

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, APRIL 2, 2009

1. The president called the meeting to order at 2:30 p.m. in the Hanson's Landing Pool House.
2. The roll was called and directors Carroll, Jensen, Kidd, LeFevre, Perkowski, and Raaz were present. Mr. Seiler was absent. The president declared that a quorum was present and the meeting could proceed.
3. Bob Perkowski moved to approve the minutes of the meeting of the Board of Directors of Hanson's Landing Association, Inc., held on Thursday, March 12, 2009. Without objection, the president declared the minutes to be approved as posted and distributed.
4. Jim LeFevre moved to accept the recommendation of Dr. Bernie Nilles to cancel the contract with Baker's Termite and Pest Control for the Termite and Rodent control. The motion was duly seconded and unanimously approved by the directors who were present. After discussion, it was agreed that any termite infestation would be treated as each case is reported to the Board by an Owner.
5. Barbara Kidd moved to award a contract to SVI to convert the telephone dialing system in Buildings 6, 12, and 13 to a radio system. The motion was duly seconded and unanimously approved by the directors who were present.
6. Jim LeFevre reported on his committee's consideration of three vendors for a Hanson's Landing website. After discussion, Jim Lefevre moved to award a contract to Rebecca Hose at Specialty Hardware. The motion was duly seconded and unanimously approved by the directors who were present.
7. The president opened a discussion of the Board's review of the status of the 21 contractors and vendors who service Hanson's Landing in order to reduce budget expenditures. The cancellation of the Baker's Termite and Pest contract is expected to save \$8-9,000, depending on the case by case basis of infestation and treatment. A review and revising of the contract with Sunshine Land Design will result in saving of approximately 5%. President Perkowski thanked the Committee made up of Barbara Kidd, Scott Drew, and Walter Mason for their efforts in reviewing insurance costs. Scott Drew reported that the potential savings will be realized when the contract with H. V. Johnson is renewed on August 16, 2009.

8. The president opened a discussion of Old Business. It was agreed that Ernie Raaz will get a proposal for a Reserve Study to present at the next meeting in order to clarify the positions reflected in the petitions that have recently come before the Board regarding reserves. After discussion, the Board agreed that the position of Hanson's Landing on the maintenance of the Perimeter Road with Miles Grant Country Club will not be changed. Tom Walker reported on the Open House Community event to be held at Hanson's Landing on Sunday, April 5, 2009 from 1-4 p.m. Realtors and owners who will be showing units for sale or lease will be paying for the advertisement in the newspaper.

9. Under New Business, the president opened a discussion of solar heating for the pool. Jim Lefevre and Ernie Raaz formed a committee to seek proposals for installation of solar heating to be presented at the next meeting. After discussion, it was agreed that the skylights in the Pool House need to be replaced. Ernie Raaz will look into proposals for replacement.

10. On motion duly made, seconded, and unanimously approved, the meeting was adjourned at 3:50 p.m.

Submitted by:

Carolyn M. Jensen
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Secretary

April 2, 2009

