



**MAYAN TOWERS CONDOMINIUM II, INC.**  
**145 S. OCEAN AVENUE**  
**PALM BEACH SHORES, FLORIDA 33404-5754**  
**TEL 561.848.2306**  
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A regular meeting of the Board of Administration of Mayan Towers Condominium II, Inc. was held on Wednesday, December 21, 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, Gene Price, Louis Sulla (on phone), Larry Mennella, Chuck Kasbee, Tony Traversa, Georgianna Ellis, Kathleen Bresnahan, Richard Dragone (on phone)

**Absent:**

**Other Present**

Sal Incatasciato, Clyde Keck, Gary & Shelly Orrill, Irma Deeg, Peter Fenner. Esther Carr, Jim & Grace Fraser and Lenny & Naomi Sogoloff & Dorothy Haimes

**Deletions to the Agenda**

None

**Approval of Minutes**

Approval of meeting held on Regular Meeting held November 16, 2011 and Special Meeting held on November 23, 2011. Larry Mennella made the motion to accept the minutes. Tony Traversa seconded the motion. Vote: 9/0

**Reports of Officers**

**PRESIDENT** Kathleen Bresnahan reported that as your president she does not make a move without consulting the accountant and our attorney. Kathleen also stated that she went to a lecture at our attorney's office and our attorney praised us for having such a great community.

**VICE PRESIDENT** Gene Price gave special thanks to President Kathleen Bresnahan for all her hard work in preparing for the special meeting on December 19, 2011.

**SECRETARY** Georgianna Ellis had nothing to report

**TREASURER** Richard Dragone had nothing to report

### **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 that so far for this year we've had 8 sales. 53 leases for rental for 2012, 13 for sale, we have 16 owners year round and we have 16 leases year round. She mentioned this many times that we are turning into rental community and there isn't anything we can do about it.

**Insurance Committee** Gene Price reported that he met with our insurance agent and the rates will be going up. She will keep us posted.

**Personnel Committee** Kathleen Bresnahan had nothing to report.

**Landscaping Committee** Larry Mennella had nothing to report.

**Rules and Regulation Committee** Richard Dragone reported that the committee will be meeting in January.

**Television Committee** Al D'Andrea, absent

**Social Committee** Jimmy Ditello, absent

### **New Business**

Richard Dragone made the motion to approve the vote for 2012 Annual Retainer Fee of \$200.00 for Becker & Poliakoff. Louis Sulla seconded the motion. Vote 9/0

Gene Price made the motion to approve the vote for approval of Sales for 305 Cerna to Musco, 516 Bettencourt to Miller, 402 Donalan to Kempkes, 811 Schneid to Schneid, 609 Bettencourt to Battaglia and 408 Dinney to Bent. Chuck Kasbee seconded the motion. Vote 9/0

Bill Loftus made the motion to designate five parking spaces for contractors. Tony Traversa seconded the motion. Vote 5 no/4 yes

### **Old Business**

Louis Sulla asked about the old pool heaters and also the final gas inspection. Bill Loftus answered his questions.

### **Comments and Questions**

### **Adjournment**

Larry Mennella made the motion to adjourn. Chuck Kasbee seconded the motion. Vote: 9/0  
Meeting adjourned at 10:32 A.M.

Respectfully Submitted,  
Mayan Towers Condominium II, Inc.

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Kathleen Bresnahan, President