



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, November 19, 2008 at 10:30 A.M in the Rudolph Room at 145 S. Ocean Avenue, Palm Beach Shores, Florida.

The Meeting was called to order at 10:30 A.M by Kathleen Bresnahan.

Roll Call

Present:

Charles Kasbee, Bill Loftus, Kathleen Bresnahan, Tony Traversa, Gene Price, Bill Dunn, Clyde Keck, Gene Price (joined the meeting late) Richard Dragone (joined the meeting late)

Absent:

Georgianna Ellis

Other Present

Lois Wolch, Jim Ditello, Marie Price, Gil D'Andrea, Irma Deeg, Grace & Jim Fraser, Gloria Button, Frank Diamond and Chuck Gulgas

Additions/Deletions to the Agenda

Toys for Tots

Approval of Minutes

Approval of minutes held on October 15, 2008. Charles Kasbee made the motion to accept the minutes. Bill Dunn seconded the motion. Vote: 6/0 Approved.

Reports of Officers

Kathleen Bresnahan reported everything is fine doing a lot of work and get ready for the annual meeting.

Bill Dunn, Treasurer, reports that we paid off the credit line of \$35,000.00. A Bank of America CD is due on November 25, 2008 and will be transferred to National City. The reserve account that is also in Bank of America will be transfer to National City for better interest rate.

Reports of Committees

Tony Traversa, Chairperson of Maintenance, reported the pool pump roof has been poured and the pool heaters are working fine. Advance Roofing is on the property working on the ac. Everything else is fine just working on projects that are taking place now.

Kathleen Bresnahan, Chairperson of Sales & Leases, reports that last year we had 38 leases and this year we only have 17 so far. Things are very slow we are hoping that maybe it will pick up soon.

Kathleen Bresnahan, Chairperson of Personnel, reports that everything is going fine.

Bill Dunn, Chairperson of Rules & Regulations, thanked the Members and the Board in their help and effort in passing the amendments. He also stated that he will be planning a meeting in the near future.

Jim Ditello, Chairperson of Social Committees, reported that he is looking for bands for a couple of dances and he is also looking into some bus trips. He is working on the regular events of the season as well.

New Business

Bill Dunn made the motion to accept Kathleen Bordeleau contract for 2009 in the amount of \$4400.00. Tony Traversa seconded the motion. Vote 6/0 3 absent

Charles Kasbee made the motion to accept Attorney Direktor's letter on Board Resolution to approve the fee of \$75.00 for Estoppel Certificate. Bill Loftus seconded the motion. Vote: 6/0 3 absent

Much discussion on the increase of the laundry tokens from .50cent to \$1.00. It was decided to be tabled.

The repair of the North wall will be refaced per Bill Loftus.

Bill Loftus discussed that we are looking into installing new bollard lights to replace the existing light around the property. It was decided to be tabled.

Bill Loftus made the motion to accept the additional work from Advance Roof for \$2460.00. Tony Traversa seconded the motion. Vote 8/0

Bill Dunn made the motion to approve the budget. Gene Price seconded the motion. Vote 8/0

Two air conditioners was discussed for the club house and decided to be tabled for further discussion.

Emergency elevator repairs were discussed and we are awaiting prices to determine what decision we are going to make.

Kay Bresnahan received a call from SICA to have a box placed in the lobby for Toys for Tots. It was discussed and determined not to have it in the building, since everyone does there own donations

Old Business

NONE

Comments and Questions

Lois Wolch thanked the Board for doing a great job.

Frank Diamond said that it is in our best interest to take care of the clubhouse since in the long run we will be the owners.

Adjournment

Gene Price made the motion to adjourn. Tony Traversa seconded the motion. Vote:8/0

Meeting adjourned at 11:50A.M.

Respectfully Submitted,

Mayan Towers Condominium II, Inc.

Kathleen Bresnahan, President