

HANSON'S LANDING ASSOCIATION, INC., A CONDOMINIUM

C/O ADVANTAGE PROPERTY MANAGEMENT, 1111 S. E. FEDERAL HIGHWAY, STE. 100
STUART, FLORIDA 34994

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF HANSON'S LANDING ASSOCIATION, INC., HELD ON FRIDAY, FEBRUARY 12, 2009

1. The president called the meeting to order in the Hanson's Landing Pool House at 2:30 p.m.
2. On roll call, Directors Carroll, Jensen, Kidd, LeFevre, Perkowski, Raaz, and Seiler were present. No directors were absent.
3. Without objection, the president declared the minutes of the meetings of the Board of Directors held on January 6, 2009, and February 2, 2009 to be approved as distributed and posted.
4. Mr. Seiler moved to adopt a banking resolution designating that any two among all directors (7) and Lorraine Forte, of Advantage Property Management, be authorized to sign checks and withdraw funds from the Association's accounts and to sign notes and instruments of indebtedness on the Association's behalf. The motion was duly seconded and unanimously approved. The resolution is attached to these minutes and, by reference, made a part of them.
5. Mr. LeFevre moved to approve the list of officers, directors, and committee members for 2009. The motion was duly seconded and unanimously approved. The list is attached to these minutes and, by reference, made a part of them.
6. The president opened a discussion to the Board to establish working volunteer committees as a cost-saving measure for minor needs of the community such as spreading mulch, repairs, tree removal, and painting. After opening the discussion to the floor, it was agreed that a list of tasks would be posted at bulletin boards and in the Pool House so that volunteers could sign up for various projects.
7. The president opened a discussion of the current real estate market and the difficulties owners have selling a unit as a result of Section 5, Rule 17 of the Hanson's Landing Rules and Regulations, which restricts the use of Open House signs on common elements. Mrs. Kidd moved to change this rule to allow realtors or owners to be permitted to place "Open House" signs on common elements by submitting a written request, and subsequently, receiving written approval by the Board of Directors for each, single open house event, and removing all signs after that specific event. The motion was duly seconded and unanimously approved.

8. The president opened a discussion of Old Business, which included gas grills and kayaks on common areas, parking of pickup trucks, paving repairs, and landscaping. The Board agreed that any owner who would like to make changes to the Rules and Regulations should send a written request with details of the proposed change, including costs and any legal issues, for consideration by the Board.
9. Under New Business, dock enlargement was discussed and it was suggested that a written request including costs and legal issues be submitted to the Board. The president opened a discussion on foreclosures in Hanson's Landing and he stated that the legal position of the Board is that no action may be taken once attorneys are involved with a foreclosure. Questions came from the floor about reserves and about a possible budget change. The president suggested that an owner make a written request that would satisfy the requirements for a change in the reserves or the budget. Jim LeFevre was appointed to look into establishing a web site for Hanson's Landing.
10. On motion duly made, seconded and unanimously approved, the meeting was adjourned at 4:25 p.m.

Submitted by:

Carolyn M. Jensen
Carolyn M. Jensen
Secretary

February 12, 2009