

NEWSLETTER

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From the Board Meeting January 12, 2010

Annual Meeting:

Four owners filed their candidacy to serve on the Board of Directors – with one of them withdrawing upon inquiring of the management company the number of owners filing. Consequently, there will be no election at the Annual Meeting – with the following owners filling the three expiring terms:

- | | |
|-------------------|----------------------|
| 1. Peg Ansbro | Building 1 - Unit 12 |
| 2. Richard Harris | Building 6 - Unit 5 |
| 3. Don Leverenz | Building 6 - Unit 11 |

The remaining members of the Board of Directors wish to thank Rosemary Carroll, Lynne Jensen, and Ernie Raaz for their dedicated service to the community during their terms as Directors. Our appreciation is also expressed to Peg, Richard, and Don for stepping forward to volunteer their time and talents to Hanson's Landing.

Other Board action and concerns:

Lost assessments from units foreclosing:

Two units, in various states of foreclosure, are responsible for about \$19,000 of unpaid assessments (monthly and roof). The Association has filed foreclosure liens – but both properties' mortgages are in excess of current market value – so recovery of monies owed is not likely. This is an area where action by the U.S. Congress is essential to bringing a remedy to Condominium Associations. Suggestion was made by Ernie Raaz that we pursue the personal assets of those

in arrears. President Perkowski said he would contact our attorney to explore pursuing that type of action and our attorney has responded that they can quickly research whether such action could produce results for the Association.

Our Treasurer, Bill Seiler, also reports on status of roof replacement loan:

Balance left on loan is \$114,131. Collected on second installment \$74,245. Two owners have not paid their current bill; one owner has made the financial payment, but not the interest due. The current balance will

be paid down by \$74,300. It is anticipated that upon final payment, approximately \$50 to \$60,000 will be returned to the owners by applying it to the following year's budget as income.

Problem with A/C

Electrical boxes most likely extends to all of buildings where they are housed to the rear of the structure (1, 3, 4, 5, 8, 9 and 11). These electrical boxes do not meet code – and raise the possibility of shorting out in a storm surge. A committee will be formed following the annual meeting to study and find a way to resolve this issue.

ANNUAL MEETING

Wednesday

February 10, 2010

10:00 a.m.

Peace Presbyterian Church

4881 SE Cove Road

Special Program:

"Everything you ever want to know about Condo insurance and were afraid to ask!"

Panel:

Liz Bonan, Association
General Counsel
Rudy Johnson, R. V. Johnson
Insurance Agency
Ernie Raaz, Board Member/
Contractor

*Coffee/water will be served

Board Meeting News (continued)

DOG
REGISTRATION

Cathie Benoit has graciously agreed to handle the registration of all Hanson's Landing owners' dogs on Wednesday, January 20th at the Pool House.

If you own a dog, please plan to stop in the Pool house on Wednesday between the hours of

12:00-2:00 p.m.

Registration is required by our documents. Owners can have one dog that weighs no more than 25 pounds. Renters and visitors may not have a dog.

Your compliance with this requirement is very much appreciated by your neighbors.

Please also remember that your dog must be walked on a leash along Cove Road!

Parking spaces have now been increased from 13 to 15 in front of Building 9.

Rip Rap construction commencement is waiting for the receipt of the permits – a rather lengthy process.

Perimeter Road resolution was to be thoroughly discussed by President Perkowski with the Committee at a meeting on 1/28/10. This meeting has now been shortened to last only one hour – leaving little room for any detailed negotiations and/or conversation.

Update on Formal Owner Complaint:

The inserted correspondence will bring all members of the Association current with the status of this complaint filed with the State of Florida. The complaint has been formally dismissed. It is unfortunate that the owner found it necessary to personally denigrate the members of the Board of Directors to the State in rescinding his complaint.

ABOUT THE ANNUAL MEETING

Although there is no election or major voting issue, your attendance in person or proxy is necessary to preclude having to call and pay for a second meeting. We have an interesting program planned- coffee and water will be available – and this is your event to become informed and interact with other owners.

Division of
Professional
Regulation

Charlie Liem, Interim Secretary

400 West Robinson Street
Suite 14-908
Orlando, Florida 32801-1736
Phone: 850.468.1122 • Fax: 407.317.7230

Charlie Crist, Governor

January 12, 2010

Justin Moran
6122 SE Landing Way, #2
Stuart FL 34997

Re: Hanson's Landing Association, Inc.
Division Case 2009063961

Dear Mr. Moran,

The following is a summary of the allegation we investigated:

Association failed to mail out first notice 60 days in advance of 2/1/2010 scheduled election and annual meeting.

Response

No violation found. The association provided an affidavit of mailing which states the first notice of election was mailed out December 11, 2009 for the annual meeting to be held February 10, 2010. In its response the association also states the annual meeting is not scheduled for February 1, 2009. This date was only announced at the budget meeting. After the budget meeting the board realized that they could not have the annual meeting and election on this date because they could not meet the sixty (60) day notification period.

Please feel free to contact me at 407.316.3556 or via email at maria.mejia@dbpr.state.fl.us if you have any questions.

Sincerely,


Maria Mejia
Investigator
Bureau of Compliance

cc: file (cltr)

Subj: HANSON'S LANDINGASSOCIATION.INC.-
DIVISION

CASE200906

3961

Date: 1/11/2010 12:28:59 P.M. Eastern Standard Time

From: iustlinmoran@aol.com

To: maria.mejia@dbpr.state.fl.us

BCC: JUSTINLMORAN@aol.com

MS. MEJIA-

I complained that the subject association failed to mail the first notice of the Annual Meeting at least 60 days in advance of the meeting. Subsequent to learning of my complaint, the association changed the date of the Annual Meeting and sent a first notice on the 60th day prior to the new date. This remedied the infraction of which I complained. I regret the delay in this response to your letter of December 31, 2009. However, I was out of town for a few days over Christmas and did not receive it until I returned to Stuart on December 30, 2009.

While the infraction has been remedied, the association's officers and board need to be reminded by the Division of the importance of complying with the law, the Administrative Code, and the condominium documents. Most directors appear to be oblivious to the provisions of these documents, their certificates that they have read and understand them notwithstanding. Thank you for your attention to this matter.

Justin L Moran

658 North Rosedale Court

Grosse Pointe Woods, Michigan48236

Telephone: 313/884-6800

Facsimile: 313/884-3520

and

6122 SE landing Way, Apt 2

Stuart. Florida 34997

OWNER/ASSOCIATION ISSUES:

Thank You!

Phil Repetto and Peter

Hauth for their work to improve the condition of the tennis courts.

Bud Perryman for repainting the pool house at the time the skylights were replaced.

Jim Dunne for recommending a landscaper for planting the Royal Palms – resulting in a savings to our owners of \$1100.

SECURITY ISSUE!

There was another break in of an owner's vehicle parked at Building 13 under the carport – which resulted in the theft of their satellite radio. It is important that all owners and their guests remember to lock their vehicles even if they are leaving them for just a few minutes.

Other important reminders.....

Do not place any trash outside of trash enclosures – it must be placed inside the dumpster!

Remember to notify the management company or send an E- Mail to the President whenever you allow someone to use your condo when not in residence!

Remind guest of HL rules – e.g. No trucks, wear clothing/shoes to the pool, no personal bathing at the pool shower!

When a unit is empty and for sale, owners need to ensure that insect control and unit cleanliness is maintained in their absence. Realtors cannot be relied upon to initiate action or even keep you informed!

Remember: Be a good neighbor!

Turn off/on Water Valves:

Most of the units' gate valves have deteriorated to the point that they lack handles to perform the **required task** of turning off the water when you leave for any extended period of time. Therefore, it is necessary, to rotate the water department's ball valve so that the direction of the slot is at a 90 degree angle to the pipe. This can be accomplished yourself with long handled tool called a "valve or curb key".

For those using Lester to close up their units – he has the tool to accomplish this task. If you have a problem, Lester is your first line of recourse during working hours/Advantage Property Management for hours Lester isn't available.

Hanson's Landing

Directory

Has been completed and will be distributed by Building Captains within the next week.

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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