

# 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, JANUARY 12, 2010

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, Razz, and Seiler were present. The president declared that a quorum was present and the meeting could proceed.
3. Secretary Jensen read a correction of the Minutes of the Meeting held on December 11, 2009, to show that Directors Carroll and LeFevre have submitted written waivers of notice of the meeting which are attached to the amended minutes. Without objection, the president declared the Amended Minutes of the Meeting of the Board of Directors of Hanson's Landing Association, Inc., held on December 11, 2009, approved.
4. The Board of Directors reviewed with the owners present the complaint filed with the State of Florida by owner Justin L. Moran accusing the Board of not being in compliance with the statute requiring sixty (60) days notice for the Annual Meeting which had been planned for February 1, 2010. Two actions were taken by the Board and Advantage Property Management Company in response to Mr. Moran's protest issued at a Board meeting on December 8, 2009: 1.) A meeting of the Board was scheduled for December 11, 2009, to change the date of the Annual Meeting in order to be in compliance, and that action was completed at that meeting. 2.) On behalf of Hanson's Landing Association, Inc., Advantage Property Management formally responded to the State of Florida's inquiry regarding Mr. Moran's complaint that the Board had acted in compliance with the law's sixty day notice which was mailed to owners on December 11, 2009, scheduling the Annual Meeting for February 10, 2010. The members of the Board were advised on January 7, 2010, by the Secretary that Mr. Moran had filed a letter on January 1, 2010, to the State of Florida acknowledging that the Board had remedied the infraction, and that he had supplied her with a copy of that letter.
5. Bill Seiler made a Treasurer's report. There is a balance of \$114,131 on the roof assessment. \$74,245 has been collected on the second installment. Two owners have not paid their current bill; one owner has made the quarterly payment, but not the interest due. The treasurer informed the Board that the debt for roof assessments will be paid down by \$72,000. Two units are in foreclosure and have not paid anything. The president reported that liens have been filed on the units. Ernie Raaz suggested placing a lien on the per-

sonal assets of the owners. President Perkowski said he will consult with our attorney and report about it at the next meeting.

6. President Perkowski announced the three prospective members of the Board of Directors to be installed at the Annual Meeting: Peg Ansbro, Richard Harris, and Don Leverenz. On behalf of the Board, he thanked them for volunteering.
7. Under Old Business: President Perkowski submitted requests to Miles Grant Country Club regarding information about the maintenance policies of Perimeter Road. He has committed to attend the Perimeter Road Committee Meeting on January 28, 2010 with the intention of reaching a settlement of Hanson's Landing's account. Parking spaces have been increased from thirteen to fifteen in front of Building 9. Permits to install rip rap at Building 9 are still pending. Two proposals have been submitted for repairing A/C electrical shutoffs for Building 9. It was suggested that a Committee be formed after the Annual Meeting to resolve the electrical issues associated with A/C units at Hanson's Landing. Cathie Benoit will conduct dog registration on January 20. President Perkowski thanked Jim Dunne for suggesting an alternate landscaper to complete the installation of Royal Palms and lighting in the circle at a savings of \$1100. Jim LeFevre was thanked for his efforts in arranging restoration of the lighted fountain in the lake.
8. Under New Business: A valve had to be replaced by an owner who broke the handle when turning on the water supply to his unit. After discussion, Ernie Raaz suggested that the Board split the difference of the plumber's bill for replacing the valve, and the Board agreed to pay the owner \$100. New Address Book/Directories have been completed and will be distributed soon. Proposals are still being submitted for repair of the slope behind Buildings 1 and 2. Barbara Kidd reported that a radio was stolen from an unlocked car in the parking lot by Building 13 and reminded owners to keep cars locked at all times. Evidence of dead bugs was found in an unoccupied unit. When contacted, the owner responded and had the realtor remedy the situation. Owners were reminded to abide by the Rules and Regulations regarding pest control and that proper procedures should be followed when leaving units unoccupied for long periods of time. President Perkowski thanked the many volunteers who contribute to Hanson's Landing with special recognition to Phil Repetto and Peter Hauth for their work on tennis court maintenance and to Bud Perryman for his efforts when the pool house was painted. Mr. Lombardi raised the question of a complaint being filed against a family for playing ball on common grounds and asked for leniency in the Rules and Regulations about children's play. After discussion, President Perkowski reminded the membership that the Rules and Regulations need to be enforced in order to protect property and prevent accidents.
9. Upon motion duly made, seconded, and unanimously approved, the meeting was adjourned at 7:15 p.m.

Submitted by:

*Carolyn M. Jensen*

Carolyn M. Jensen, Secretary

HANLNDG\MINUTES01.12.10