



MAYAN TOWERS CONDOMINIUM II, INC.

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A regular Board of Administration meeting of Mayan Towers Condominium II, Inc. was held on December 14th, 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 called to order at 10:03 AM by President Arthur Donelan.

Board Members Present in Person: Arthur Donelan, Kathleen Bresnahan, Tony Traversa, Ed Lehner, Gene Price, Barbara Haag

Board Members Present by Phone: Sal Incatasciato, Richard Dragone

Board Members Absent: Charles Kasbee

Other Members Present: Grace Fraser, Bill Loftus, Georgianna Ellis, Walter Oswald, Esther Carr, Albert D'Andrea, Gilbert D'Andrea, Marie Price, Jeanne Traversa, Emilio Martinez, John Gillette, Virginia Gillette, Evelyn Chertock

Others Present: Virginia O'Shalkin

Additions/Deletions to the Agenda: There were none.

Approval of minutes of special meeting held November 22, 2005. Kathleen Bresnahan made the motion to approve the minutes. Seconded by Arthur Donelan. No discussion. Vote 8-0. Motion carried.

Approval of minutes of and regular meeting held November 16, 2005. Ed Lehner reported he felt there were a few inaccuracies in the minutes of November 16, 2005.

1. Under Old Business, after Barbara Haag mentioned the umbrella invoices, the word "intermission" was used. Ed Lehner stated that there was no "intermission". Kathleen Bresnahan disagreed, stating there was a brief intermission and then the meeting continued.
2. Under Eastern Beach Services, Ed Lehner objected to the timing indicated of his poll. He stated that the Board was never polled as to whether or not to pursue this issue.

Kathleen Bresnahan made the motion to approve the minutes as adjusted. Arthur Donelan seconded the motion. Barbara Haag asked a question regarding Ed Lehner's comment on the Eastern Beach Services motion. Arthur Donelan stated that Ed Lehner never had the floor and the issue is moot. Vote: 8-0. Motion carried unanimously.

Report of Officers

President's Report:

National Fire Adjusters – who performed an appraisal and evaluation of storm damage sustained in 2004. Arthur Donelan has communicated with the President of NFA, Bruce Schlosser, on numerous occasions. According to Mr. Schlosser, It has been very hard to get the QBE insurance representatives together for a meeting. On December 6, 2005, Arthur Donelan reported that he filed a complaint with the Florida Department of Financial Services and requested mediation between the Association and QBE. No date has been chosen at this time.

There were no other officer's reports at this time.

New Business:

Review and approval of Employee Bonus and Salary: Arthur Donelan asked for discussion/questions on the matter. The proposed bonus schedule is the same as last year's schedule. There was no discussion. Richard Dragone made the motion to accept the 2005 bonus schedule. Barbara Haag seconded the motion. Vote 8-0 motion carried unanimously.

Kathleen Bresnahan, Chairperson of the Sales and Leases Committee, reported the sale of unit 201 - Wainscott to Protting. Kathleen Bresnahan made the motion to accept the sale. Arthur Donelan seconded the motion. Vote: 8-0 motion carried unanimously.

Building Security and US Security Proposal: We received a security proposal from US Security Corp. which included their recommendation regarding the number of security personnel needed for our property size, etc. US Security proposed a uniformed force from 7 am to 11 PM during the week. This same schedule would be employed on the weekend, with the exception of one additional person. The estimate for this proposal was \$89,000.00, 128 hours/week for labor. Security cameras would be an additional cost of about \$60,000.00 for a total of \$150,000.00. Gene Price stated that the cost of the proposal would be cost prohibitive.

Bill Loftus asked why we needed the security. Arthur Donelan stated that a Board Member asked the Board to look into the issue and the Board is fulfilling that request. Arthur Donelan reported that there has been a considerable amount of damage sustained on the elevators with regard to deliveries, pool room damage, picnic table area and umbrella damage. There was further discussion regarding the rules and hours deliveries are allowed in the building. It was stated that there were no deliveries allowed on the weekends, as per our Current Rules and Regulations handbook (2002 edition).

The delivery of sliding glass doors was discussed. Sal Incatasciato reported that there were two ways to get sliding glass doors into the building per his conversation with Jim Gordon of Gordon Doors. 1) Raise the doors from the outside of the building or 2) Use a smaller framed door that could easily fit into the back elevator.

With prior notification, the Board can approve the delivery of doors via the front elevator but ONLY if the padding is placed in the front elevator. Unit owners are disregarding the rules and allowing contractors to access to the building and damage is being done to our elevators. The Board reiterated that unit owners MUST notify the office and/or Mark DeMoss, the Maintenance Supervisor, prior to work being performed in the building.

SpotOn Network, wireless internet service provider: Arthur Donelan reported on a proposal from SpotOn Network. Further discussion took place and no action on the issue is forthcoming at this time.

Arthur Donelan stated that the above report regarding US Security and SpotOn Network has been for informational purposes only as requested by Board Members at recent monthly meetings.

Old business

Eastern Beach Services: Arthur Donelan stated that at the present time the Board is trying to negotiate with the Eastern Beach Services representatives and our attorney. We have reached a deadlock. Arthur Donelan has spoken with our attorney and CPA and they agree that the Board has the fiduciary responsibility to protect our property. The Board will continue to pursue the settlement of the issue.

Richard Dragone asked if this proposal was for an annual lease. Arthur Donelan confirmed this was for an annual lease. Kathleen Bresnahan continued to report that the town had cancelled the beach cleaning services and Cindy, the EBS representative, cleans the beach. Sal Incatasciato stated that EBS should be complying with the request of the Board without effort from us.

Arthur Donelan stated that an Executive Committee Meeting was held last week. The EBS representative arrived with two unit owners who claimed to represent the interests of EBS. Arthur Donelan stated that the Board is leaving the issue in the hands of our attorney to protect the interests of the Association.

Richard Dragone stated that we could make this a long term contract to take off any pressure to review the contract next year. Arthur Donelan stated that we should leave it to our attorney's advice at this point along with the Associations concurrence.

Unit owner, Emilio Martinez took the floor and submitted a letter to the Board to explain his participation in the Executive Meeting referred to earlier.

Barbara Haag took the floor and asked about an invoice by Royce to repair the security gate. Arthur Donelan stated that the original invoice was re-negotiated and the invoice she was referring to has been removed from the table.

Barbara Haag stated that she assumed the 2006 Budget had been approved and mailed. Gene Price stated that the new budget was drafted just days earlier.

Unit owner Bill Loftus took the floor and asked why the unit owners were not notified of the increase in the maintenance payment amount. Gene Price stated that the notification process has changed now that Capital Realty Advisors is handling our accounting.

Unit owner Bill Loftus took the floor and asked about our legal fees for 2004, 2005 and the projected legal fees for 2006. Gene Price stated that there were considerable legal fees generated from the Advanced Roofing contracts, Bank of America loan, etc.

Unit owner Bill Loftus took the floor and asked if the Association was responsible for windows damaged by the hurricane and stated that boarded up windows detracted from the appearance of

the building. Barbara Haag responded that it was very difficult at this time to get a window repair man to replace the broken glass because of all of the hurricane-related work.

Barbara Haag made the motion to adjourn. Arthur Donelan seconded the motion. Meeting adjourned 11:35 AM.

Respectfully Submitted by,

Kathleen Bresnahan

Kathleen Bresnahan, Secretary