



MAYAN TOWERS CONDOMINIUM II, INC.

145 S. OCEAN AVENUE
PALM BEACH SHORES, FLORIDA 33404-5754
TEL 561.848.2306
FAX 561.848.2729

A regular meeting of the Board of Administration of Mayan Towers Condominium II, Inc. was held on Wednesday, May 17th, 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

Present: Barbara Haag, Charles Kasbee, Bill Dunn, Ed Lehner, Bill Loftus, Gene Price, Tony Traversa.

Absent: Kathleen Bresnahan, Richard Dragone.

Others Present

Harold Haag, Annette O'Donnell, Marie Price, Henry Baum, Mary Schneid, Jean Whelan.

Additions/Deletions to the Agenda

None.

Approval of Minutes

Approval of minutes of the regular meeting held April 19th, 2006. Bill Loftus made the motion to accept the minutes. Chuck Kasbee seconded the motion. Vote: 7-0. Approved.

Reports of Officers

Treasurer: Bill Dunn reported we are under budget at this time due to miscellaneous income; sale of tokens, copies/faxes, interest. This year's insurance cost is six thousand dollars more than the budgeted amount. Bill Dunn proposed that over the next seven months we re-assess the cost and need of miscellaneous building projects which exceed \$1,000.00 to anticipate expenses.

Reports of Committees

Maintenance Committee Report: Ed Lehner submitted a proposal for the sealing of the parking lot in the amount of \$7,500.00. Tony Traversa stated that repairing the leak in the clubhouse roof is more important and more urgent than sealing the parking lot. The challenge so far has been to find a contractor willing to take the clubhouse roof job.

Ed Lehner made the motion that we accept the sealing bid of \$7,500.00 to seal and re-paint/re-line the parking area. Bill Lofus seconded the motion. Vote: 5-2. Nays: Tony Traversa, Gene Price

Parking spaces 4, 6, and 7 are designated as Delivery spots. Ed Lehner proposed that the three front Delivery spots be converted into 2 handicapped spaces and the delivery spots be moved to

the rear of the parking area. Switching of parking spaces 1, 3, and 5 has been discussed and approved by the individual unit owners.

Ed Lehner made the motion that we remove the three south-west delivery spaces and change them into two handicapped spaces. Tony Traversa seconded the motion. Vote: 7-0. Motion approved.

Discussion ensued regarding the vehicle entry gates. Further discussion was tabled until the Maintenance Committee gathered more information.

Sales and Leases Committee Report: Gene Price reported units 511, 701 and 801 were approved for transfer of ownership. Gene Price made the motion that the sale of units 511, 701 and 801 be approved. Chuck Kasbee seconded the motion. Vote: 6-0. Approved.

Insurance Committee Report: Gene Price reported that QBE continues to stall in paying our claim. We have been given the name of an attorney with whom we may wish to consult.

Personnel Committee Report: Barbara Haag reported that Leonardo Morales will begin working as part of the MTN Maintenance Crew on Monday, May 22nd, 2006.

Security Committee Report: Ed Lehner stated there was nothing major to report. Discussion ensued regarding a decrepit looking vehicle in the lot with tags to expire in 30 days.

Barbara Haag stated that each Board member submit a list of suggested items to be included in the next revision of our official documents/bylaws.

Landscape Committee: Bill Loftus stated that our current landscape company has increased our monthly rate by 10%. Bill Loftus collected another estimate which was comparable. Bill Loftus stated that if we perform miscellaneous plantings in-house, our costs would be controlled. Barbara Haag stated that a member of the Landscape Committee must be present to oversee the current landscape contractor. Bill Loftus stated that the Landscape Committee would work out their schedule to make sure someone from the Committee would be present.

Television Committee: Chuck Kasbee reported he was going to collect an estimate from the cable company for high speed internet for the entire building.

New Business

Chuck Kasbee reported that ANI has sent an engineer to our roof top. Our building information will be viewed by potential renters via the internet.

Old Business

None.

Comments and Questions

Henry Baum had parking space questions. Jean Whelan stated that parking spaces are part of the deed for the unit. Henry Baum stated he would be willing to pay in order to secure a better parking space. The Board was unable to help him.

Mary Schneid stated she would like to be on the Landscape Committee. Bill Loftus made her a member.

Adjournment

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

Respectfully Submitted,

Jeannine Carr

Jeannine Carr for
Kathleen Bresnahan, Secretary