

Hansons Landing Condominium Association

Minutes March 24, 2021

Board Members in Attendance: Meredith Thompson, Sam Arfanella, Andrea McGinn, Advantage Property

Absent: Lynne Gorall

Meeting was called to order 3:00 pm. Quorum was determined.

Minutes of January 15, 2021 meeting were approved.

Treasurer's Report: To date the HL projection for the reserves is on target. All projects which have been started are covered expenses. Concerns were raised regarding people in arrears with their HOA fees. Those residents will receive notification through Advantage Property and if not paid will go the attorney.

OLD BUSINESS:

The following four contracts were signed by the outgoing BOD.

Phase 1: Precision Paving projected to start March 29 to install new underground drainage piping. BOD president and several others walked the project with Pete from Precision on March 12. Traffic through the community will be rerouted and buildings 2,3,5 may be inconvenienced as far as parking. A time frame of one week per section was given. It was suggested that we get a specific order so we can notify owners and complete the project.

Phase 2: Tropiscapes: Retention basins and rip rap work started on March 16, 2021. A concern was raised regarding the elevation of the basins which could be verified by the original plan. A question was asked about who is overseeing this project. Jose Gonzales, a project manager arranged through Advantage along with owners with relative experience are overseeing the work. Questions were raised about Jose's qualifications. Concerns were expressed about the problem with drainage not being rectified. Concerns about Sunshine, who worked on this project initially, did not complete the work correctly. It was suggested that the original engineering plan from 2018 be found and consulted.

Phase 3: Tropiscapes: Downspouts and Air conditioner Walls are being addressed behind buildings 8 and 3. To date much of this work has been completed with buildings 1-4 draining into the lake and the other buildings draining into drain boxes. Questions were raised about the downspouts on buildings under lanai repair and the quality of the workmanship on this project. Questions were asked about who is overseeing this work.

Lanai Column Repair: John Rizzoto, Contractor and Grover Blackwell, Sub- Contractor, are performing the work on the column repairs on Buildings 6, 12, and 13. Complaints were made

regarding the work which has been completed thus far. It was suggested that the board speak to John Rizzoto. Calls will be made to follow up on this.

Painting of Buildings 4,5, and 6: A meeting was held with representatives of PPG paint. We will be using Pittsburgh paint on this phase instead of Behr. A concern was made regarding the heat of some black handrails. The PPG reps said they would provide us with white paint for these railings. There was a suggestion that trip hazards be repaired before painting starts.

Venture Construction/Hailstorm Claim: The judge ruled in favor of Hansons Landing regarding the lawsuit and counter lawsuit regarding the hailstorm claim with the insurance company. Each side now has a 60-day time period to assess the work to be done and 90 days to come to an agreement or they will go to Binding Arbitration.

NEW BUSINESS

1. Contracts awarded to Tropiscapes on February 2, 2021, for wall bank plantings on Cove Road, \$3,126.25 and Building 9 and point plantings \$4,556.25. Care will be taken not to exceed a height that would block the water view of Building 9 and the point common areas.
2. An architectural review committee was formed: Helmut Hutter, Chet Thatcher, Tom Thompson
3. Personnel: Bradley Jackson, Maintenance; Jose Gonzalez, Project manager
4. American Pest Control will change out the rat traps behind buildings 10-13 with smaller holes and less lethal bait to prevent animals (rabbits) from eating the poison.
5. Termite inspection is scheduled for building 7 on April 6 to help determine the cause of the facia damage. Facia repair will follow.
6. HL owners were warned to check kitchen drawers for signs of termites.
7. HL complex is due for a termite inspection. Recommendation was made to wait until spring when the insects are more active.
8. Discussion on the time frame for the dryer vent cleaning. Checking to see if we are on a 3- or 5-year cycle.
9. **RULES AND REMINDERS:** Please be aware of speed limits throughout the complex, especially during the drainage pipe repair. If you have not registered your dog yet, please take care of this now. All boxes **MUST BE BROKEN DOWN** before they are placed in the dumpster. Waste management will not pick up large household items or boxes left outside the dumpsters. No construction debris should be disposed of in community dumpsters. Nothing should be left in walkways or passageways ie: bikes, coolers, kayaks, patio furniture. In addition to our HL rule for this, it is also in violation of the Martin County Fire Code. **Please keep walkways clear!** Do not plant on common property. You may plant in your courtyards. Do not cut down or remove any plantings

on common property. Permission is required from the board if you wish to donate plantings.

RESIDENT COMMENTS:

1. Lights should be installed on pool house ceiling and around pergola area.
2. Bradley should be monitored and guided for work around HL
3. Flag at Cove Road entrance should be fixed/replaced.
4. Locks for the kayak area should be replaced...Kayak owners must be aware of where their kayaks go and not to crowd more than one kayak into a rack. Do not use Graphite on the lock as that will damage them.
5. It was recommended that we should have some meetings at night so residents who work can attend.

The meeting was adjourned at 5:35. Sam Arfanella motioned and seconded by Meredith Thompson.

Respectfully submitted,

Penny Kaliski