

HANSON'S LANDING ASSOCIATION, Inc., A CONDOMINIUM
c/o ADVANTAGE PROPERTY MANAGEMENT, 1111 S. E. FEDERAL HIGHWAY, STE. 100
STUART, FLORIDA 34994

AMENDED
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON
MONDAY, MARCH 22, 2010

1. The President called the meeting to order in the Hanson's Landing Pool House at 2:30 p.m.
2. On roll call, Directors Ansbro, Harris, Kidd, LeFevre, Leverenz, Perkowski and Seiler were present. The President declared that a quorum was present and the meeting could proceed.
3. Without objection, the President declared the minutes of the meetings of the Board of Directors held on February 16, 2010, to be approved as distributed and posted.
4. Bill Seiler read the Banking Resolution. Bill Seiler moved to accept the Resolution, the motion was duly seconded and unanimously accepted. The resolution is attached and becomes a part of the minutes.
5. The President reported that bids had been received for sealcoating the roads and parking areas. Barbara Kidd moved to accept the bid from Asphalt Restoration and Technology Systems, Orlando FL. The motion was seconded and The Board unanimously approved awarding the contract in the amount of \$27,716.25. Work is likely to commence in early April.
6. The President reported that three bids had been received to correct erosion problems near Buildings 1 and 2. Richard Harris moved to accept the bid from Ecotech Landscaping. The motion was seconded and The Board unanimously approved awarding the contract to in the amount of \$8,215. Start date to be determined.
7. Next item for consideration was the Tennis Court Restoration. After a discussion of the proposals, consideration of the item was moved to the next meeting. Phil Repetto, Walter Mason and Richard Harris will evaluate the proposals and provide feedback. It was also decided that a new lock will be installed on the gate at the courts. Those desiring a key for the tennis courts will be able to request one from Lester. It was also agreed that the net will be removed from Court One, since it has the most wear and tear, so that people will be required to use courts 2 and 3 for the time being.
8. The discussion of Electrical Room doors was delayed till the next meeting due to disparities in the proposals.
9. OLD BUSINESS
Treasurer Seiler reported that owners of units 3- #17 and 6- #15 are in debt to the Association and the amount is now in excess of \$20,700 for unpaid assessments. Appropriate legal action is being pursued and The Board will act on the advice of General Counsel, Elizabeth Bonan.
Notification from Sherry Shipley at Sunshine Landscaping that permitting process is ongoing for the shoreline restoration behind Bldg 9. The project behind Bldg 7 must be treated as a separate item according to DEP.

The annual mulch project was completed under the leadership of Jack and Mary McCabe along with 60 volunteers in another fabulous example of community spirit and cooperation which saved their neighbors several thousand dollars. The Board, on behalf of the owners, expressed its thanks to the McCabes and the volunteers.

The President reports that agreement has been reached with MGCC for the Perimeter Road. The amount due has been reconciled, interest waived and a check for the back due amount of approximately \$7400 has been paid. Monthly payments will be in the \$200 - \$300 range. Dale Clixby is the new association representative to the Perimeter Road committee.

There was also a discussion of the proposed chairlift in Building 9. The Board has numerous issues to discuss relative to a very complex issue. We are awaiting answers to a number of questions and resolution to several concerns.

10. NEW BUSINESS

Annual Audit – The 2009 annual audit has been completed and hard copies are available on request. The audit is also posted on the website under Financial Documents.

Past Due Letter – The Board agreed to provide Advantage Property Management a new past due notice. The new notice provides more clarity and softer language for overdue monthly assessments.

Tennis Court Backboard – Richard Harris will investigate.

Bike Racks – Jim LeFevre will review proposals and provide estimates at the next board meeting.

Legislative Action Report – Barbara Kidd has done her usually thorough job of reviewing pending legislation. She has contacted local representatives and has had a conference call with Representative Snyder to make the case for legislation that will be more beneficial for Condo Associations.

Landscaping and Beautification – Julie Seiler has been working with Sunshine to improve the area adjacent to the tennis courts. There will be a nice path with plantings and benches. One of the benches is being generously donated by Peg Ansbro.

11. Owner Comments/Questions – Owner Comments/Questions – A discussion ensued about the overcharges related to the painting contract. The former president indicated that he has documents that verify the excess charges over and above the contract amount. He also stated that the documents he has are in our files. He stated that the contract negotiated in 2001 by a former president for the year 2008 was not worth the paper it was printed on. The former president said that he had contacted Mr. Brown and informed him that he had him “covered” and that he would support JB Painting to oppose any efforts to recover any money from the new contract the former president had executed with Mr. Brown – citing any current Board action in this regard as “extortion”. Several board members pointed out that we have a fiduciary responsibility to investigate apparent overcharges in excess of \$25,000, and that his interference with JB Painting made our attempts to get to the bottom of this issue, much more difficult. He was asked yet again to cooperate in reconciling the disparities, and he responded that he would not be a part of this witch hunt. The Board agreed that it would continue the investigation with the documentation that we have from the public records and that the former president can choose to help or obstruct, as he chooses. In either case the board will pursue all available options to secure adherence to contractual obligations and restitution on behalf of the entire community.
12. On motion duly made, seconded and unanimously approved, the meeting was adjourned at approximately 4:00 p.m.

Recorded and submitted by:
James D LeFevre, Secretary
April 11, 2010