

## Hanson's Landing Condominium Association Budget Meeting Minutes September 10, 2021

BOARD MEMBERS IN ATTENDANCE: Meredith Thompson, President, Vice President: Lynne Gorall, Treasurer: Sam Arfanella (by zoom), Director: Tony Andreola (by phone), Secretary: Penny Kaliski, Property Manager: Andrea McMinn

The meeting was called to order by 3:00 PM and a quorum was determined.

Minutes of the BOD Meeting on 9/28/21 were approved.

### PRESIDENT'S REPORT:

Meredith reported on the Social Committee's plan for upcoming events. Future pool parties will include a Veterans' Party on Sunday, November 14th, a Tree Trimming and Cookie Swap Party at 6:30 PM on Tuesday, November 30th, and a Progressive Cocktail Party at varied condos in Hanson's Landing on December 9th. The charge will be \$5.00 per person.

### OLD BUSINESS:

- 1) The bid for seal coating of Hanson's Landing's driveways for \$20,840 by Duraseal was presented to the Board with a motion from Penny Kaliski and seconded by Tony Andrea. The bid was approved unanimously.
- 2) Meredith presented a shoreline update with a review of previous meetings with Martin County Department of Environmental Protection (DEP) and The Florida Department of Environmental Protection (FDEP). Concerns were the Mangroves had been trimmed without following guidelines by these departments. The state cleared us of any wrongdoing and grandfathered us in as far as Mangrove height. After a meeting with the county, it was found that Hanson's Landing was under the guidelines of a PAMP Plan (signed 27 years ago) which mandates regulations and restrictions for landscape plantings and trimming upland of the Mangroves in shoreline areas. Although previous Hanson's Landing Boards were not aware of this plan, it was brought to the attention of the BOD by Martin County. The Board has made adjustments to follow the regulations of the PAMP and will hire a certified Mangrove Trimmer who will follow PAMP regulations. We are now mandated by PAMP to remain in compliance with the regulations on our shoreline and costs will be reflected in our budget for landscape maintenance. On December 3, 2021 Martin County will come to Hanson's Landing to check on our progress in this matter.
- 3) Lynne Gorall who heads up the welcome Committee spoke about HL hospitality and greeting newcomers.

### NEW BUSINESS:

- 1) 2022 BUDGET PROPOSAL: The increase in the budget reflects a big increase in insurance costs along with unexpected costs due to PAMP requirements. There have also been increases in cable, waste management and cost of living increases for pool and lake management. Regarding insurance, Sam Arfanella has "shopped around" for other insurance companies but he found that Florida rules regarding insurance have made it difficult to find a new company. It was also suggested that it could be more costly. Our insurance claim regarding repairs to our roofs has also limited our ability to shop for new insurance. With the increase of costs due to guidelines by the PAMP PLAN, the maintenance of landscape costs has also increased. The HOA Fee for the year 2022 will be \$485.00.

The Board approved the budget for 2022 with a motion from Tony Andreola and seconded by Penny Kaliski. It was approved by Board Members unanimously.

## OPEN FORUM FOR HL RESIDENTS:

### Residents concerns:

- \* Insurance costs...can we find a new company?
- \* Maintenance of buildings, i.e. power washing, stairs in Building 12, 13
- \* Pool House Windows- It was explained that we need a consensus from the residents to proceed with this issue. \*A resident was concerned regarding taping of the FDEP Shoreline Meeting. The resident was not aware of the taping which was requested by Meredith Thompson because she could not attend.

Respectfully submitted, Penny Kaliski, Secretary