

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 HELD ON
Wednesday, April 21, 2010**

1. The President called the meeting to order in the Hanson's Landing Pool House at 1:30 p.m.
2. On roll call, all Directors were present. The President declared that a quorum was present and the meeting could proceed.
3. Bill Seiler moved to accept the amended minutes of the meeting of the Board of Directors held on March 22, 2010, the motion was duly seconded, and by unanimous vote, the President declared the amended minutes of that meeting, to be approved as distributed and posted.
4. Board member Richard Harris presented a proposal to initially allow the owners of Buildings 6, 7, and 8 to purchase and install a gas grill. After extensive discussion, the proposal was withdrawn from consideration.
5. Richard Harris presented a proposal to install a kayak/canoe rack somewhere on the common ground of Hanson's Landing. A majority of the members of the Board felt strongly that this represented a change to the condo documents with respect to use of the common elements and should go before the owners for their approval. Richard Harris moved that a committee be formed, to come back in October with a thoroughly prepared proposal to present to the Board. The motion was duly seconded, and the Board voted unanimously to accept the formation of the committee, chaired by Mr Harris.
6. Jim LeFevre reported to the members of the Board that in reviewing various bike racks he finds the disparity in pricing so vast against so little difference in itemized materials – that he suggests we try one new galvanized metal rack over the summer and then review its performance against the weather in the fall. Price of that rack is \$150–so does not require board approval.
7. President Perkowski reported that an agreement had been reached with JB Painting for the return of \$29,212 of overpayments on the previous painting contracts. As a result of the favorable resolution of that issue, Jim LeFevre moved to accept the proposed painting contract which will begin in 2012 and be completed in 2015. The motion was duly seconded and the board voted unanimously to award the contract to JB Painting. Total four year contract of \$189,029.00 with added options of \$13,999 to paint the stairs and walkways. Anticipated reserves allocated to painting will be more than sufficient to cover the cost of this contractual agreement.
8. Richard Harris presented the Board with 3 proposals for resurfacing the Tennis Courts, recommending that the Contract be awarded to FDC (Fast Dry Courts) in the amount of \$9,820 to resurface all three tennis courts. Barbara Kidd moved to award the contract to FDC, the motion was duly seconded and the vote was unanimous to award the contract to FDC. Richard will follow up with FDC to schedule the work.

9. Barbara Kidd moved to award a contract for electrical room doors to Shekinah. The motion was seconded and the Board of Directors voted unanimously to award the contract for replacing and painting of six electrical room doors to in the amount of \$11,901.
10. President Perkowski reported that the initial work repairing the slope behind Buildings 1 and 2 had been completed and that additional work was recommended. Richard Harris moved to ratify the additional work, the motion was duly seconded and the Board unanimously voted a contract of \$6,025 to Ecotec Landscaping Services for the purpose of completing an additional 186 feet along the shoreline between the lake and the buildings.

11. OLD BUSINESS

Treasurer Seiler reported that additional legal proceedings have begun against the personal assets of one of the owners who is are debt to the Association for unpaid assessments. A hearing will be held at a date to be determined.

Verbal approval has been received for the rip rap work along the Building 9 shoreline. Assuming actual written approval is received in a timely fashion, Sunshine projects a start date of late May.

The pavement resurfacing and striping has been completed. Owners are reminded that the process is more than just cosmetic. It also is designed to extend the life of the pavement.

There was also a discussion of the proposed chairlift in Building 9. The Board is still awaiting answers to a number of questions and resolution to several concerns.

12. NEW BUSINESS

Summer time departures – Owners are reminded to check the latest newsletter, or the website, for instructions on hurricane preparation. Also remember that trash collection will revert to once a week starting May 1, resuming twice weekly on November 1.

Insurance Claim – President Perkowski is working with RV Johnson to settle a claim for water damage in one of the units.

The stormwater drain between Buildings 6 and 8 is in need of repair. Bids are being obtained

13. 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 24, 2010