



MAYAN TOWERS CONDOMINIUM II, INC.

145 S. OCEAN AVENUE
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A special Board of Administration meeting of Mayan Towers Condominium II, Inc. was held on January 4, 2006 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.

Meeting called to order at 10:30 AM by Vice President/Secretary Kathleen Bresnahan.

Board Members Present In Person: Kathleen Bresnahan, Tony Traversa, Ed Lehner, Barbara Haag, Richard Dragone, Charles Kasbee, Gene Price

Board Members Present By Phone: Arthur Donelan, Sal Incatasciato

Other Members Present: Peter and Kate Fenner, Dorothy Haimes, James Ditello, Georgianna Ellis, Al and Gerry D'Andrea, Clyde Keck, Bill Loftus, Bill Steiger, David Wolch, Walter Oswald, Esther Carr, Mary Schneid, Gladys Wik, Marie Price, Grace Fraser, Sid Adler

Others Present: Virginia O'Shalkin

The purpose of this meeting is to review the proposed budget for 2006. The proposed budget includes a buffer of 2% for unforeseen repairs, etc. Historically, the budget increase is in the 3% range. A large plumbing bill is anticipated in 2006. Capital Realty Advisors and the Budget committee apologize for the lack of notification of the proposed budget.

Chuck Kasbee made the motion to approve the budget. Barbara Haag seconded the motion. Vote: 1 yea, 8 nay. Nay: Kathleen Bresnahan, Tony Traversa, Ed Lehner, Barbara Haag, Richard Dragone, Charles Kasbee, Gene Price, Sal Incatasciato

The budget will go back to the committee for revision.

Ed Lehner made the motion to adjourn. Gene Price seconded the motion. Meeting adjourned at 11:07 AM

Respectfully Submitted,

Kathleen Bresnahan, Secretary