



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, October 21, 2009 at 10:30 A.M in the Clubhouse 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:

Bill Loftus, Kathleen Bresnahan, Tony Traversa, Gene Price, Louis Sulla, Larry Mennella, Chuck Kasbee, Georgianna Ellis

Absent:

Richard Dragone

Other Present

Irma Deeg, Mary Schneid, Marie Price

Additions/Deletions to the Agenda

Jose Maldonado and Meeting Minutes

Approval of Minutes

Approval of minutes held on May 20, 2009. Chuck Kasbee made the motion to accept the minutes. Louis Sulla seconded the motion. Vote: 8/0 Approved. Approval of minutes held on October 12, 2009. Larry Mennella made the motion to accept the minutes. Gene Price seconded the motion. Vote: 8/0 Approved

Reports of Officers

Kathleen Bresnahan, President reported that everything is going fairly well. She stated that the painters have not been paid in full as of yet due to not receiving releases of lien from the painter's suppliers. She also stated that the budget is being worked on and the annual meeting.

Kathleen Bresnahan, President reports for Treasurer that we had a CD due and we have put it into a money market account.

Reports of Committees

Kathleen Bresnahan, Chairperson of Sales and Leases reports that during the summer and since her return there have been 3 foreclosures that she has been able to save. It would have been a problem for the building if that were to occur. We have one sale coming up and it should close by the end of November. We are getting our seasonal leases in and have a meeting on Friday. We should have a good season.

Gene Price, Chairperson of Insurance, reports that Citizens is still the only insurance that will insure our building and that we have budgeted for the increase. He also stated that the law that required us to get proof that each unit owner had a condo insurance policy is no longer in affect.

Kathleen Bresnahan, Chairperson of Personnel, reports that everything is going well and that Leo will be going on vacation for two weeks starting October 26, 2009. Carol will take his the week of Thanksgiving and Rupert the first two weeks in December. The men held off taking their vacation due to the painting of the building and the summer projects.

Kathleen Bresnahan, President reports for Rules & Regulations. It was agreed that from this point on that the building was all uniformed that everything will remain uniformed and that the Board should unite as one and stand behind the agreement and not give any special privilege to anyone.

Larry Mennella, Chairperson of Landscaping reports that everything is fine and that they will be cleaning out the area behind the pool.

New Business

Jose Maldonado regarding Fire Sprinklers for \$10,000.00 was for replacing 56 sprinklers that were in the worst conditions, In view of the painting, they were going to pressure clean the pipes and the pipes were not going to take the pressure of the power washing so this had to be changed. We still need to replace 112 more pipes so we have come to an agreement with Jose that he would do 10 a month at \$200.00 a pipe until there are all changed. Georgianna Ellis made the motion to accept the \$10,000.00 bill for Jose Maldonado. Louis Sulla seconded the motion. Vote 8/0

Jose Maldonado to install two drains in the atrium. Bill Loftus made the motion to accept the \$6022.00 bill for Jose Maldonado to install the drain. Louis Sulla seconded the motion. Vote 8/0

Dick Kritz regarding elevator room A/C, \$3196.93 Louis Sulla made the motion to accept the \$3196.93 bill for Dick Kritz for the replacing the elevator room A/C. Gene Price seconded the motion. Vote 8/0

Clear Pool regarding a required grate by the State of Florida, for \$3128.00 Louis Sulla made the motion to accept the \$3128.00 bill for Clear Pool for the replacing the grate in the pool. Bill Loftus seconded the motion. Vote 8/0

A.T. Designs, Inc regarding Engineering & Inspection Service, \$1350.00 plus is for the work that was required by the Town for the underpass from the garage. Louis Sulla made the motion to accept the \$1350.00 bill for A.T. Designs, Inc for Engineering & Inspection Service. Bill Loftus seconded the motion. Vote 8/0

Old Business

Comments and Questions

Mary Schneid stated that someone is leaving a cart in front of her door almost every morning and also thanked the Board for resolving the pigeon situation.

Adjournment

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

Meeting adjourned at 11:35 A.M.

Respectfully Submitted,

Mayan Towers Condominium II, Inc.

William Loftus

