



## MAYAN TOWERS CONDOMINIUM II, INC.

145 S. Ocean Avenue  
PALM BEACH SHORES, FLORIDA 33404-5754  
TEL. 561/848-2306  
FAX 561/848-2729

A special members meeting of Mayan Towers Condominium II, Inc. was held on August 10, 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.

Meeting was called to order at 10:05 A.M. by Chairperson Arthur Donelan.

Members Present In Person: Arthur Donelan, Ed Lehner, Charles Kasbee, Barbara Haag

Members Present by Phone: Kathleen Bresnahan, Gene Price, Sal Incatasciato, Tony Traversa, Richard Dragone

Others Present: Bill Loftus, Joseph Haimen, Dorothy Haimen, Georgianna Ellis, Virginia O'Shalkin

ADDITIONS TO THE AGENDA: There were two additions to the agenda; the approval of unit sales and the approval of meeting minutes.

Kathleen Bresnahan, Chairperson of the Sales and Leases Committee, presented the following unit sales:

- 204 – Conner to Andriotis
- 217 – Kenney to Villano/Branner
- 418 – Blake to Sweeney
- 511 – Carpinello to Luther
- 613 – Beach to Orrill

Kathleen Bresnahan made the motion to approve these sales. There was no discussion at this time. Charles Kasbee seconded the motion. Vote: All yeas, no nays. Motion carried.

Arthur Donelan added the approval of the minutes from the Special Meeting held on May 19<sup>th</sup>, 2005 and the Regular Meeting held on June 15<sup>th</sup>, 2005.

The review/approval of the Minutes of the Special Meeting held May 19<sup>th</sup>, 2005 was tabled at this time. Kay made the motion to approve the Minutes of the Regular Meeting held June 15<sup>th</sup>, 2005. Richard Dragone seconded the motion. 8 yeas. Barbara Haag abstained.

REPORT OF OFFICERS:

Gene Price, Chairperson of the BUDGET AND FINANCE COMMITTEE, commented that the roofing project would not run over the budgeted amount. Some discussion regarding the building repairs and the line of credit ensued.

Sal Incatasciato, of the MAINTENANCE COMMITTEE, reported that we are in the final stages of the roof replacement and this project should be wrapped up next week. The roof replacement project was originally scheduled to end on July 20<sup>th</sup> but we received a substantial amount of rain which delayed the project. The building hallway lighting project has also been completed. The fence replacement in the pool area has not yet begun.

SELECTION OF A PAVING CONTRACTOR:

There was much discussion of the quotes that were collected for the project. Richard Dragone and Sal Incatasciato discussed an error in the estimate received from one of the contractors. Paving could begin as quickly as within the next 2-3 weeks. Richard Fanning, a member of the Maintenance Committee of Mayan Towers North, has considerable experience with paving and has been enlisted to review the work being performed by the contractor, along with Mark DeMoss, our Maintenance Supervisor.

Arthur Donelan made note of the repairs that are going to be needed in the clubhouse and the sundeck area soon. Money to repair the clubhouse will come from the Reserve Account. Arthur Donelan continued to report that the collection of the special assessment has been progressing smoothly and we will be able to pay the Bank of America loan off shortly.

Charles Kasbee made the motion to accept the estimate from Economy Paving. Barbara Haag asked if this re-paving would fix the pooling (bird baths) currently present in the parking lot. Arthur Donelan noted that the estimate submitted by Economy Paving took into account the existing low spots (bird baths) and they will rectify this situation. Charles Kasbee, again, made the motion to accept the estimate from Economy Paving in the amount of \$31,500.00 Sal Incatasciato seconded the motion: Vote: 8 yeas. (Richard Dragone was disconnected from the conference call and was absent during this vote.)

BUILDING MAINTENANCE DISCUSSION (COMMENTS BY MEMBERS)

Arthur Donelan noted that many complaints have been made about the condition of the interior of the elevators. MJ X 2 Elevator of Hialeah Gardens, Florida, an elevator reconditioning company, submitted a preliminary proposal for restoring the interior of the elevators. This company was recommended to Mark DeMoss, our Maintenance Supervisor, by ThyssenKrupp (formally Miami Elevator), our elevator service company. Note: The contractor supplied samples of the refurbishment materials. Not only would we consider restoring the interior appearance of the elevators but, according to Mr. Sanchez, there is also the possibility of increasing the cab size. The elevator reconditioning company, MJ X 2, submitted an estimate for three elevators at \$13,600.00. Barbara Haag recommended the elevators at the "Reaches", located on the island, as an example of some very nice looking elevators. Gene Price recommended increasing the height of the back elevator to accommodate furniture and large appliance moving. Arthur Donelan gave the floor to Bill Loftus to make a comment from the floor. Bill Loftus

stated that the front elevators should be as large as possible, as well, not just the rear elevators. Ed Lehner commented that the elevators shouldn't be refurbished until the parking lot is repaved. Kathleen Bresnahan commented that perhaps we should consider spending less money on the interior appeal of the rear elevator because it is for the purpose of large deliveries, etc. Bill Loftus made additional comments regarding the delivery of sliding glass doors which, at this time, only fit in the front elevator. Barbara Haag reiterated that the elevators need to be both attractive and functional.

Charles Kasbee reported that a letter from ANI, a cell tower location broker, has been received and more discussion with our attorney needs to occur to reach an agreement.

Charles Kasbee went on to report, "The insurance adjuster, after further investigation, found that the hurricane insurance for the building has to be the only recourse we may use to pay for the elevator repairs. The mechanicals are only good if there is no hurricane, for example, if the control panel exploded, etc, we would be covered. However, any damage incurred by a hurricane is not covered. Furthermore, the insurance adjuster has volunteered to talk to the public adjuster that we hired to assist in any way concerning damage to our elevator which should be covered by the building insurance." Arthur Donelan and Charles Kasbee will discuss this further with the public adjuster and also confer with the insurance adjuster to see what can be worked out.

Barbara Haag made the motion to adjourn the meeting. Ed Lehner seconded the motion. Meeting was adjourned at 11:13 A.M.

Arthur Donelan

Arthur Donelan, for Kathleen Bresnahan, Secretary