

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 3, 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 April 26, 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. Bob Perkowski moved to approve Peter Hauth, Barb Kidd, Cathy Benoit and Bob Perkowski as members of the 2011 Budget Committee. The motion was duly seconded, and by unanimous vote, the motion passed.
5. Barb Kidd moved to ratify the vote taken to adopt official pool hours of 7am – 10pm, and additional minor changes in the updated Rules and Regulations. The motion was duly seconded, and by unanimous vote, the motion passed.
6. Vince Piazza presented proposals from three contractors for repair of the drainage pipe at Building 3. After review, Jim LeFevre moved to accept a low bid, comprehensive proposal from Mancil. The motion was duly seconded, and by unanimous vote, the motion passed.
7. Renovations are complete in the main room of the pool house. As far as the rest room renovations, we have agreed to table that portion for the time being.
8. NEW BUSINESS

Jim LeFevre reported that a number of water main breaks had been repaired by Martin County, replacement of a pool pump, repair of pool fences, Lester's replacing the AC pit behind Bldg 11, the painting of the stairs and decks at Building 11, the emergency key check and distribution of the new Rules and Regulations, and an incident of someone jumping the fence at the pool after hours. Barb Kidd discussed the idea of a community watch and it was agreed that we will invite Laura Passanisi from the Martin County Sheriff's Office to address the issue at the annual meeting in February. Bob Perkowski reported that Jud Moran had filed yet another complaint with the State Condo Board, and the State responded that the complaint did not warrant intervention on their part.

9. OLD BUSINESS

It was reported that the Faulkner lawsuit had settled with Hanson's Landing insurance company paying \$25,000 and the roofer's insurer \$100,000. Inquiry to the Attorney representing the Insurance Company as to determining Hanson's negligence in this matter resulted in a response of "It was a business decision – and as insured you have no input into that decision". Nonetheless, the Association will have to pay the additional premiums or deal with being dropped if subsequently decided by the insurer as well. President Perkowski asked the attorney for written confirmation of that response. Jim LeFevre reported that the new Security Camera and Card Access System is now up and fully operational. He also reported that derelict bicycles had been removed over the summer. Bob Perkowski updated the Perimeter Road paving and noted that it had been completed and HL's 6% payment was made in October. He also reported that the foreclosed unit in Building 3, Unit 17 had been auctioned and our attorney has sent a demand letter to the new owner and highest bidder, Federal National Mortgage, asking for payment of maintenance fees. Bob Perkowski also mentioned that discussions have been ongoing with Comcast about the renewal of our CATV contract. Negotiations are in the early stages, and Jim LeFevre and Bill Seiler will meet with Comcast for additional negotiations.

10. On motion duly made, seconded and unanimously approved, the meeting was adjourned at approximately 3:00 p.m