

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 TUESDAY, APRIL 28, 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. Bob Perkowski moved to approve the minutes of the meeting of the Board of Directors of Hanson's Landing Association, Inc., held on Thursday, April 2, 2009. Without objection, the president declared the minutes to be approved as posted and distributed.
4. Barbara Kidd moved to name Elizabeth Bonan, Esq. of the law firm Ross, Earle & Bonan as the Association's legal representative and registered agent to replace Jane Cornett following her resignation as our attorney. The motion was duly seconded and unanimously approved by the directors.
5. Board decision regarding heating the pool by solar energy has been postponed owing to more information being needed with respect to panel placement.
6. Bill Seiler moved that the Board award a contract to Foster Glass in the amount of \$10,000.00 to purchase shatter proof glass panels to replace and repair that section of the Pool House roof that has deteriorated in appearance. The motion was duly seconded and unanimously approved by the directors.
7. Board decision on the agenda item regarding implementing rip-rap on Building 9 was postponed for need of one more bid to come in on performing the work for this project.
8. Old Business: Ernie Raaz informed the Board that he had contacted the person recommended to the Board as a resource to perform a complete Reserve asset replacement study who subsequently quoted \$3,500.00 for performing that task. The question of the necessity of having this comprehensive study done at this time will be referred to the Association's new attorney before making a final decision.

Bill Seiler informed the Board that there are currently two unpaid assessments – one of which has had the locks changed by order of a bank leading to the belief that unit is about to be foreclosed. That unit is in arrears by \$7,500.00. Most likely, if foreclosed, the Association will not be able to recoup the sum owed. A second unit currently has a lien in place for \$5,700.00 – but there is a good possibility this account will be paid. Bill Seiler

also informed the Board that the Association was able to pay another \$43,000.00 against our balance of \$155,000.00 on the roof replacement loan.

Jim LeFevre announced that the Hanson's Landing Website was up and operational – and well received by many owners.

Bob Perkowski reviewed a copy of a letter he had received from Phase II of Miles Grant addressing the Country Club Board of Directors questioning the increase of costs now being allocated to the maintenance of Perimeter Road – and lack of response to inquiries made in that regard.

Bob Perkowski also advised us that although Advantage Property Management, Inc. had received a letter from the IRS informing us our case was settled and that we owed them just \$112.00 (which was sent) – Jud Moran advises Bob that he was informed by the IRS that the matter is not settled. Barbara Kidd suggested that if another month goes by and we do not have confirmation that it is settled, the Association should contact our Congressional Representative Rooney to intervene in this matter.

Bob Perkowski also announced that Cathie Benoit had done a superb job in completing the 2009 dog registration. Thanking her for her service, he explained that this project is required for insurance purposes – we know our dogs in residence and confirm immunization.

Lynne Jensen reported that the Open House, to assist our owners with units for sale, was a huge success in terms of attendance. It was reported at least by one owner, that forty-two people looked at her unit. The total cost of \$420.00 was amortized by charging a \$35.00 fee per unit.

9. Under New Business, Barbara Kidd presented her committee's preliminary report on progress made to date in reviewing and rebidding next year's policy package. Bob Perkowski responded that questions about updating the "Frequently Asked Q & A" flyer distributed by the Orientation Committee to all new owners as required by Florida Statute, has been followed now since at least 1992 and will be continued. Bob also announced that from May to October trash pickup will be reduced to just one per week on Friday. Also, Bob reviewed the status of the Miles Grant Water and Sewer sale to Martin County and the subsequent financial impact on our owners.
10. On motion duly made, seconded, and unanimously approved, the meeting was adjourned at 7:55 p.m.

Submitted by:

Barbara E. Kidd
Vice President
April 29, 2009