

NEWSLETTER

From the Board Meeting April 21, 2010

Before you leave!

**DO YOUR PART TO
PROTECT US ALL
AGAINST HURRICANE
DAMAGE!**

- Close shutters**
- Bring bikes inside unit**
- Remove wreaths/wall plaques, etc.**
- Bring in/give away any plants outside**
- Turn off water from main valve**
- Shut off non-essential circuit breakers**
- Disconnect appliances from outlets**
- Lock all Doors/Secure Windows**
- Arrange to have your unit checked in your absence**
- Cancel newspapers**
- Have mail service transferred**
- Add water & vinegar to bottom of dishwasher (keeps rubber lubricated)**
- Use attached check-off list!**

Contracts Awarded:

Electrical Room Doors

The Board of Directors voted unanimously to award the contract for replacing and painting of six electrical room doors to Shekinah in the amount of \$11,901. The doors will be painted with an epoxy finish and will be of 18 gauge steel.

Continuation of Buildings 1 & 2 Shoreline Reinforcement:

Confirming an emergency telephone voice vote, the Board unanimously voted a contract of \$6,025 to Ecotec Landscaping Services for the purpose of completing an additional 186 feet with the same method and specifications.

Tennis Court Renovation

Contract was awarded to FDC (Fast Dry Courts) in the amount of \$9,820 to resurface all three tennis courts. Surface will be leveled where necessary, have a coat of NovaSurface acrylic resurfacer and 2 coats of Nova acrylic court paint. FDC will also supply and replace one net and straps.

Other board news of interest:

PAINTING CONTRACTS:

Other communications have outlined the details of the settlement reached with James L. Brown of J.B. Painting Inc. – agreeing to repay Hanson's Landing Association \$29,212.00 in overcharges submitted and paid for that accrued under a separate contract that should not have been written or executed owing to the fact that an addendum to an earlier contract was already in place for work to be performed in 2008. Because this issue was resolved in an honorable manner – the Board has voted to enter into new contract

addendums with J.B. Painting and Waterproofing, Inc. to cover the next building painting cycle which will begin in 2012 and be completed in 2015. Total four year contract amounts to \$189,029.00 with added options of \$13,999 to paint the stairs and walkways.

Anticipated reserves allocated to painting will be more than sufficient to cover the cost of this contractual agreement. Mr. Brown informed President Perkowski that he is appreciative of the confidence shown in him and to show good faith will forward the first check in payment of his

obligation to Hanson's Landing before the first due date of May 1st.

Bike Rack Replacement

Jim LeFevre reported to the members of the Board that in reviewing various qualities of bike racks he finds the disparity in pricing so vast against so little difference in itemized materials – that he suggests we try one new galvanized metal rack over the summer and then review its performance against the weather in the fall. Price of that rack is \$150—so does not require board approval.

IMPORTANT! HURRICANE PREPARATION

Complete info available at
our website:
www.hansonslanding.com/hurricanes.htm

For those leaving – see
“Before you Leave” - Page 1

Develop evacuation plan

Have blankets/sleeping
bags available if going to
shelter

Determine what you will do
with your pets

Stock up on disaster
supplies

Keep medicines, insurance
policies and important
papers together in case of
evacuation

Roll up any porch shades
and secure

Lock up screen doors
Pick up entry mats

Turn refrigerator to highest
setting – hold cold longer if
power fails

Store drinking water in
clean bathtubs, jugs, bottles,
and cooking utensils.

Have a plan with relative
out of state to coordinate
location of other family
members

...and, more from the Board meeting:

Gas Grill Proposal Repair of Rip Rap

Board member Richard Harris presented a proposal to initially allow the owners of Buildings 6, 7, and 8 to purchase and install a gas grill behind the trash enclosure between Buildings 6 and 7. Many objections voiced by other board members and owners in attendance at the meeting primarily centered on the security of the propane tanks, maintenance factors, and enforcing rules associated with same. Mr. Harris withdrew his proposal.

Kayak Rack Proposal

Richard Harris presented a proposal to install a kayak/canoe rack somewhere on the common ground of Hanson's Landing suggesting either the land on the east side of the

tennis courts or land adjacent to the electrical equipment area between Buildings 6 and 7.

Owing to the fact that our original documents prohibit boat storage on the common elements – a majority of the members of the Board felt strongly that any change to the intent of those documents with respect to use of the common elements should go before the owners for their approval before making any changes. It appears many owners would like better access to recreational activity on the Intracoastal. Other concerns voiced by members of the board focus again on enforcement of rules and regulations associated with administering such a program and the inherent added work load it puts on the members of the Board. Also, there are legal considerations that are

apparently about to be addressed in the comprehensive SB1196 currently being worked on in Tallahassee that insists that changes in common elements that in effect turn them into limited common elements (e.g. not available to all 186 owners equally) must be approved by the owners in the same manner their documents provide for amending the Articles or Bylaws of the condominium.

The Board of Directors voted that a committee be formed, headed by Richard Harris, and manned by a number of owners present supporting such a proposal – to come back in October with a thoroughly prepared proposal that includes the legal authorization, financial plan/budget, and plan to institute a separate association to manage the program that would make it possible for them to vote on it for presentation to the owners at the 2011 Annual Meeting for their final decision.

Other items of interest discussed at the meeting included...

Repairs to A/C electrical

boxes... behind Building 9 will begin week of April 26th.

Remember – Trash Pickups

Beginning May 1st will be once a week until November 1st while residency is vastly reduced. Just a reminder -when recycling bins are full – put overflow into the dumpster rather than on top/aside recycle bins. Trash handler is ultimately responsible to separate recyclable materials at its automated center.

Perimeter Road (again)

President Perkowski and Dale Clixby have been engaged in debate with Miles Grant Country Club over an upcoming billing based on work to be performed on a drain problem in Phase V which purportedly falls with the purview of the Perimeter Road Committee. However, costs quoted appear to be way out of line. So our President Bob rolled up his sleeves and prepared a bid package of which eight contractors have expressed an interest in submitting a quote.

Water Quality in Lake:

was questioned by an owner who indicated that salinity levels could be a problem given that salt water fish have been observed in the lake and some plants are showing damage – and owner wonders if salinity could be factor rather than earlier cold weather spell. President Perkowski was going to request that Aquatic Systems, Inc. – our contractor for lake quality maintenance to test water for this factor.

The last word....

Thank You!

So much to Jack McCabe who spent the time to power wash the tiles atop the Cove Road wall – restoring it to a clean looking cap to our newly painted wall! Jack, you are a gift to our community. Thanks for all that you do to improve our appearance!

Recommended Websites:

www.HANSONSLANDING.COM

www.myflorida.com/condos

Hanson's Landing Association, Inc.
A Condominium

C/o Advantage Property Management, Inc.
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Brief Summary of provisions in Senate Bill 1196 that offers a hodgepodge of changes to several state statutes – including 718 (Condominiums):
(of possible interest to Hanson's Landing owners) 102 pages!

Insurance: Won't have to track owners policies – but they are required to insure their units, have loss assessment coverage of \$2K – with limited deductibles.

Board of Directors: does not have to give 14 days notice to owners for meeting where insurance deductibles are voted

Candidates for Board of Directors: Have 90 days to certify they have read Statute, Documents, Bylaws, etc. after assuming office
Eligibility changes re delinquency and co-owners

Internet will be added to bulk services an Association can provide

Foreclosures: 6 month or 1% changed to 12 month/1% (least of which)
Bank must pay to Association for unpaid monthly assessments

Delinquency: Provision for renters to pay rent to Association

Owner Information: New provisions regarding privacy/sharing

Fire Sprinkler Retrofitting requirement: Amended allowing for owner vote
To not comply by 2016

Note: According to Ken Direktor, Esq.- no meaningful foreclosure revisions that would benefit condo associations because banks threatened legislators they would pull out of Florida. Banks also finance their campaigns.

A more detailed review of this bill will be posted on the website within the next week.

We wish a safe journey to all of you travelling north. Drive carefully and have a healthy summer with family and friends wherever you may be. Look forward to seeing everybody back here in a few months!

Update on our park:

Julie Seiler has been successful in securing sufficient funds to purchase five benches for our new park. Suggest we have a contest to name the park and have a dedication ceremony late fall of this year.