

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  
Wednesday, April 20, 2016**

1. President Pietrowski called the meeting of the BOD to order. All members were present with the exception of Chuck Morgan and a quorum was declared.
2. The minutes from the March 14, 2016 BOD meeting were revised and approved.
3. John MacDaniel presented information on the proposed outdoor kitchen. Excluding plumbing and electrical work, the cost for the kitchen would be approximately \$11,000--\$12,000 and the proposed pergola would run about \$13,000--\$14,00. The cost per owner unit would be about \$139. A suggestion was made to approach this project in two stages: the kitchen first and the pergola next. Discussion ensued as to how the project would be funded. Phil Pietrowski suggested that our lawyer, possible funding sources & owner feedback be explored before any decisions be made. A decision on going forward was tabled.
4. Clarification of the responsibility of the Association vs. owners in fixing window leaks, sealing windows, and maintaining screens was done. Essentially, all repairs concerning the exteriors (windows etc. installed when buildings were built) are the responsibility of the Association. Any modifications made to those by the owners are the owners responsibility.
5. The committee formed to study improvements on the catch basin presented conflicting analyses and suggestions. Helmut Hutter stated that the drainage system at Hanson's Landing was fine as it is; no re-sleeving needs to be done. John Whitescarver disagreed stating that the standing water in the catch basin is a "failure," and the "muck" needs to be taken out. Mr. Whitescarver further stated that Tim from Sunshine Landscaping suggested a core sample be taken to determine a remedy. If not done, there will be water in the streets during the rainy season. Phil Repetto, also a member of the committee, distributed his suggestions to clean out drains and remove sand and weeds from the catch basin, and to widen and possible reline, channel outflow pipes. John MacDaniel reminded the Board that the roads have flooded twice and that the retention ponds retain water longer than they should. It was decided to have the efficacy of the retention ponds evaluated by a board certified engineer and or the Army Corps of Engineers.
6. John Whitescarver suggested that an "illegal" drain outside of bldg. 13 that flows into the Intracoastal is a violation of Federal law. It was agreed that the Army Corps of Engineers be called in to do a comprehensive study of our drainage system.
7. John Whitescarver in his role as treasurer reported on the budget meeting he and the committee held. The major budget items discussed but needing further review are the upgrading of our landscaping, improving the courtyards to provide irrigation, and the possible addition of a water function at the entrance to Hanson's Landing to improve appeal. Finally, more color needs to be added to the landscaping in the form of flowers, colorful shrubs and trees.

8. Seal coating of the roads will take place on five days during the week of July 18 weather permitting. Owners leaving for the season or those dates, please leave car keys with Wes or friends so they can be moved.
9. Persons who require Emotional Support Animals will be allowed to rent. There can be no discrimination against them as there cannot be against owners.
10. The suggestion that small rocks replace mulch near the pool house was rejected because mold turns them green and unattractive. River rocks can be considered as an alternative.
11. Note was made of the weediness and general “mess” of the pond. Weather is to blame, not the company hired to maintain it. Treatment has been started.
12. A reminder was made to all residents to not feed the wildlife.
13. Palm disease on several of our trees has forced their complete removal.
14. Tennis court benches have been replaced.
15. The HL newsletter will be sent to all those residents who have consented to have their emails made public.
16. Stair railings will be painted soon that were not done in recent building paint cycle.
17. A list of current and past BOD members and assessments will be posted on the website and reposted in the pool house.
18. Mr. Giuliano reminded the BOD that trellis plates around the posts at the pool need to be repaired and the grout in the pool needs to be redone.
19. Phil Pietrowski assured attendees that he will update home sales reports in a more timely manner. Mary Maiello volunteered to assist.
20. The maintenance man’s work schedule is available to all owners.
21. Phil Pietrowski and Bob Rhoades will inspect buildings to ensure they are cleaned.
22. It was proposed that the BOD meet the third Wednesday of each month.
23. A request was made for more umbrellas around the pool.
24. A motion was made to adjourn, was seconded, and approved unanimously.

Respectfully submitted,

Marilyn Horan, Secretary