

**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, February 1, 2016**

1. Following the annual homeowners' meeting, new President, Phil Pietrowski, called the BOD to order.
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 December 2, 2015. The motion was seconded and unanimously approved.
4. President Pietrowski, along with Herb Ross, asked for volunteers to fill positions on the Board. Bob Rhoades is the Vice-President, John Whitescarver will continue as Treasurer, and Marilyn Horan is the new Secretary. John MacDaniel and Helmut Hutter will continue in their roles as Directors-at-large. Long-time HL owner Chuck Morgan, who has served as resident insurance specialist volunteered to fill a Board vacancy; he was nominated and approved unanimously.
5. Herb Ross distributed a spreadsheet listing landscaping services and prices from three companies: Ecotech, Sunshine, and Valley Crest. Discussion ensued. Items not included on some of the proposed contracts, such as fertilizer, irrigation, tree trimming, mulching, and pest control were noted. A decision about which company to use was tabled pending more information about the unaddressed items, especially from Ecotech. The 2016 budget allotment for landscaping including all of the requisite services is \$117,000.
6. The topic of when and how often to mulch the property and the cost of materials and labor involved were discussed. The mulching issue was tabled until the next Board meeting when estimates for the project will be made available.
7. John MacDaniel submitted a comprehensive report on bids from three companies for resealing HL roadways. In 2007 the roadways had been repaved, and in 2009 a "rejuvenation" was done, but there was dissatisfaction with both. Mr. MacDaniel, with the help of Mr. Pietrowski, having checked references and having compared bids, recommended that we use Duraseal/Wes Quiron to sealcoat our roads. The Board unanimously approved this suggestion.
8. Treasurer John Whitescarver requested that Herb Ross provide reports on each HL contracted service to the Board before monthly meetings. A recommendation was made that each member of the Board be assigned an outside contractor to monitor. This suggestion was approved unanimously. Board members have yet to be assigned particular services.
9. President Pietrowski reiterated the new procedure for the sale and rental of HL properties: Jean Sandora and Jean Prielipp will no longer conduct real estate business. Advantage Management has taken over this process as of January 1, 2016.
10. John MacDaniel and Marilyn Horan presented preliminary research done on creating an outdoor kitchen in the pool grill area. It was agreed that they would generate a specific plan, and seek and present bids to the BOD at the next meeting.
11. A motion to adjourn was seconded and unanimously approved.

Respectfully submitted,

Marilyn Horan, Secretary

