



## MAYAN TOWERS CONDOMINIUM II, INC.

145 S. OCEAN AVENUE  
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A regular meeting of the Board of Administration of Mayan Towers Condominium II, Inc. was held on Wednesday, April 19th, 2006 at 10:30 AM in the Clubhouse at 145 S. Ocean Avenue, Palm Beach Shores, Florida.

The Meeting was called to order at 10:30 AM by Barbara Haag.

### Roll Call

Barbara Haag, Charles Kasbee, Bill Dunn, Kathleen Bresnahan, Ed Lehner, Bill Loftus, Gene Price, Tony Traversa, Richard Dragone (by phone).

### Others Present

Mary Schneid, Larry Mennella, Marie Price, Carmela Poidomani, John and Catherine Battaglia, Harold Haag, Gladys Wik, Grace Fraser, Chuck Gulgas, MaryAnne Feenan.

### Additions/Deletions to the Agenda

None.

### Approval of Minutes

Approval of minutes of the regular meeting held March 15<sup>th</sup>, 2006. Ed Lehner made the motion to accept the minutes. Chuck Kasbee seconded the motion. Vote: 9-0. Approved.

Approval of minutes of the special meeting held March 27<sup>th</sup>, 2006. Chuck Kasbee made the motion to accept the minutes. Ed Lehner seconded the motion. Vote: 9-0. Approved.

### Reports of Officers

President: None at this time.

Vice President: None at this time.

Secretary: None at this time.

Treasurer: Bill Dunn reported that the Finance Committee approved the purchase of another five month certificate of deposit. Bill Dunn reported that Capital Realty has agreed to make some changes to the reporting of the finances with regard to timing.

### Reports of Committees

Maintenance Committee Report:

Ed Lehner reported on the need for cleaning the sewer drains. This job was done about three years ago. Jose Maldonado submitted an estimate for \$3,000.00. Ed Lehner reported that the Maintenance Committee approved the bid. Ed Lehner made the motion that we accept the drain cleaning bid from Jose Maldonado pending clarification that the drains will be cleaned out to the

street. The funds would come out of the Building Maintenance budget. Chuck Kasbee seconded the motion. All yeas. No nays. Motion carried unanimously.

#### Sales and Leases Committee Report:

Kathleen Bresnahan reported that three units are currently for sale in the building. Kathleen Bresnahan went on to report that prospective buyers are required to submit to a criminal background check. Kathleen Bresnahan reported that according to our attorney, our documents do not allow us to reject an application for occupancy in the event that a person has a criminal record. Updating our documents would cost about \$5,000.00. Richard Dragone asked if a single rule regarding a persons criminal record could be added to the documents to save money. Barbara Haag reported that the docs have to be brought up to date and recorded with the State. According to our attorney, there are many areas in our documents that need to be updated.

Discussion ensued regarding our attorney.

Kathleen Bresnahan made the motion to have the declaration of Mayan Towers Condominium II, Inc. be revised and brought up to date with the stipulation that the attorney fees do not exceed \$5,000.00. Gene Price seconded the motion. Vote: 7-1. Bill Loftus voted no. Richard Dragone was disconnected from the call.

Kathleen Bresnahan reported that she is expecting to receive a refund check from the elevator restoration repairman.

#### Insurance Committee Report:

Gene Price reported that the Committee met with the insurance representative last week. QBE is waiting to see how this hurricane season turns out before deciding to continue writing policies. If QBE ceases to quote our insurance, an increase of two or three times as much, could be anticipated. Some companies are choosing to be self-insured.

Gene reported that our deductible allowed for coverage of more than one hurricane in a season.

#### Personnel Committee Report:

Kathleen Bresnahan reported that two employee reviews were approaching, Mark DeMoss and Carol Daley. Barbara Haag reported that Mark DeMoss has been employed with MTN for 17 years. Barbara Haag suggested that his number of vacation days also be increased. Carol Daley has been employed with MTN for 11 years. Bill Loftus made the motion to increase Mark DeMoss's salary by 3% and give him 5 personal days. Tony Traversa seconded the motion. Motion carried unanimously. Ed Lehner made the motion to increase Carol Daley salary by 3% and give him 5 personal days. Tony Traversa seconded the motion. Motion carried unanimously. Motion will be effective on their review dates.

#### Security Committee Report:

Ed Lehner reported vandalism has been observed in the pool area. Otherwise, Ed Lehner reports that most everyone has been very cooperative.

#### Landscape Committee

Bill Loftus reported that he is communicating with the landscapers regarding hurricane preparation.

### Social Committee

Barbara Haag thanked the Ditello's for a wonderful Social Season.

### Television Committee

Chuck Kasbee made a brief statement regarding Adelphia. Chuck Kasbee reported that we have signed a contract with ANI. We now have a management agreement with ANI and they will solicit tenants.

### Hurricane Committee

Chuck Kasbee reported that a meeting was held in March. Hot coffee would be accessible in the event that the building was without power. MTN employees are not able to check on individual units after a hurricane. Unit owners MUST have a local contact, other than a MTN employee, to check on their unit after a hurricane and/or relocate vehicles. Unit owners are encouraged to check their insurance policy to see what is covered in the event of a hurricane.

### New Business

Barbara Haag reported that Turtle Season is underway. Our building lights have been changed. Unit owners must be conscientious and diligent in closing their blinds, etc. so that light is not visible from the beach. Individual unit owners would be subject to a fine. Ed Lehner suggested that a notice be distributed to unit owners on the higher floors alerting them to the potential fine.

### Old Business

A unit owner has requested wheelchair access be added to the beach. Kathleen Bresnahan reported that a particular type of mat is being employed in some areas to allow bicycles, etc. Barbara Haag asked the Maintenance Committee to do further research.

A unit owner has requested that the ladies exercise equipment is old and in disrepair. Discussion ensued. The item was tabled at this time due to budget concerns.

### Comments and Questions

Mary Schneid reported that a person claiming to be UPS buzzed her phone number and gained access to the building. No UPS package was delivered. Barbara Haag noted that we are all responsible for building security.

Bill Loftus reported a lack of space in the Bicycle Room. Barbara Haag suggested that a volunteer take action to research the Bicycle Room.

### Adjournment

Kathleen Bresnahan made the motion to adjourn. Bill Loftus seconded the motion. Meeting adjourned at 12:10 PM.

Respectfully Submitted,

Kathleen Bresnahan

Kathleen Bresnahan, Secretary