



MAYAN TOWERS CONDOMINIUM II, INC.

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A regular Board of Administration meeting of Mayan Towers Condominium II, Inc. was held on November 16th, 2005 at 10:30 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.

Barbara Haag made the motion to begin the meeting though President Arthur Donelan was delayed due to trying to resolve technical issues with the speaker phone.

Vice President Kathleen Bresnahan overruled the motion.

Meeting was called to order at 10:50 A.M. by Chairperson Arthur Donelan.

Members Present In Person: Arthur Donelan, Kathleen Bresnahan, Ed Lehner, Barbara Haag, Antonio Traversa, Charles Kasbee

Members Present by Phone: Gene Price

Absent due to technical difficulties with the Clubhouse phone line: Richard Dragone, Sal Incatasiato

Others Present: Virginia O'Shalkin, Mary Schneid, Jim and Grace Fraser, Jean Whalen, Chuck Kasbee Sr., Egon Beermann, John Battaglia, Catherine Battaglia, Carmela Poidomani, Dorothy Haimes, Annette O'Donnell, Carolyn Duignan, Joseph Haimes, Esther Carr, Walter Oswald, John & Virginia Gillette

Proof of due notice was given by the Secretary, Kathleen Bresnahan.

Additions/Deletions to the Agenda

There were none at this time.

Approval of Minutes of Meeting held October 19th, 2005

Motion made by Kathleen Bresnahan to accept the minutes. Tony Traversa seconded the motion. Vote: 7 yeas, 2 absent from vote. Motion carried.

Report of Officers

President, Arthur Donelan reported...

1. *Regarding the Associations claim against our insurer, QBE, for damages to our buildings suffered during hurricane Jeanne on or about September 25, 2004.*

On or about November 8, 2005, I spoke with Mr. Bruce Schlosser, President of the National Fire Adjustment firm, regarding our claim for damages suffered during Hurricane Jeanne in 2004.

Mr. Schlosser made a tentative appointment to meet with all of the parties concerned at our location MTN during the week of November 13. As of today, a date has not been set.

While talking with Mr. Schlosser, he stated that the adjuster for the insurance company has given very little ground (if any) since he made his initial appraisal. He went on to say that if the atmosphere doesn't change, we might have to go to court.

2. *Hurricane Wilma*

MTN came through the hurricane in good shape. The principle reason being that the Association has stayed on top of the maintenance program and the new roof held up well. Most of the damage occurred on the south side of the main building. The major cause of the damage appears to have been caused by wind driven debris from the south west during phase II of the storm. The new pool fence came through without any major damage. There was minor damage to the foliage which is being replaced and enhanced presently.

Elevators – Recently the Thyssen Krupp Elevator Co. completed extensive repairs on our three elevators. They came through the storm relatively well but there are signs that give cause for concern. We are presently discussing the situation and intend to have discussion with Thyssen Krupp.

Elevator Interiors – During the last month, refurbishment of the elevators has been performed on the interior of all three elevators. That work is near completion, but complications with the flooring in each elevator has slowed the job down. Discussions with the vendor have led us to agreeing to replacing the lobby elevator floor with terrazzo and the two east side elevators with quality, removable rugs. This matter will be taken up as an agenda item at today's meeting.

Vice President/Secretary, Kathleen Bresnahan reported...

The Sales and Leases Committee recently approved the sale of unit #201 to a year-round resident. Ed Lehner requested that the minutes of the Sales and Leases Committee meetings indicate the duration of leases approved in the building.

Director, Tony Traversa reported...

The parking decals are working well. Vehicle owners have been easily identified and vehicles that are parked in our lot can be confirmed to belong to either owners or registered guests/renters.

President, Arthur Donelan reported for Treasurer, Gene Price...

We currently have approximately \$69,000.00 in our Operating account; \$3,160.00 is to be transferred from the Bank of America Roof Replacement account to our Operating account; \$153,542.31 in the Fidelity Federal Reserve Fund; and \$15,000.00 in US Savings Bonds.

Treasurer, Gene Price suggested we liquidate the savings bonds and transfer the funds to the Operating Account. One large outstanding expense is the \$46,000.00 final payment to Advanced Roofing. We are awaiting word from our Structural Engineer before making the final payment.

Arthur Donelan continued to report that the current year's budget is over by \$19,000.00. We still owe the reserve fund \$144,000.00 from the operating account. There were no other questions regarding finances. Copies of the October Balance Sheet are available at the MTN office upon request.

Tony Traversa asked if we could keep the savings bond. Kathleen Bresnahan suggested we turn the savings bond into a cd. This issue was tabled for another meeting.

Old Business:

Barbara Haag asked about the umbrella replacement project and stated once again, that the Board did not approve the umbrella invoices. From April until October invoices were gathered - 4 different invoices - none totaled more than \$1,000.00. The vendor did not have adequate inventory to supply MTN with anything more than a few umbrellas at a time. Barbara Haag made the point that when the Association makes a purchase, the total amount of the invoice should be brought before the Board for approval. There was a brief intermission while the above mentioned invoices/records were retrieved from the office.

Vice President Kathleen Bresnahan reported on the front elevator flooring. The elevator restoration contractor said that terrazzo was the most durable flooring product. Kathleen Bresnahan recommended installing terrazzo on the front elevator - samples to be supplied. Tony Traversa stated he would get an estimate from a local home improvement store to gather estimates on terrazzo. Further research would be conducted. Tony Traversa suggested that the recessed lighting cans in the elevator cabs be changed from black to silver. Arthur Donelan stated that MJX2 has been very open to making changes. Kathleen Bresnahan made the motion to accept the new bid of \$4,955.00 to install terrazzo in the front elevator, the door cladding, the base cove, and the carpeting, etc. Chuck Kasbee raised the issue that two carpets per cab should be purchased in the event that one set of carpets was being cleaned. There was no second to the motion. Kathleen Bresnahan asked what we were going to do if there was no support to pass this motion. Chuck Kasbee stated that he would rather price the terrazzo before accepting the new bid. The motion was put on hold until the next monthly meeting. The issue, however, is not just pricing the terrazzo but finding an elevator expert to install the terrazzo in an elevator cab.

Arthur Donelan returned with the invoices for the umbrellas. The total cost for 13 umbrellas was \$3,200.00. Barbara Haag reiterated that the Board should have been informed of the intent to order the umbrellas. She suggested that the umbrella project should be brought before the Board for approval regardless of the vendor's delivery procedure. Arthur Donelan stated that the issue was debated at more than one Maintenance Committee Meeting and it was decided there to order the replacement umbrellas.

New Business:

Security

Chuck Kasbee raised the issue of pricing security cameras in response to the increase in vandalism on the property. Arthur Donelan reported that he was in the process of gathering quotes from a security company.

Eastern Beach Services

Arthur Donelan stated that Eastern Beach Services is operating a business on our property and we have no formal agreement between MTN and Eastern Beach Services. Arthur Donelan suggested that we contact the above mentioned company by mail to ask for a proposal from

them. Arthur Donelan stated it would be prudent for MTN to have something in writing from them. Kathleen Bresnahan reported on her unsuccessful efforts to meet with Cindy Larcher and come to an agreement earlier in the year. At this time, Edward Lehner made a motion to poll the members of this Board to see if they wish to pursue this issue at the present time, and that the individual voting be recorded. Chuck Kasbee seconded the motion.

Arthur Donelan stated that the motion was denied. Much discussion ensued. Edward Lehner wanted it made clear on the record that Arthur Donelan refused to accept the motion. *See below.

Comments and Questions from Unit Owners:

Chuck Kasbee, Sr. asked the Board how much of the beach is MTN property. Arthur Donelan stated that we own up to the “mean high tide”. If injury occurred on our property, we could be held liable, according to our attorney. Much discussion ensued. Chuck Kasbee Sr. stated that his impression was that the majority of the unit owners were happy with the services provided by Cindy and Eastern Beach Services. Some of the Board Members reiterated that it too was happy with the services provided but, for liability reasons and, on the advice of our attorney, we need a legal agreement between MTN and Eastern Beach Services.

Those interested in further researching this issue were invited to read the letter from our attorney at the office. Edward Lehner stated that he was not in favor of pursuing the issue of the cabana he felt it would “open a can of worms.” Edward Lehner stated that he didn’t feel the building needed to be protected from this issue.

Tony Traversa made the motion to adjourn. Edward Lehner seconded the motion. Meeting adjourned at 12:25 PM.

Respectfully Submitted by,

Kathleen Bresnahan, Secretary

*According to Roberts Rules of Order; any form of discussion on the merits of a motions is referred to as debate. You may not make a motion or speak in debate unless you obtain the floor, by being recognized by the chair.

<http://www.roberts-rules.com/parl04.htm>