



## MAYAN TOWERS CONDOMINIUM II, INC.

145 S. OCEAN AVENUE  
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An Organizational Meeting of the Board of Administration of Mayan Towers Condominium II, Inc. was held on February 22, 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, Kathleen Bresnahan.

Board Members Present: Kathleen Bresnahan, Tony Traversa, Ed Lehner, Gene Price, Barbara Haag, Charles Kasbee, Bill Loftus, Bill Dunn

Board Members Present By Phone: Richard Dragone

Others present: Jim Ditello, Clyde Keck, Virginia O'Shalkin, Bob Kreutz, Al D'Andrea, Esther Carr, Walter Oswald, Tom Marano, Marie Price, Irma Deeg, Jeanne Traversa, Annette O'Donnell, Harold Haag, Robert Dawson, Grace Fraser, Gary Orrill, Irene Kasbee, Dorothy Haimes, Joseph Haimes,

Additions/Deletions to the Agenda: None.

Approval of minutes of special meeting held December 14<sup>th</sup>, 2005. Barbara Haag made the motion to approve the minutes. Seconded by Bill Loftus. No discussion. Motion carried.

Election of Officers:

Nominations for the office of President. Ed Lehner nominated Barbara Haag for the office of President. Chuck Kasbee seconded the motion. Vote: 9-0. All yeas, no nays. Barbara Haag was elected President.

Nominations for the office of Vice President: Barbara Haag nominated Chuck Kasbee for the office of Vice President. Tony Traversa seconded the motion. Vote: 9-0. All yeas, no nays. Chuck Kasbee was elected Vice President.

Nominations for the office of Secretary: Richard Dragone nominated Kathleen Bresnahan for the office of Secretary. Tony Traversa seconded the motion. Vote: 9-0. All yeas, no nays. Kathleen Bresnahan was elected Secretary.

Nominations for the office of Treasurer: Chuck Kasbee nominated Bill Dunn for the office of Treasurer. Gene Price seconded the motion. Vote: 9-0. All yeas, no nays. Bill Dunn was elected Treasurer.

Barbara Haag took over the meeting as the new President.

New Business: None.

Old Business:

Elevator Refurbishment Project: Kathleen Bresnahan reported that at the request of the Board, all work on the elevators by the former contractor, MJ X 2, has ceased.

Garage Lighting Project: Tony Traversa reported that the new light fixtures being installed in the garage area will cost approximately \$4.10/day. Bill Loftus asked if this project included the light fixtures on the sides of the building. Tony Traversa said yes.

North Side Exit Door: Bob Kreutz asked if the north side lobby exit door had been resolved. Tony Traversa reported that this project has been on hold pending the next meeting of the Maintenance Committee. Richard Dragone and Bill Loftus have volunteered to gather additional estimates for the project.

Pool Area: Bill Loftus commented that the pool temperature has been fluctuating and at times as been very high. Bill will consult with Mark to find the best way to resolve this issue.

2005 Financial Statements: Gene Price reported on the 2005 Financial Statements. We are not over budget. Additional discussion ensued regarding the Reserve Fund and the possibility of placing the Reserve Account money in a fund that yields higher interest. Bill Dunn will research the matter. Bill Dunn will also research the State's requirements regarding the Reserve Fund and what provisions they will allow us as we are making every effort to be in compliance with the law, etc.

Further discussion regarding the 2006 Budget ensued. Barbara Haag stated that going forward, the 2006 Board of Directors will approve all invoices over \$1,000.00.

Cell Tower / Antennae Project: Richard Dragone suggested we re-investigate the possibility of continuing talks with ANI. Barbara Haag agreed and Chuck Kasbee stated he would pursue the issue.

Social Committee Report: Jimmy Ditello announced that the attendance for the upcoming Luau is at 131 attendees. Preparation for the event will begin Friday, February 24<sup>th</sup> at 10 AM. Volunteers are welcome. March 25 is the Bocce Tournament.

2006 Committees: Barbara Haag announced that the various committees will be reinstated. The following Committees were established and chairs announced:

Sales and Leases Committee Chairperson: Kathleen Bresnahan

Landscape Committee Chairperson: Bill Loftus

Insurance Committee Chairperson: Gene Price

Security Committee Chairperson: Ed Lehner

Television Committee Chairperson: Chuck Kasbee

Maintenance Committee Chairperson: Ed Lehner

More committee chairs to be determined at a later date.

Sales and Leases Committee Report: Kathleen Bresnahan reported the transfer of ownership of unit #220 from Mr. and Mrs. Michael Marzigliano to Renee and Nicole Marzigliano. Chuck

Kasbee made the motion to approve the sale. Bill Loftus seconded the motion. All yeas, no nays.

The Sales and Leases Committee became aware of a unit owner who was renting a unit on a monthly basis, in violation of the Rules and Regulations. Barbara Haag stated that this violation would not be tolerated.

Clyde Keck opened discussion of a zoning meeting regarding the property located across the street from MTN. He asked if the Board would compose a letter detailing the numerous complaints from owners of MTN against residents on said property. The next meeting to discuss the future of that property is to be held March 7<sup>th</sup>, 2006 at 2 PM at Town Hall. Clyde Keck volunteered to obtain a petition from Town Hall or the Police Department for owners to sign.

Tony Traversa made the motion to adjourn. Bill Loftus seconded the motion. Meeting adjourned at 11:45 AM.

Respectfully Submitted,

*Kathleen Bresnahan*

Kathleen Bresnahan, Secretary