

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 November 10, 2011**

1. The President called the meeting to order in the Hanson's Landing Pool House at 2:00 p.m.
2. On roll call, Directors Seiler, LeFevre, Leverenz, Perkowski, Kidd, Piazza were present. Director Harris 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 3, 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. Barbara Kidd moved to establish the place, date and time of the Annual Meeting:
Miles Grant Country Club, February 6, 2012 @ 10:00 am
The motion was duly seconded, and by unanimous vote, the motion passed.
5. Peter Hauth and the Budget Committee presented the proposed 2012 Budget. The proposed budget includes a change in the life of the Building Reserves from 20 to 25 years, and life of the carport reserves from 25 to 28 years. It also includes a recommendation to eliminate the Contingency Fund for 2012, due to adequate operating funds balances.
6. NEW BUSINESS

Barbara Kidd provided a report on the Legislative Changes affecting condominiums, enacted for 2012. Those changes are posted on the bulletin boards at the pool house and will also be posted on the website. There was also a discussion of landscaping and owner plantings and the need to make sure that there is uniformity.
7. OLD BUSINESS

Jim LeFevre noted that we have an alternate proposal for Cable TV service from Broadstar, and that he and Bill Seiler are meeting with the Comcast representative to review their current proposal. The current contract with Comcast expires in June 2013.

An additional discussion was held about the amount of funds in the reserve account, currently in a money market account at Gulfstream, earning .75% interest. That account now exceeds the FDIC insured amount of \$250,000. It was decided that \$100,000 would be moved from Gulfstream to a money market account at TD Bank, earning 1% interest. TD Bank currently carries a 5 Star rating from Bauer Financial.
8. 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 - November 10, 2011