

**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 January 17, 2012**

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 Kidd, LeFevre, Leverenz, Harris, Seiler and Perkowski were present. Director Piazza 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 December 1, 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 reported on the status of the Miles Grant Perimeter Road. The project has been completed and we have paid the Hansons Landing 6% as required by contract. There are some follow up punch list issues that are currently under negotiation between the P R committee and the contractor.
5. The Board has looked into restoration of the anodized surfaces around window frames and porch enclosures. Most of those surfaces have become discolored, and the issue is further complicated re: ownership of the structures and cost of restoration. At this time, it was agreed that we would not pursue further action on this issue.
6. An initial inspection of the damage to the parking structure between Bldgs 9 and 10 has been completed and a further inspection will take place. Repairs will be covered by Waste Mgt, since their truck caused the damage.
7. Bill Seiler reported that the erosion issue at Bldg 9 is still in process.
8. Jack McCabe reported on prices for the Mulch Project and the consensus was to go with cypress mulch as we did before. Cost is \$4900, slightly under the 2012 budgeted amount. Phil Repetto has met with one contractor to get bids for the retention pond improvement, and will be meeting with others to gather competitive bids.
9. Richard Harris has begun the process of reviewing the scope and sequence of the bathroom renovations
10. Bob Perkowski reports that all fire extinguishers and sprinkler system inspections have now been completed and are current through our contract with Metro.
11. Bob Perkowski thanked the members of the community for the excellent cooperation on the issue of removing plants and helping the Board bring the community back into compliance with the Rules and Regulations concerning stairs and walkways
12. Perkowski also reported that investigations had begun on restoration of the pool deck. Numerous cracks and deterioration of the surface are clearly visible as the pool starts to show its age.
13. Bill Seiler reports that only 3 owners have not paid their final installment of the Special Roofing Assessment. One of those owners will pay in March while the other two are being contacted. Wended the year in good shape financially, and Bob Perkowski cautioned that we have an increasingly older community that will require ongoing restoration and maintenance.
14. An upstairs water heater failed in Bldg 1 causing extensive damage to several downstairs units. Ed Shoemaker gave a report on the incidents and the events. It was highly recommended that all unit owners have a periodic inspection of their water heaters and replace them before this type of damage occurs
15. NEW BUSINESS – The contractor who installed the security cameras and card access system in the pool house forgot to request a final inspection. That request was made and the inspector apparently came out twice but was unable to complete the inspection. He was scheduled to come back on the 18<sup>th</sup> which he did, identified two minor issues. The contractor is sending someone on Thursday the 19<sup>th</sup> to correct those issues.

16. OLD BUSINESS – Second Notice of the Annual Meeting will be mailed and posted this week. A letter has been sent to the new owners of Bldg 3 Unit 17 demanding payment of back dues and assessments. The owner/bank is disputing the amount. Vince Piazza is following up re: missing keys as required by law for emergency access. Letters have been sent, and most owners have complied.
17. On motion duly made, seconded and unanimously approved, the meeting was adjourned at approximately 3:30 p.m

Recorded and submitted by James D LeFevre, Secretary – January 18, 2012