

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 THURSDAY, MARCH 12, 2009**

1. The president called the meeting to order at 6:00 p.m. in the Hanson's Landing Pool House.
2. The roll was called and directors Carroll, Jensen, Kidd, LeFevre, Perkowski, Raaz, and Seiler were present. The president declared that a quorum was present and the meeting could proceed.
3. Barbara Kidd moved to approve the minutes of the meeting of the Board of Directors of Hanson's Landing Association, Inc., held on Thursday, February 12, 2009. Without objection, the president declared the minutes to be approved as posted and distributed.
4. Barbara Kidd moved to accept Tony Anzalone as Chairman of the Budget Committee and Phil Repetto as Chairman of the Building and Grounds Committee. The motion was duly seconded and unanimously approved.
5. Jim LeFevre distributed a handout to the Board and gave a report on the proposed Hanson's Landing website. He thanked Dan Hankinson for his assistance in the report. After discussion, the Board suggested that Mr. LeFevre prepare a proposal to include cost and time frame for a possible vote on the agenda for the next board meeting.
6. Barbara Kidd moved to table the vote on a change in legal representation in order to completely inform the membership of this possible action. The motion was duly seconded, and the Board voted unanimously to table the vote.
7. The president opened a discussion of Old Business. Barbara Kidd reported that she has received positive comments about the first issue of the Hanson's Landing Email Newsletter. The Newsletter will be issued approximately on a monthly basis, or as needed, to the 106 owners who have given their email address. It is also posted on the bulletin boards and in the Pool House. President Perkowski thanked the volunteers who helped with the Mulch Project, which saved \$2,647 on the budgeted amount, and the Pool Project, which improved the appearance of the Pool House and furniture. Dr. Bernie Nilles reported on his findings for the Termite and Pest Committee. He recommended discontinuing the contract for \$6,600 for termite control and \$4,200 for rodent control because they are ineffective and possibly harmful. He praised Sunshine Land Design, a separate contract, for their effective treatment of ants and termites by trimming trees so they do not touch the buildings and spraying throughout the campus. President Perkowski reported that the

Board is getting proposals to reduce costs of the phone and radio system, and the fire inspection costs.

8. Under New Business, the president opened a discussion for a proposed Open House. Lynne Jensen reported that the goal of the Open House Committee is to help owners who have their homes for sale or lease, as well as to promote the amenities of Hanson's Landing. The proposed event is to take place from 10 a.m. to 4 p.m. on Saturday, April 4, 2009 and at no expense to the Association. After a discussion of the Perimeter Road issue with Miles Grant Country Club, the board agreed that the position of Hanson's Landing Association will remain unchanged. The treasurer reported that two owners are in arrears for payment of the Special Assessment for the roofs. Tom Tennyson submitted a petition signed by 133 owners to request a Special Meeting to reduce the monthly assessment by reducing reserves. The petition was accepted by Secretary Jensen.
9. On motion duly made, seconded, and unanimously approved, the meeting was adjourned at 7:30 p.m.

Submitted by:

Carolyn M. Jensen

Carolyn M. Jensen
Secretary

March 12, 2009