



MAYAN TOWERS CONDOMINIUM II, INC.
145 S. OCEAN AVENUE
PALM BEACH SHORES, FLORIDA 33404-5754
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A regular meeting of the Board of Administration of Mayan Towers Condominium II, Inc. was held on Wednesday, January 19, 2011 at 10:00 A.M in the Clubhouse at 145 S. Ocean Avenue, Palm Beach Shores, Florida.

The Meeting was called to order at 10:00 A.M by Kathleen Bresnahan.

Roll Call

Present:

Bill Loftus, Kathleen Bresnahan, Gene Price, Louis Sulla (on phone), Larry Mennella, Chuck Kasbee, Richard Dragone, Tony Traversa.

Absent:

Georgianna Ellis

Other Present

Garry Orrill, Irma Deeg, Dorothy Haines, Claire O'Boyle, Gert Shiels, Bob Kreutz, Jim Ditello, Albert D'Andrea, Gil D'Andrea

Additions/Deletions to the Agenda

Special Forces Unit 313 for \$1500.00

Jeff Franklin Unit 313 for \$300.00

Dipauli Tile for office floor \$6995.00

Jeff Franklin for office floor for \$6767.00

RJP Remolding for clubhouse kitchen for \$5900.00

Jeff Franklin for clubhouse kitchen for \$5728.00

Approval of Minutes

Approval of regular minutes and special meeting held on Wednesday December 15, 2010
Richard Dragone made the motion to accept the minutes. Larry Mennella seconded the motion.
Vote: 8/0

Reports of Officers

PRESIDENT Kathleen Bresnahan reports that everything is very well. Kathleen also stated that foreclosure unit was sold and all past due payments on that unit were paid. We have one owner that is behind in their maintenance payments and Attorney Direktor is handling it for us. Financially we are doing fine. Mostly everything is rented in the building, we have 57 renters until April.

VICE PRESIDENT Gene Price had nothing to report

SECRETARY Georgianna Ellis had nothing to report.

TREASURER Richard Dragone reports that everything is fine financially for 2011 and complements Kathleen Bresnahan for the hard word she has done.

Reports of Committees

Budget and Finance Richard Dragone had nothing to report

Maintenance Committee Bill Loftus had nothing to report.

Sales and Leases Committee Kathleen Bresnahan reported in the Presidents report.

Insurance Committee Gene Price reports that we should be able to get more quote this year because there are more insurance companies coming back into Florida and our insurance agent will be here in a couple of weeks.

Personnel Committee Kathleen Bresnahan had nothing to report.

Landscaping Committee Larry Mennella reports that in the next two weeks he will be replacing at least two dozen plants lost to the cold weather.

Rules and Regulation Committee Richard Dragone had nothing to report.

Television Committee Al D'Andrea reports that he called Comcast and that every owner has to call and order an adapter set for the television by December.

Social Committee Jimmy Ditello reports the next social will be February 6, 2011 for Super Bowl. He also stated that he is looking into Diva Ducks tours and will post information in the mail room. Bocci is being worked on for the end of March.

New Business

Louis Sulla made the motion to accept Jose Maldonado to replace the pumps for \$ 6543.00. Tony Traversa seconded the motion. Vote 8/0

On the Attorney's letter regarding the recreational lease, Kathleen states that Ken Direktor is looking into it and getting everything prepared for 2015. He is also putting a lien on unit 205.

Louis Sulla made the motion to accept that Richard Dragone pays for the repair and the Mayan Towers Condo II, Inc. will reimburse Richard Dragone. Larry Mennella seconded the motion. Vote 7/0 (Richard Dragone abstain)

The quote for the clubhouse kitchen was tabled

The quote for the office floor was tabled

Old Business

None

Comments and Questions

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Adjournment

Larry Mennella made the motion to adjourn. Chuck Kasbee seconded the motion. Vote: 8/0

Meeting adjourned at 10: 45 A.M.

Respectfully Submitted,

Mayan Towers Condominium II, Inc.

Kathleen Bresnahan, President

