

Hanson's Landing Association, Inc., A Condominium  
c/o Advantage Property Management, 1111 S.E. Federal Highway, Ste. 100  
Stuart, Florida 34994

**Minutes of the Meeting of the Board of Directors Tuesday October 18, 2016**

- 1- President Pietrowski called the meeting to order at approximately 4pm in the pool house.
- 2- A quorum was established with BOD members J. Whitescarver, C. Morgan, J MacDaniel, P Pietrowski, H Ross and B Roades present. Absent: M Horan and H Hutter.
- 3- John MacDaniel was asked and agreed to take the minutes. President Pietrowski said that this meeting would be a test of the new interactive audio/visual conference call capability used by the association.
- 4- The BOD ratified the written consent given to do emergency repair to drain pipes buried under the roadways in front of building 6 and 9 with a unanimous vote of approval. The president suggested that we need to be prepared to repair other areas that are apt to fail in the future. This repair was \$12,200.
- 5- Fortunately Hanson's Landing escaped serious damage from hurricane Matthew. Several trees were lost, 2 trash doors were broken, several screens were blown out and only a single tile blew off one of the carports and lots of clean up was needed & completed by Sunshine. Damage will not meet our insurance deductible of \$5k.
- 6- An updated reserve analysis was recently completed and it recommends an increase in reserve funding. The study is available on the HL website (Members only section). The 2017 budget committee will review it and include it in their recommended 2017 budget to the BOD. A hardcopy of the report is available.
- 7-A bid to clean the black mold/mildew from the 13 building roofs, maintenance bldg. roof, pool house roof and tile on Cove Rd. with an environmentally friendly chemical application, was unanimously approved at a cost of \$12k.
- 8- The President proposed the formation of a committee made up of a cross section of owners plus a board member to review the HL rules and regulations. The comm. can suggest changes, adds deletes or clarifications of the rules to the BOD. Jeff Rice volunteered to be chair, Ed Vossen and Chuck Morgan members of the committee. More comm. members are needed.
- 9- The President also proposed the creation of a committee to come up with a 5-10 year list of ideas/visions for the future of HL. Madeline Olney volunteered to head the comm. No restrictions or immediate time to deliver the outcome were established. Madeline is asking for volunteers for the comm.
- 10- Comments on the outdated status of our current Comcast cabling which is affecting the quality of our reception especially with the newer TV technology were offered by the President. He volunteered to work with Herb Ross to see what our options are with Comcast. Bob Perkowski offered information on past similar work and positive outcomes and Herb has legal and other association's actions that will help. A report will be given to the BOD.
- 11- Owners comments/questions:
  - >A request by an owner to replace the removed tree in front of building one was not approved. The BOD's consensus was the trees removal does not adversely affect the property value, aesthetics or safety in any way.
  - >Several members expressed a concern about the palm tree landscaping in their courtyards. Work orders were placed but no action/feedback given. The President will meet with all involved to resolve the issues.
  - >Several owners asked for BOD help with contractors working with noisy construction equipment in building 6 on weekends including evenings. Herb Ross will talk to the owners.
  - >Two owners expressed a concern about ant infestation in their units. Herb said he would contact Sunshine for additional spraying.

Meeting adjourned 5:15pm.....Minutes submitted by John MacDaniel