

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
Tuesday April 5, 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 Seiler, LeFevre, Leverenz, Perkowski, Kidd and Harris were present. Directors Harris and Ansbro were 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 January 20, 2011 and the minutes of the Organizational Meeting held February 7, 2011. The motion was duly seconded, and by unanimous vote, the President declared the minutes of those meetings, to be approved as distributed and posted.
4. Peg Ansbro tendered her resignation. Jim LeFevre moved to accept the resignation, the motion was duly seconded and by unanimous vote, the resignation was accepted. President Perkowski nominated Vince Piazza to replace Ms Ansbro for the remainder of her term. Bill Seiler moved to accept the nomination, the motion was duly seconded and by unanimous vote, the nomination was confirmed.
5. Jim LeFevre moved to accept the new proposal from Summit Professional Painting for the painting of stairs, walkways and stairs at Building 11. The motion was duly seconded and by unanimous vote, the Board agreed to award the contract.
6. Bill Seiler moved to ratify the vote to send attorney letter to Warren Gorall. The motion was duly seconded and by unanimous vote, the Board agreed to ratify the vote.
7. Pool Building Improvement – The discussion of the renovation of the pool building was separated into 2 sections. The first centered on the interior of the building and it was agreed that there would be three items awarded for the interior. Jim LeFevre moved to enclose the south windows, Bob Perkowski moved to replace the ceiling fans and Bill Seiler moved to add an awning over the south door. All motions were duly seconded and approved by unanimous vote. After additional discussion, Barbara Kidd moved to accept the proposal as stated, Bill Seiler amended the motion to include a do not exceed amount of \$13,000 for the total bathroom renovation. The motion was duly seconded and by unanimous vote, the Board agreed to proceed with the project.
8. Jim LeFevre presented proposals to install key card access and security cameras to increase security at the pool. After discussion, Barbara Kidd moved to accept the proposal from Bartlett Bros. The motion was duly seconded and by unanimous vote, the Board agreed to proceed with the project.
9. Jim LeFevre moved to ratify the vote taken previously to expand the trash enclosure between Buildings 4 and 5. The motion was duly seconded and by unanimous vote, the Board agreed to ratify the vote.
10. Phil Repetto presented the idea of purchasing Pickleball equipment. The Board agreed to fund the purchase from discretionary funds.
11. NEW BUSINESS

It was agreed that the Newsletter would include the information for owner's summer preparation prior to departure. It was also agreed that owners would be notified to remove derelict bikes, and if they weren't removed by June 1, they will be discarded.

12. OLD BUSINESS

The Pool Spa retrofit is no longer necessary due to the Martin County exemption.

It has been decided to take a wait and see approach to the erosion issue at Building 7.

All Electrical Room Doors have now been replaced

Vince Piazza agreed to replace Dale Clixby on the Perimeter Road committee.

The parking lot pavement was discussed with the contractor and it was decided that the damage is minimal and not of concern at this point.

A motion has been filed to force the bank to begin foreclosure on the unit in Building 3. It is anticipated that it will be 3 – 6 months before additional action occurs.

13. During Owner comments, the question was raised about the slip and fall lawsuit currently pending. It was reported that no new developments had taken place since the last Board Meeting.

14. 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 5, 2011