**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 HELD ON**

 **Tuesday Dec 2, 2015**

1. The President called the meeting to order at approx. 4:30 p.m. in the pool house.
2. All Board Members were present with the exception of Helmut Hutter. A quorum was declared.
3. A motion was made to accept the minutes of the Board Meeting held on October 26, 2015. The motion was seconded and unanimously approved.
4. The Board discussed a request from an owner for an emotional support animal. All necessary paperwork had been submitted and a motion to approve was seconded and unanimously approved.
5. Herb Ross gave the Board an update on the Bldg. 9 Rip/Rap extension with Martin County. A permit, survey and installation of mangroves will be required and is in process. Approximate additional costs will be a total of $4k and take 1-2 months to complete.
6. A new proposed sales/rental process was reviewed. Bob Rhoads, Phil Pietrowski and Herb Ross looked at the current HL process (with inputs from Jean Sandora and Prielipp), additional information from our lawyer and the Advantage current process. The best of all three were combined and proposed to the Board. There was discussion about how, who and when the background checks (and fees) would be applied. The new process was proposed to begin on January 1, 2016. A motion to accept the new process was seconded and unanimously approved. (Overview on website).
7. Insurance Deductibles Motion 2015-2016 (seconded and unanimously approved)

*Motion to maintain the hazard insurance deductibles of 5% per calendar year of the total insured value due to loss from Windstorm/Hurricane, and $5,000 per occurrence due to loss from all other perils. In case of a catastrophic loss affecting****ALL****of the Association’s buildings, the maximum potential deductible would be****$1,227,739****per calendar year, less applicable estimated reserves of****$308,384****\* for a total shortfall of****$919,355****requiring a special assessment of****$4,943****per unit to cover the deductible.*

*Maximum potential deductible =****$24,554,771****Total building values insured X 5% =****$1,227,739***

*\* Reserves as of 10/31/15*

1. Old Business:

-No new information has been received from our lawyers about possibly reclaiming money from FEMA about past overcharges.

-The foreclosure on a unit that is significantly behind on monthly condo fees, has been approved by a judge and its sale will take place on Dec. 10th.

-Wes has been working with owners to repair or remove old bikes that are in the bike racks.

1. New Business:

-A meeting will be set up with Sunshine Landscaping to discuss our dissatisfaction with their current work. They and several other landscaping companies will be invited to bid on our landscaping contract. Thirty day notice would be required to terminate the Sunshine contract.

-Improvements to the pool grill area were discussed and included a possible covered area, a sink and cleaning up space. John McDaniel and Marilyn Horan will bring options back to the Board.

 -The Board supports John MacDaniel to talk to contractors for options on resurfacing our roads.

1. A motion to adjourn was seconded and unanimously approved.