



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 19, 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: Georgianna Ellis, David Villano, Jean Whalen, Joseph Haimes, Gladys Wik, Dorothy Haimes, Annette O'Donnell, Virginia Gillette.

ADDITIONS/DELETIONS TO THE AGENDA: There was one item deleted from the agenda – the review and vote on an assessment for the restoration of the sundeck (area adjacent to the clubhouse) by Southern Construction. We will try, at this time, to fix the problem in-house. Barbara Haag asked if there were other bids collected. Arthur Donelan replied that no other bids were collected. We consulted with our engineering consultant, Richard Charbenaue, and our Maintenance Supervisor, Mark DeMoss, and concluded that we could try to fix the problem ourselves.

APPROVAL OF MINUTES OF MEETING held May 19, 2005. Barbara Haag made the motion to accept the minutes as presented. Seconded by Ed Lehner. Vote: 9 yeas.

APPROVAL OF MINUTES OF MEETING held August 10th, 2005. Barbara Haag made the motion to accept the minutes as presented. Seconded by Ed Lehner. Vote: 9 yeas.

NEW BUSINESS

Review and vote on the contract with MJX2 Elevator Doors LLC, an elevator interior restoration company. Barbara Haag raised a concern that the blue color may not match with the lobby colors. Arthur Donelan suggested we table this issue. Ed Lehner stated that he didn't think we had enough information to make a decision. Arthur Donelan stated that we were not voting on the colors, we were voting on the contract. There was some discussion regarding the flooring of the elevators. Barbara Haag asked if there were other bids collected. Arthur Donelan stated that Mark DeMoss consulted with Thyssen-Krupp, our elevator maintenance repair company who recommended MJX2 Elevator, among others. Mark DeMoss was unable to get a response from any of the other contractors he attempted to contact. Ed Lehner asked if we could have MJX2

Elevator make a presentation to the Board. Chuck Kasbee responded that if we don't make the decision soon, we will be pushed back on the contractor's calendar.

Barbara Haag made the motion to accept the contract to restore the elevator interiors by MJX2 Elevator Doors LLC, but to have another meeting to discuss the color selections. Ed seconded the motion. Vote: 8 yeas. Motion carried unanimously. Note: Richard Dragone did not vote due to conference call disconnect.

OLD BUSINSS

Chuck Kasbee presented the contract from ANI. Arthur Donelan informed the Board that two letters from the attorney advised us not to sign the contract as submitted because, in essence, it was not in our best interest. Barbara Haag suggested that we find out from our attorney how this contract is different from other cell tower contracts that Becker and Poliakoff have accepted. Further communication and negotiation are required to resolve the issue. Kathleen Bresnahan suggested we include Ken Direktor on a conference call so that we can discuss this issue with him. Chuck Kasbee made the motion to discuss with Ken Direktor one more time, to try to resolve the issue. Chuck will continue to research the issue with our attorney.

Ed Lehner mentioned that on June 15 of this year, the temporary phone book directory was distributed to a limited number of people. It has been over two months since the temporary directory was issued to the Board and he would like to see the directory distributed in mass. Jeannine stated, she would update the phone directory in September and have a mass production and distribution.

Virginia Gillette mentioned that she did not like the appearance of the telephone directory located at the entrances to the building. The old black board with white lettering was removed and replaced with a paper version. Updating the paper version is less time consuming. Ed Lehner volunteered to update the black board with little white letters.

Annette O'Donnell requested that the trash bin in the mail room be replaced.

David Villano, of unit #217, asked to speak and apologized for the poor performance of the contractor who had recently worked in his unit.

Ed Lehner made the motion to adjourn the meeting. Chuck Kasbee seconded the motion. Meeting was adjourned at 11:34 A.M.

Arthur Donelan

Arthur Donelan, President
for Kathleen Bresnahan, Secretary