

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, NOVEMBER 10, 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 Jensen, Kidd, LeFevre, Perkowski, Raaz, and Seiler were present. Dr. Carroll was not present. The president declared that a quorum was present and the meeting could proceed.
3. Without objection, the president declared the minutes of the meeting of the Board of Directors of Hanson's Landing Association, Inc., held on October 13, 2009, to be approved as posted and distributed.
4. Mr. Seiler moved to exercise an option on a lien for Unit 3-17. The motion was duly seconded and approved unanimously.
5. On behalf of the Budget Committee, Peter Hauth formally presented the 2010 Budget recommended by the Committee to the Board of Directors.
6. Mr. LeFevre requested consideration for a change in the amount for Maintenance Labor to increase the wages of Lester Bailey. After discussion, Mr. LeFevre moved to increase the amount for Labor Maintenance to reflect an increase of Lester Bailey's wages by 4%. The motion was duly seconded and approved by a vote of 5 to 1. Mr. Raaz voted no.
7. The Board of Directors accepted for review the 2010 Budget with Total Expenditures of \$707,740.00 and a Provision for Reserves of \$100,000.00, resulting in a Monthly Assessment of \$274.00 per unit. The main reason for the reduction in monthly fees is lower insurance costs and a carryover of \$93,868.00 of unspent funds from the 2009 budget. In compliance with the Florida Statutes and the By-laws, the president will mail copies of the proposed 2010 Budget and Reserve Cash Flow Projection to all members, and place final consideration and approval of the 2010 Budget and Reserve Cash Flow Projection on the agenda of the Board of Directors' meeting to be held on December 8, 2009.
8. The President announced that February 1, 2010 will be the date of the Annual Meeting at the Miles Grant Country Club Clubhouse at 10:00 a.m.

9. Mr. LeFevre introduced Bill Hoysradt, representing Abundant Energy, to give a presentation on the installation of solar panels for heating the pool at Hanson's Landing. Mr. Hoysradt discussed the possible installation of solar panels to be installed on the trellises at the pool, the costs, advantages, and potential long-term savings of a solar thermal system. Mr. Hoysradt received generous applause from all those in attendance. The president thanked Bill and Jim for their hard work on researching this project.
10. Mr. Seiler moved that the Board vote to confirm "Consent in lieu of a meeting of the Board of Directors of Hanson's Landing Association, Inc." permitting President Robert Perkowski to execute an Easement Deed granting Miles Grant Water & Sewer Company an easement for the installation, operation, and maintenance of service irrigation lines and appurtenant facilities over a 2' by 8' portion of the common elements. The motion was duly seconded and unanimously approved. The consent statement of each Director will be delivered to our attorney.
11. Under Old Business, Mr. Seiler gave a Treasurer's update. He reported that two owners are in arrears with their assessments, that five units have been sold in the last two months, and that the treasury has realized approximately \$75,000 in savings due to various changes in contracts and other cost-cutting steps. Mr. Raaz reported that the skylight renovations have been completed. Mrs. Kidd reported that she has 101 confirmed Owner's Insurance policies, plus 20 that are out of date, and that 64 owners have never confirmed that their Owners' Insurance policies are current as required by law. She has notified those who have not complied through email, the newsletter, and a listing at the Pool House. President Perkowski moved that Lynne Jensen be appointed Chairman of the Hanson's Landing Perimeter Road Committee. The motion was duly seconded and unanimously approved.
12. Under New Business, we will be planting three new Royal Palms in the traffic circle to replace those lost. The Board received a letter from an owner in Building 9 requesting a designated disability parking space. It was agreed to add a parking space to the guest parking area of Building 9. Regarding the lawsuit of Falkner vs. Hanson's Landing, the Board has notified the appropriate agencies and given all documents to our attorney, Liz Bonan.
13. Upon motion duly made, seconded, and unanimously approved, the meeting was adjourned at 7:57 p.m.

Submitted by:

Carolyn M. Jensen

Carolyn M. Jensen
Secretary