



MAYAN TOWERS CONDOMINIUM II, INC.

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Minutes of Annual Meeting Held February 15, 2010

The Thirty-Seventh Annual Meeting of the Mayan Towers Condominium II, Inc. Owners Association was held Monday, February 15, 2010, 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 7:00 P.M. by President, Kathleen Bresnahan.

Roll Call: Kathleen Bresnahan, Richard Dragone, Charles Kasbee, Gene Price, William Loftus, Georgianna Ellis, Louis Sulla, Larry Mennella

Absent: Tony Traversa

Kathleen Bresnahan requested nominations from the membership for someone to chair the meeting. Richard Dragone nominated Kathleen Bresnahan and seconded by Larry Mennella. It was unanimously carried that Kathleen Bresnahan, should chair the meeting.

Kathleen Bresnahan asked the Secretary, William Loftus, to verify there was a quorum of owners present. He verified that a quorum was present. The Secretary verified the certificate of mailing was complete and notarized.

Kathleen Bresnahan asked for a motion of the unread 2009 Annual meeting minutes. A motion for approval of the unread minutes of the 2009 Annual Meeting was made by Georgianna Ellis and seconded by Charles Kasbee. Motion carried unanimously.

OFFICERS REPORTS:

President – Kathleen Bresnahan reported it was a pleasure serving as President for the past year. She gave an over-view of what has transpired during the year. From a financial stand point, we are the only Condo on the island that does not have any foreclosures We were close to a couple of them going under, but she worked with the owner and so far all is well. All our monthly assessments are up-to-date and no one is in arrears. All of our records are in order and up-to-date and hopefully it will continue. Our major project this past year was the painting of our building and it went well. Thank you to Tony, Bill, Rupert and Ann for their generous work. The owners were extremely cooperative, but we did have a few complaints, but they were resolved. Our financial situation is good and you will get the Treasurer's report later in the meeting. We are in the process of up-dating our Docs. You may notice some tighten of our

Rules and Regulations, but I assure you any changes made will be for the general benefit of the owners. She thanked the Board for their assistance during the year. She had a moment of silence for the following owners who died during the past year:

John Battaglia Gene Guttman Angela Harr

Vice President – Gene Price reported that he wanted to reiterate what Kathleen said and that often contactors come into the building and can't believe the building is 40 years old and stated that the building looks half its age. He also stated that only can happen with Kathleen & the board running a tight ship. Kathleen is dedicated and she treats it like a full time job. Gene also stated that we all owe her a debt of gratitude.

Secretary – Bill Loftus reported that we had a total of 16 meetings this year 9 regular meetings, 5 special meetings, 1 annual meeting and 1 organizational. If anyone would like a copy, you can come to the office and we will gladly give you a copy. Bill stated that the only problem we are having is that the membership is not returning our mailings that we send out from the office. Bill asked for everyone's participation in returning anything that comes from the office. We put a lot of work in sending it out.

Treasurer – Richard Dragone reported that as of February 1, 2010 we have \$172,000.00 thousand in our reserves account and in our operating account we have \$28,000.00 thousand, so financially we are in very good shape. We are having the building appraised so that we can lower our insurance. As Kathleen said we have no collection and want to thank her for all the work she has done.

COMMITTEE REPORTS:

Insurance Committee - Eugene Price presented a report that he is sure that everyone knows Florida is a different monster when it comes to insurance. We can only get a quote thirty days before our insurance expires. Citizens is the insurance of last resort and it's all that is quoting right now for us. We have increased the insurance budget by 20% and feel that everything will be fine.

Sales & Lease Committee – Kathleen Bresnahan presented a report. The Sales and Lease Committee consists of the following:

Gladys Wik	Al D'Andrea
Georgianna Ellis	Bill Loftus
Kay Bresnahan, Chairperson	

We had a total of 11 meetings during this year, of which we processed 1 sale and 44 leases:

	2008	2009
Sales	1	1
Leases	42	44

We have 10 year round leases and 34 seasonal leases.

She introduced the new owner for the year and asked if she would stand up if present:

618 Hilda Herman Prastalo

Please be sure and give the Rule Book to your renters.

Regarding renting of apartments: We must each year have a new Application and Lease Agreement filled out by all parties. We must have all this information at least one month before said date.

She thanked her committee for all the work they did this past year. We did accomplish a lot during said year with little problems.

She thanked Ann Sullivan for her work.

Maintenance Committee – Louis Sulla reported for Tony Traversa, Tony wanted to thank the executive committee for giving him the opportunity to serve once again as chairman. He also wanted to thank Rupert, Carol and Leo for their help and the rest of the committee. Tony believes we had a very productive year and hopes that the membership thinks so. We got a lot accomplished. We are trying to maintain high quality keeping our investment sound and also maintaining physical responsibility.

Rules & Regulations – William Dunn presented a report that bringing the docs up to today's standards has been a massive job and it is now in its final stages. Our plan is that we will rap up any lose end and resume to finalize it in the fall when we return. It has been has been a time consuming process and it will be ready for a vote for next year.

Landscaping Committee- Larry Mennella presented a report that we are on a routine maintenance plan and everything is going fine. Due to the cold winter we've had, all new planting will be on hold. The trimming of the sea grapes will be done in the future according to the epa guide lines. He also thanked Rupert, Carol, Leo and Mary Schneid for all their help.

Television Committee – Al D'Andrea presented a report. We are currently paying \$25.40 a month and our contract renewed for the next five years. If you have any problems with the cable, call Larry Mennella, that is on my committee, and he will be able to get you some help. Al also thanked Kathleen for all her time and effort she has put into the building.

Personnel Kathleen Bresnahan presented a report that she can not say enough of our employees here Rupert, Carol, Leo and Ann. They do wonderful work and we are very lucky to have them and I do want to thank each and everyone of them.

Social Jim Ditello reported that this Thursday we will be showing the movie The "Blind Side" and that the Bocci Tournament will be held soon. As of now he doesn't have anything else planned right now. Keep checking the mailroom bulletin for any new events.

Old Business –

None

New Business –

Georgianna Ellis thanked Kathleen on behalf of the board on the wonderful job and dedication she has done this year and presented her with a bouquet roses.

Kathleen Bresnahan made the first motion to adjourn meeting and William Loftus seconded the motion. Meeting adjourned at 7:45 PM.

William Loftus, Secretary