that this was due to the fact that there weren't enough drains on the roof. Water accumulates and the temporary tie-in is unable to hold the water. The roofing company is working on the roof first to try to ensure additional flooding will not occur and we will not have a repeat of water penetrating any units. Unit #816 had considerable damage and the Advanced Roofing insurance adjuster will take care of the damage in that particular unit due to the weekend flood. Charles Kasbee and Edward Lehner reported observing Advanced Roofing had cleaners and dehumidifiers to control the situation. Mark DeMoss reported that there were also issues late Sunday afternoon. Pictures were taken to document the situation and Advanced was very cooperative and helpful. Mark DeMoss reported that three kids were reportedly up on the roof on Saturday shooting water balloons per Jay, the Advanced Roofing company foreman.

Tony Traversa asked how we could change the drain situation. Mark DeMoss thought it would cost additional funds. Sal Incatasciato and Tony Traversa discussed the complications and challenges of the roofing process in the midst of wet weather. Mark DeMoss reiterated that once the roof was done, there wouldn't be any more issues with flooding on the roof.

Joseph Haines asked if repairs have begun on the elevators. Mark DeMoss stated that work has begun on elevator #1, the SE elevator. Joseph Haines requested that signs be posted on the out of service elevator.

Sal Incatasciato asked if the time to complete the roof will be delayed because of the weather. Mark DeMoss reported that we have a weather report for each day to track progress and weather. Barbara Haag also commented that the weather will be poor for the remainder of the week. Sal Incatasciato stated that we can not penalize the contractor because of the poor weather. Sal Incatasciato asked if the contractor could increase his forces. Mark DeMoss stated he would make this suggestion to the contractor. At this time, Mark DeMoss left the meeting and returned to his duties.

Sal Incatasciato reported that he has been working on finding the proper fencing for the pool fence replacement project. A few design changes have been made regarding reinforcements, heavier posts, higher gates, color, etc. Barbara Haag asked if a white fence would require more maintenance than a brown fence. Sal Incatasciato reported that the manufacturer assured him that a white fence would not require additional maintenance.

Richard Dragone asked about the cost of replacing the pool fence and if the existing fence could be repaired instead of replaced. The estimate we received was for \$12,700. Sal Incatasciato said that the fence was twisted due to high winds during the hurricane and it is no longer sturdy. Both the north and west sides of the fence were badly damaged. Sal Incatasciato knows of no company that straightens fences and that the fence was poorly constructed originally. The new fence would be very sturdy, appealing to the eye, and came with a 20 year guaranteed. There is no price difference between brown and white fencing. Charles Kasbee reiterated that the product he saw was well constructed and in his opinion, we will be pleased with the new fence. Sal Incatasciato stated that we will have to vote on this issue at the next board meeting. Gene Price stated we should act now because the next meeting is not scheduled until September. Charles Kasbee made the motion to proceed with the fence project, as reported by Sal Incatasciato. Kathleen Bresnahan seconded the motion. Harold Haag strenuously objected to the white fence because of what he has observed in the building next door. He believes a white fence would indeed require more maintenance and would have to be painted. Gene Price reported that the metal fence was anodized and the color was, in essence, baked on. Gene Price also thought a white fence would look nicer against our white wall. There was no more discussion. Vote: 8 yeas (Edward Lehner stated he would vote yes but he too had concerns about the fence being white.) 1 nay from Barbara Haag objecting to the color of the fence. Motion carried in favor, 8-1.

Charles Kasbee addressed the concerns expressed regarding the white fence. He reported that he observed a white fence on church property that was up for 20 years and had, according to the church, never been painted. Barbara Haag commented on the fine points of the fencing contract regarding payment. Charles Kasbee stated the fence company said that this was a standard contract. 50% of the total invoice was due up front (deposit), 40% was due upon work commencing, and 10% due at the completion of the job. Richard Dragone also expressed concern with this stipulation. Tony Traversa stated that we have agreed to proceed with the fence but we all want to renegotiate the terms of payment. Kathleen Bresnahan asked how long this project will take to complete. Sal Incatasciato said the fencing project should take about 6 weeks. Barbara Haag stated that by changing the contract, the fence contractor might walk away from the job all together. Arthur Donelan agreed with Barbara Haag but everyone agreed it was worth trying to negotiate the terms of payment, if possible.

Dorothy Haimes asked what would happen if we had to wait on the fence replacement. It was discussed that if the contractor doesn't accept our revisions to the payment terms, can we delay the fence replacement project. Sal Incatasciato stated that the fence repairs made to our hurricane damaged fence will not last forever. Further clarification needs to be made regarding the payment terms of the fencing contract. Charles Kasbee and Mark DeMoss will seek clarification.

OLD BUSINESS: There was no discussion at this time.

NEW BUSINESS: Dorothy Haimes stated that Bill Loftus had to leave for an appointment and she was asking a question/make a comment on his behalf. According to Bill Loftus, there is only one (1) picnic table and he would like to know if/when we will get a new one. Until the committee can review the chair coverings and fabrics, a permanent decision can not be made. The samples have been requested but they have not been submitted to the Committee.

Ed Lehner commented on the draft of the MTN Telephone Directory. He found it difficult to locate names, etc. He requested adding the first names of all the unit owners and long term renters. Arthur Donelan stated this was a temporary book and we are still gathering feedback. Barbara Haag also stated that the paper used to construct this booklet was not heavy enough. This draft was experimental and is just a temporary copy. Only a few were made and distributed for feedback.

COMMENTS FROM THE FLOOR: Kathleen Bresnahan asked about the renters in unit #201. Arthur Donelan reported that, to his knowledge, the former renter has left the unit. Harold Haag, however, thought there was still someone living in unit #201.

Tony Traversa asked if the board was going to proceed with an eviction notice to the current resident of unit #605. Kathleen Bresnahan did not recall that an Executive decision had been made to evict the resident. Arthur Donelan stated that this issue would have to be addressed and resolved by the Sales and Lease Committee. Kathleen Bresnahan stated that we may need to consult with the attorney because there was no lease agreement between the parties of unit #605. Gene Price agreed that we need to find out about the legalities first and commented that we left a pretty good paper trail with the police department.

There were no further comments from the floor

Edward Lehner made the motion to adjourn. Charles Kasbee seconded the motion. Meeting
ADJOURNED at 11:45 AM.

Respectfully submitted,

Gladys Wik
Assistant to the Secretary