

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
Thursday January 20, 2011

1. The President called the meeting to order in the Hanson's Landing Pool House at 2:00 a.m.
2. On roll call, Directors Ansbro, LeFevre, Leverenz, Perkowski, Kidd and Harris were present. Director Seiler was absent. The President declared that a quorum was present and the meeting could proceed.
3. Bob Perkowski moved to accept the minutes of the meeting of the Board of Directors held on November 30, 2010, the motion was duly seconded, and by unanimous vote, the President declared the minutes of that meeting, to be approved as distributed and posted.
4. After discussion of the painting issues at Building 11 the Board was in agreement that complete removal of the existing paint was the best course of action. Since there was only one proposal to do that scope of work, it was agreed to table the issue until additional bids were received.
5. Comcast has offered a new 10 year contract with higher prices and no appreciable increase in benefits. Our current contract expires in about 3 years. Barbara Kidd moved to reject the new contract offer; the motion was duly seconded, and by unanimous vote the Board agreed to delay action on a new contract as other options are explored.
6. Richard Harris voted to approve the contract from Shekinah to replace the remaining Electrical Room Doors. The motion was duly seconded, and by unanimous vote the Board agreed to award the contract.
7. NEW BUSINESS
 - Donation for Pool Building Improvement – Don Leverenz has secured bids for adding windows to the pool side of the building and additional discussion ensued on other improvements. It was agreed that Don, Lynn Gorall, Peg Ansbro and Phil Repetto would form a committee to review possible improvements.
 - Rules Allowing Non Owner Use of Facilities – It was agreed that we needed to review the Rules and Regulations related to non-resident use of facilities.
 - Final Payment of Roof Loan – Final payment was made for the roofing loan
 - Security Systems – Jim LeFevre reported that he had been discussing enhanced security at the pool. Discussions had been held with ADT and Bartlett Bros Security.
8. OLD BUSINESS
 - Kayak Racks – Additional discussion was held about the kayak racks and it is generally agreed that a proposal to amend the documents needs to be presented for a Board vote.
 - The State Condo Board responded to the recent complaint about the level of reserve funding with an opinion that the Board had acted in good faith and with due diligence. They dismissed the complaint as being without merit.
 - Pool Spa Violation – We have applied to the county for a public pool exemption and are awaiting a response.
9. On motion duly made, seconded and unanimously approved, the meeting was adjourned at approximately 3:00 p.m.

Recorded and submitted by:
James D LeFevre, Secretary
January 21, 2010