



MAYAN TOWERS CONDOMINIUM II, INC.

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Minutes of Annual Meeting Held February 13, 2006

The Thirty-Third Annual Members Meeting of the Mayan Towers Condominium II, Inc. Owners Association was held Monday, February 13, 2006, 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.

The Meeting was called to order at 8:00 P.M. by Vice President, Kathleen Bresnahan.

Roll Call: Kathleen Bresnahan, Richard Dragone, Barbara Haag, Sal Incatasciato, Charles Kasbee, Ed Lehner, Gene Price, Tony Traversa,

Absent By Phone Due to Technical Difficulties: Arthur Donelan, President

Kathleen Bresnahan requested nominations from the membership for Ken Direktor to chair the meeting. It was moved by Gene Guttman and seconded by Tony Traversa, and unanimously carried, that Kenneth Direktor Esq., should chair the meeting. Kenneth Direktor is the corporate council for Mayan Towers Condominium II, Inc.

The following names were called for Inspector of the Election:

1. Nancy Ditello
2. Dorothy Haines
3. Annette O'Donnell
4. Walter Oswald

First motion by Robert Kreutz, seconded by Gene Guttman and unanimously carried.

Kenneth Direktor asked the Secretary, Kathleen Bresnahan, to verify there was a quorum of Owners present. There were 94 members represented and a quorum was present. The Secretary verified the certificate of mailing was complete and notarized.

Al D'Andrea made the motion to close the polls, seconded by James Ditello. All yeas. No nays. Voting commenced as the meeting proceeded.

A motion for approval of the minutes of the 2005 Annual Meeting was made by Richard Gardner and seconded by Gene Guttman. Motion carried unanimously.

OFFICERS REPORTS:

President – None

Vice President/Secretary – All notices and meeting minutes are recorded in the office.

Treasurer – Gene Price presented a financial report. Financial statement will be available midweek.

COMMITTEE REPORTS :

Sales & Lease Committee – Kathleen Bresnahan presented a report. There were 13 meetings of the Sales and Leases Committee in 2005 - 12 sales and 49 leases. Kathleen Bresnahan stated she received several complaints including, diapered babies in the pool, misuse of parking spaces, etc. Kathleen Bresnahan also stated that lease applications and rental agreements must be received in a timely manner. They should be in the office at least 3 weeks prior to the arrival of the lessee. Kathleen Bresnahan thanked Mark DeMoss, Rupert Thompson and Carol Daley for their work during the year and also Jeannine Carr for administrative duties.

Maintenance Committee – Sal Incatasciato presented a maintenance report. Major projects undertaken in 2005 included roof replacement, elevator repair, paving of the parking area, replacement of the pool fence, replacement of lighting fixtures, radiator repair, heat pump, replacement of clubhouse bathroom fixtures, etc.

Security Committee - Edward Lehner presented a report in the absence of Chairperson, Jack Dugan.

There were no other committee reports.

New Business –

Richard Gardner asked if/when unit owners would be reimbursed for damages/losses due to Hurricanes Jeanne and Frances in 2004. Discussion ensued regarding the Insurance issue.

Tom Kinaszczuk asked a question regarding the fire alarm system and pull boxes. Discussion ensued.

Al D'Andrea asked a question regarding the south lobby door replacement. Al D'Andrea asked a question regarding the front elevator flooring. Discussion ensued.

There were no other questions at this time.

Election Results:

Kathleen Bresnahan thanked the election counters and announced the results of the voting.

<u>Name :</u>	<u>Term:</u>	<u># of votes received</u>
William Dunn	3 year term	88
William Loftus	3 year term	77
Barbara Haag	3 year term	71

Al D'Andrea made the first motion to adjourn meeting and Gene Guttman seconded the motion.
Meeting adjourned at 8:57 PM.

Kathleen Bresnahan
Secretary