



MAYAN TOWERS CONDOMINIUM II, INC.

145 S. OCEAN AVENUE
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A regular Board of Administration meeting of Mayan Towers Condominium II, Inc. was held on Wednesday, March 15th, 2006 at 10:30 AM 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 10:30 AM by Barbara Haag.

Roll Call

Barbara Haag, Bill Dunn, Kathleen Bresnahan, Richard Dragone, Ed Lehner, Bill Loftus, Tony Traversa.

Charles Kasbee and Gene Price attended at 10:32 AM after roll call.

Others Present

Mark DeMoss, Clyde Keck, Richard Gardner, Jeanne Traversa, Marie Price, James Ditello, Annette O'Donnell, Robert Kreutz, Walter Oswald, Esther Carr, Jean Whelan, Albert D'Andrea, Dorothy Haimes.

Additions/Deletions to the Agenda

Ed Lehner stated that Charles Kasbee had an addition to the agenda, ANI Site Development of Fort Lauderdale, Florida. Barbara Haag announced that ANI is scheduled to make a presentation at 11:00 AM.

Approval of Minutes

Approval of minutes of the organizational meeting held February 22nd, 2006. Richard Dragone made motion to approval the minutes. Seconded by Edward Lehner. There was no discussion. Vote 9-0. Motion carried.

Reports of Officers'

President's Report: Barbara Haag reported that this transitional Board is working well together.

Vice President's Report: Charles Kasbee reported that ANI will be attending the meeting at 11:00 AM.

Treasurer's Report: Bill Dunn reported that he and Barbara Haag met with Kathleen Bordeleau to find out more about the requirements for the Reserve Fund. Bill Dunn is researching our documents for requirements regarding the Reserve Fund. No decisions have been made at this time. Gene Price added that Kathleen Bordeleau had advised him that a fine could be imposed against the Association by the State for the current condition of our Reserve Fund. Barbara Haag

asked Bill Dunn and the Finance Committee to continue researching our documents regarding the Reserve Fund.

Bill Dunn reported on earning interest on our Reserve Funds monies. Bill Dunn placed \$95,000 of our Reserve Fund monies into a certificate of deposit which will earn about 4% interest annually. Bill Dunn reported that we were under budget in January 2006.

Secretary's Report: None.

Reports of Committees

Maintenance Committee Report:

Ed Lehner reported that Mike Hancock will be installing tile in all three elevators in a diagonal pattern. Kathleen Bresnahan and Barbara Haag purchased the tile. Mike Hancock is scheduled to begin working on Monday. A beaver board will be used to protect the tile in the South East elevator for scheduled deliveries.

Barbara Haag placed the meeting on hold as the ANI representatives joined the meeting - See New Business - ANI Site Development.

Barbara Haag called the regular meeting back into session.

Ed Lehner reported on the north side fire door. Two bids have been collected but further investigation is needed. Ed Lehner stated that a full presentation will accompany the Committees recommendation at the next regularly scheduled Board meeting.

Ed Lehner reported the Committee is investigating the Clubhouse roof leak. Advanced Roofing will look at the roof but no decisions have been made at this time.

Ed Lehner reported that the Committee is also gathering bids on the replacement of the east side, second floor doors.

Sales and Leases Committee Report:

Kathleen reported that a real estate agent places a For Sale sign in an apartment window. The unit owner has been notified and the sign will be removed.

Insurance Committee Report:

Gene Price reported that the Committee was working to gather insurance carrier bids. QBE, our current carrier, has made some suggestions regarding how to better protect our property. We have completed one of the three suggestions. We are working to complete the second and the third recommendation is still in discussion phase.

Richard Gardner reported on his findings regarding the buildings insurance claim from the 2004 Hurricane season. Richard Gardner will continue investigating the issue. Richard Gardner advised the Board that unit owners are still responsible for interior repairs to their units.

Security Committee Report:

No report at this time.

Landscaping Committee Report:

Bill Loftus reported that the Committee was happy with the current work being performed around the building. Bill Loftus has made inquiries regarding the current contract and pricing. More information will be provided as it becomes available.

Social Committee Report:

Jimmy Ditello reported on a few upcoming building activities. Additional Information and sign up sheets are located in the mailroom.

Television Committee Report:

Charles Kasbee reported that unit owners are able to subscribe to additional channels. Inquiries should be made with Adelphia.

New Business

ANI Site Development: Ms. Valerie Rhodes and Mr. Terry Rhodes of ANI Site Development, Fort Lauderdale, Florida, spoke regarding their company. Question and answer session followed. The ANI representatives adjourned the meeting and Barbara Haag called the meeting back to order. See Committee Reports - Maintenance Report.

Tony Traversa asked if the regularly scheduled December 2006 Board meeting could be rescheduled to a date that does not interfere with the holidays. Barbara Haag made the motion to change the December meeting to the second Wednesday of the month. All in favor. Motion carried.

Barbara Haag made the motion to change the regularly scheduled meeting time to 10:30 AM. All in favor. Motion carried.

Ed Lehner nominated Charles Kasbee as the Chairperson of the Hurricane Committee. Barbara Haag seconded the nomination. All in favor. Motion carried.

Richard Dragone made the motion to continue negotiations with ANI Site Development. Ed Lehner seconded the motion. Vote: 9-0. Motion carried. Barbara Haag will look into our attorney's objections with the ANI contract.

Old Business

None at this time.

Adjournment

Ed Lehner made the motion to adjourn. Charles Kasbee seconded the motion. Meeting adjourned at 12:18 PM.

Respectfully Submitted,

Kathleen Bresnahan

Kathleen Bresnahan, Secretary