

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 26, 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, Piazza and Harris were present. 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 April 5, 2011. 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. Jim LeFevre moved to ratify the earlier vote to change the pool security contract from Bartlett Bros to ADT/Pro Tech Security, the motion was duly seconded and by unanimous vote, the ratification was accepted. The change was due to an additional cost from Bartlett Bros amounting to about \$1,000
5. Richard Harris moved to add language to the Rules and Regulations concerning card access keys. The motion was duly seconded and on a roll call vote the motion was defeated with Directors Harris, Leverenz, and Seiler voting yes, Directors Kidd, Perkowski, LeFevre and Piazza voting no. After further discussion, Barbara Kidd moved to accept the amended language, the motion was duly seconded. Director Seiler voted no, the other directors voted yes and the motion passed. The wording of the addition to the Rules and Regulations will be found in Section 9, item 1 and will read, "Access to the pool is via a card access system. Each unit will be issued one access card. **Each unit will be entitled to an additional card at current cost, currently \$4. In the event of a lost or stolen access card, a replacement card will be issued between the hours of 7 am and 3 pm, Monday through Friday in the maintenance shed. Cost for replacement cards will be at current cost.**"
6. It was agreed that renovations will continue in the main room of the pool house and that additional quotes and bids will be secured for the rest rooms. We will continue on the painting and the windows. Don has asked the Awning contractor for a price to replace the existing cover on the north awning. As far as the rest room renovations, we have agreed to table that portion until the fall. We will continue to solicit proposals for prices.
7. NEW BUSINESS

One bid has been secured for new tennis court access and further investigation will continue into the best solution for tennis court security. There was a brief discussion of background checks for prospective buyers and renters and the consensus seemed to be that they are not necessary at this time.
8. OLD BUSINESS

It was reported that no new developments had taken place in the Faulkner lawsuit since the last Board Meeting. Richard Harris made a motion to install a grill between Buildings 6, 7 and 8. The motion was not seconded and as a result, no vote was taken.
9. 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 26, 2011