

Hanson's Landing Association, Inc., A Condominium

c/o Advantage Property Management
111 SE Federal Highway, Ste.100
Stuart, Florida 34994

BOARD OF DIRECTORS MEETING

Friday, December 18, 2020

Call to Order:

Rob Juliano called to order at 7:00

Establish Quorum:

Bob Woods, Jim Kissane, Thea Bassilios, Kathy Tavares, Lynn Gorall, Rob Juliano were present in person and Sam Arfanella was present by phone. Andrea McMinn, Property Manager was also present.

Approval of Prior Minutes – Kathy mentioned that she wanted to clarify where the list of Association dues came from that showed the fees for the other local communities. She mentioned it was provided by a local realtor. Lynn made a motion to approve the December 1st meeting minutes, Jim seconded, and all approved.

Old Business:

- Shoreline – Rob mentioned that they are working with the county and the Oceanographic society on a living shoreline. Currently Karen Sjöholm, from Martin County is unavailable right now but will start working on the details of the potential project soon. The Board is also working on obtaining grant money from the State for the shoreline improvement. An owner asked about any restrictions on the shoreline. Jim answered there are no restrictions, but the process is for county owners to get through red tape requirements and get easier permits.
- Rodent Stations – we had two different companies working within the community. Looking at the two methods the companies used which was bait versus poison and one of our current vendors, American Pest Control was asked to bid on the entire property using the poison method and they were able to reduce the cost from \$7500 down to \$4500.
- Mulch & Landscape – mulch has been done around the tree rings and there's been some relandscaping out front and several bushes were transplanted within the community which also helped with the visibility at the front entry. Paul wanted to make a nursery over by the horseshoe court probably around 10'x20' to use to plant established plants we already have which can be used in other areas as needed. Bob made a motion to approve, seconded by Kathy and all approved.

- Lake Maintenance – the board received bids from different companies and awarded the monthly maintenance contract to Superior Waterway Services. Paul mentioned that we originally wanted to be more organic with the lake which moved us to a quarterly maintenance. Unfortunately, quarterly was not as effective and Superior will be here monthly, but spray as needed. They are charging \$255/month which includes the quarterly fountain maintenance. Rob mentioned that they are going to use a dye that would “cover” the top of the lake which will allow less light to shine into the water which would not allow the unwanted plants from underneath to grow as well.
- Dam at the lake – Bob W mentioned that we had a storm in the summer and the dam was breaching in 4 places, water was pushing the soil out. The Board called Milcor Engineering and they work with SFWM district. They said to pump out the water so there wasn’t a major issue. Bob personally used a pump to pump out the water to the intercoastal which was in agreement with SFWMD. Milcor told Bob that there could have been a fine if the lake had been breached. Bids were taken to rectify the situation. Tropicapes – 15k for riprap, Precision Paving – for riprap \$38k, Florida Hydroseeding for the concrete dam – 32k, Sunshine, \$72k which was obtained by Miles Grant. The surveyor came out and said the top of the dam was higher than we needed to be. They suggested bringing it back to the elevation it was supposed to be. Rip rap wouldn’t take care of that. The flume was installed to allow the lake to lower when there are major rain storms which also helped with the flooding at the AC units. The Board had an emergency meeting to meet with Milcor and make the decision to go with Florida Hydroseeding to do the permanent repair. SFWMD is aware of the levels and elevation. Bob also noted that Paul De Gregorio is getting unpleasant emails from Bob Perkowski as well about the lake being the worst it’s ever been, which is not the case per Bob W and another homeowner at the meeting that has lived here for several years. Sam mentioned the difference between a lake and a pond. Ponds are typically shallow, lakes are deeper and growth is different. He thought that maybe since we lowered the lake of the lake so that may contribute to more growth. Bill (owner) mentioned he has pictures of water flowing out from under the dyke and surprised that it didn’t give out. He said Bob Woods did a lot as well as Jim and Rob to try to make the repairs. He saw that it was definitely in danger of breaching.
- Pergola – the repair was contracted October of 2019 by the prior Board. Bob P sent an email to most of the community asking about the pergola approval and it not being approved. Jim noted that the contract was signed for \$29k. Tom Thompson signed a check for a deposit to Van Jacobs with Shekinah Contracting. In February 2020, Bob P said the Board cannot alter the look of the pergola. In the March 9th minutes this board approved replacing extra columns and split rafters so we do not paint over bad wood. Jim countered the comment that this Board is doing nothing different than passed Boards. Jim also mentioned that a prior board spent 18k on 40ft of pipe, this board spent

\$18k on 300ft of pipe and it was pvc. The dam was proposed from Miles Grant for \$72k and we signed a contract for \$32k. Jim also noted that we are within \$1k of 2019 budget in total. Rob mentioned that we are still working on getting money from Miles Grant for the engineering expense. Rob mentioned that in the pergola contract there wasn't anything in there for paint. It is finally painted and the corrugated roof should be installed soon.

- Building 8 Unit 7 – issue was inherited from two years ago. Soil samples were taken, radar was taken to see the depth of the problem. The Board looked into foam to fill the void under that unit. There were three proposals around \$8k, \$8400 and awarded the contract to Poly Lift for approximately \$3k. Gypcrete was hired to level the floors; the unit was painted, new carpet installed; the final amount was \$25,900 approximately including the \$1100 storage fees. If the board kept it under \$30k then there wouldn't be an assessment to the community. Bob W mentioned that the Board saved money from Jim and Rob physically doing work in the unit. Bill Brousseau said this expense is probably expensed under deferred maintenance and should probably be assessed. Sam mentioned that the ending balance for reserves was higher than anticipated since some projects weren't done which gave enough money to do other projects as well as the Building 8 project.

New Business

- Carport Roofs – will be getting those cleaned hopefully in January
- Painting – second round will be done this year but needs stucco repair prior to starting.
- Underground pipes – working on obtaining proposals for underground pipes that need repair
- Column Repair – working with the attorney to get authorization for the association to work on the lanai enclosures and make necessary repairs. The Board has worked with Structure Con for the lanai work. Mathers Engineering has been working with our vendor to make sure it's been done properly. Jim read an email from Bob P regarding hiring of engineers which he claims is basically paying twice for the job. Jim responded that plans need to be drawn by the engineer and they take the liability and gives the Board protection. The board does not trust contractors to tell the board what to do. In prior minutes the expense for the engineer was not mentioned because the final numbers weren't known until demolition was done.
- Tennis Courts – there was a 3 year warranty, but it doesn't include the cracking. They needed the fiberglass to be installed to have the warranty. We are getting a price to come back out and make the repairs or potentially have maintenance make repairs with the same materials needed.
- Pump house – sprinkler pump house – a new composite door will be replaced fairly soon.

- Clubhouse doors – obtaining prices for ADA compliant doors, possibly impact doors to possibly have an enclosed clubhouse.
- Building 9 leaking – some windows are leaking and the board will be awarding a contract to waterproof the windows.
- Complaint about large dogs – we have to allow ESA and Service animals per state and federal law.
- Grading around AC units – three buildings have issues with the retaining walls around the AC units being old railroad ties. Bids will be obtained to change the configuration.
- Downspouts – Rob mentioned that we are working on all of the downspouts being redirected within the next month or so.
- Complaints – the board would like to be able to have Advantage respond to complaints on behalf of the board. The board is not ignoring the emails but would like to respond through management. Paul D suggested that these emails are more harassment than complaints or questions. Bob Woods noted that issues like Chet's downspout and Building 9's windows leaking have been gone on for years and now the Board is being attacked and owners want everything now!
- Flamingle party – The board all agreed that the party should be cancelled due to COVID.
- Questions – Elsa asked about what is going to happen to the furniture now that the pergola is finished? She asked if we need volunteers to clean. Rob also noted that Charlie needs help with the tennis court nets. Bill Brousseau noted that we should put the word out for volunteers for everything. Rob noted that we are working on hiring a labor company to help with odd jobs like this. Frank and Chet volunteered to help with the nets. Lights on the pergola are going to be solar instead of keeping what we had.

Motion to adjourn – Sam motion to adjourn at 8:09pm, Lynn seconded and all approved.