

NEWSLETTER



From the Board Meeting December 01, 2011

HANSON'S LANDING



Happy Holidays to you all!

Hanson's Landing Association, Inc.
A Condominium

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2012 Budget Approved

The Board of Directors voted without amendment to approve the budget as proposed by the Budget Committee. All owners had received copies well in advance of the December 1st meeting - giving them an opportunity to review the budget before its final approval. The total Operational and Reserve budget is \$719,524.00

reflecting a decrease of \$13,676.00 – generated by eliminating the “contingency” line item – with President Perkowski advising owners that there are sufficient dollars in our “Fund Balance” to cover emergencies that might occur in amounts previously budgeted under that operating account.

The monthly maintenance fee has been established at \$294.00 per month per unit – up \$9.00 from the 2011 fee of \$285.00. The 2012 budget incorporates a cash carryover of \$60,514 that is being taken from our unspent fund balance. Without this cash infusion, the actual budget number would have been \$322.38 per month, per unit.

Other board meeting news of interest:

Roof Reserves:

The Board voted unanimously to change in the Reserves – the life of the building roofs from 20 to 25 years and the life of the carport roofs from 25 to 28 years. The purpose of making this change is based on having all of the roofs replaced at the same time for both appearance and ability to get a better price based on scope of the total job. Replacement will occur in the year 2033. Estimated total costs have been increased to reflect normal market increases anticipated.

New Property Manager:

Herbert Ross has replaced Jim Dunne as our assigned property manager from Advantage Property Management Company. Herb will be available most weekdays from 10:30 to 11:30 in the maintenance shed. He has quickly demonstrated the knowledge, skills, and interest that are sure to become a real asset to the board in managing our community. Welcome aboard, Herb! Please stop by and introduce yourself and welcome him to Hanson's Landing.

Insurance Deductibles

The Association's 2011/2012 casualty policy contains a 5% deductible this year on wind/hail damages and a \$5,000 deductible per occurrence on all other perils. A catastrophic loss could result in a maximum potential liability of \$1.2 million – resulting in a special assessment of \$4,300.00 per unit. The Board approved insurance deductible policy for the coming year.

IMPORTANT NOTICE**RULES ENFORCEMENT**

This is to notify you that the Board voted to resume enforcement of Section 5.1 and 5.5 of the Rules and Regulations – based on flagrant violation by some owners – and notification by the Fire Marshall that we are as a community in violation of the county fire code.

BE ADVISED:

Walkways and stairways may not be obstructed or used for any purpose other than entering or leaving the apartments in the building. (Rule based on fire code)

No trees or vegetation may be planted on the condominium property without approval of the Board of Directors with the exception of annual flowering plants **in courtyards only**. These flowers must be maintained by the owner(s) who planted them. (\$40.00 per courtyard is allocated in each year's budget to fund this beautification project. Reimbursement can be obtained by submitting an invoice to any member of the Board.)

All flower pots, plants, walkway lights, and supporting tables/stands – must be removed by no later than January 15th, 2012. There are no exceptions to this action. The Boards' failure to exercise its responsibility in this manner could result in Martin County fines and opens the door for owner legal challenge to any and all rules now in force in the community.

and, more information...**Items under review/committee assignment:**

Exploration of alternatives to current bulk cable TV provider.

Bid solicitation to paint exterior window and rear porch frames on Buildings 1, 2, and 3 – scheduled for wall painting this summer. (Metal frames looking yellowed and unsightly.)

Extension of Rip Rap behind Building 9

Restoration of pool deck surface

Analysis of condition/possible replacement of wind screens at tennis courts.

Hanson's Landing Annual Meeting:

Owners will be receiving their mailing formally announcing Hanson's Landing Association, Inc. Annual Meeting as:

MONDAY, FEBRUARY 6, 2012

Registration: 9:30 a.m.

Call to order: 10:00 a.m.

At Miles Grant County Club

Mark it on your calendar today!

Please review your materials carefully – thinking seriously about running for the Board of Directors.

**Program: Community Safety
Speaker: Laura Passanesi
Martin County Sheriff's Office**

HANSON'S LANDING DIRECTORY**Important Reminder!**

The Florida Condominium Statute as amended in 2010 prohibits the Association from including owners' telephone numbers in the directory unless an owner gives permission to do so. The second notice of the Annual Meeting will contain a permission form allowing the Board of Directors to include your telephone number in the directory and allowing us to send you formal association information via E Mail if supplied with a current operating address. This is not only a matter of convenience – **in cases of emergencies it can become the fastest method of giving you notification of that problem.**

If you wish your telephone number to be listed – please sign your permission slip and return to Lester, a Board member, or your building captain before January 31, 2011.

Under the law, the address list is not shared with any outside vendors or parties other than our management company who must have your telephone number for emergency notification purposes and further provides that E Mail addresses are additionally protected – e.g., to be used by current board members for official business and informational purposes only.

Reminder: Owner requests for building maintenance issues must be made by submitting a formal request on forms supplied in pool house or on our web site:

Hansonslanding.com