**Hanson's Landing Association, Inc., A Condominium**

c/o Advantage Property Management,

1111 S. E. Federal Highway, Ste. 100

Stuart, Florida 34994

 **Minutes of Dec.1, 2015 Budget Meeting to adopt a 2016 Budget**

 **In Pool House at 4:00 p.m.**

1- The meeting was called to order at approx. 4 p.m.

2- All Board Members were in attendance with the exception of Helmut Hutter.

 3- During the open comments and discussion session with owners, two questions were asked:

 Q.…Why did insurance costs go down?

 A…. A combination of H.L. Insurance Comm. work and benefit of

 10 years of lack of hurricanes in Florida.

 Q.… A question on the amount of contingency dollars that are in

 the proposed budget.

 A…. Question was deferred and answered in the budget review.

4- After Board discussion, the following changes were made to budget.

 Increase carry forward from $40,000 to $58,000

 Increase Reserve contribution by $18,000 annually

 Increase Replacement plants from $6,000 to $8,000

 Increase Mulch from $6,000 to $10,000

 Decrease Contingency from $18,000 to $15,000

 Rounding to create a monthly number of $305

A motion to accept the budget with the changes was seconded and unanimously approved.

5- The meeting was adjourned at approx. 4:30 p.m.

Phil Pietrowski, Secretary Dec.2, 2015