**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**

 **Monday October 26, 2015**

1. The President called the meeting to order in the Hanson’s Landing Pool House at 3PM.
2. Jim Lefevre, Bob Rhoads, John Whitescarver, John MacDaniel, Marilyn Horan, Phil Pietrowski and Herb Ross were present. A quorum was declared and meeting proceeded
3. A motion was made to accept the minutes of the meeting of the Board held on Tues. August 11, 2015. The motion was duly seconded and the minutes unanimously approved
4. The President announced that the time and place for the Owners Annual Meeting will be on February 1, 2016 at 10:00 AM at Miles Grant Country Club.
5. The Budget Committee presented their proposed 2016 budget to the Board. During discussion several amendments were discussed and added to the proposal. A motion to accept the adjusted budget was proposed, seconded and unanimously approved by the Board. Both proposed budget and annual meeting notice will be sent to owners.
6. The new request for a service dog by an owner was tabled waiting for paperwork that needed to be completed by the owner.
7. The Board discussed the current rental and sales approval process, and a possible alternative process that’s available from Advantage (at no additional cost) that would include background checks for renters. A motion was made, seconded and unanimously approved to move to the Advantage process. The existing and proposed new process (plus legal opinion) will be tied out before implementing.
8. Several owners have replaced existing outward opening doors that opened in and had a storm door in front. Questions were raised about other units that had same configuration (original construction) and if any city, county or state rules prohibited their use. The conclusion was that no regulations prohibited their use, and Board inspections found them to be attractive. A set of specifications for their use have been developed and will be maintained/enforced by the Architectural Comm. and posted on the HL website. Two owners must file a permit for Architectural approval. A motion to approve was seconded and unanimously approved.
9. Old Business:

-RipRap replacement near Bldg. 9 complete but waiting for final approval from Martin County.

-Bernie Niles reported that Board authorized 8 new kayak slots will be in place on Oct.27th.

-Foreclosure process on unit in Bldg. 6 is in process and moving to court action in November

 10. New Business/Owners comments:

-Legal action to FEMA on 2002 flood plain issue MAY yield benefits beyond 2 year recovery.

-Only railings to be painted are in Bldgs. painted this year. All others only in paint cycle.

-Owner request to have blue awnings at pool cleaned was given to Herb Ross.

-Owner request to keep power washing of buildings to existing schedule. Herb Ross action.

-Owner request to regrout several pool tiles missing grout. Wes to check and report to Herb.

-Owner noticed discolored panels on some unit porches panels in need of repair/paint. Board to ask Architecture Comm. to review and recommend how to address issue going forward.

-Wes Mowen to tag bikes in racks that are in disrepair. Owners will be asked to repair or dispose.

On a motion, seconded and unanimously approved the meeting adjourned at approx. 4:40 pm.

Recorded and submitted October 30, 2015. Phil Pietrowski, Secretary