

Hanson's Landing Association, Inc., A Condominium

c/o Advantage Property Management, 111 S.E. Federal Highway,
Ste. 100

Stuart, Florida 34994

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Thursday June 8th 2017

1. Board meeting called to order at 5:15pm by Phil Pietrowski.
2. Board members in attendance at Pool House: Phil Pietrowski, Helmut Hutter, Chuck Morgan, Tom Thompson, In attendance via conference call, Bob Rhoads, John Whitescarver, Arnie Gunderson. Also in attendance was Advantage Property Management representative, Ms. Dawn Moore via conference call.
3. Phil Pietrowski declared a quorum.
4. The reading of the minutes for the April 5th meeting, was waived, accepted and approved.
5. The proposal presented by Sunshine Landscaping for the replacement of the storm drain line and the regrading listed in phase -1 was put to a vote and approved. To start in April of 2018 (during dry season).
6. The proposal presented by Sunshine Landscaping for sleeving the storm drains near buildings 12&5 (phase-2) was approved and the start schedule will be by the end of June 2017.
7. A meeting with one paint manufacturer was held last month with inspection of one of the buildings. A detailed proposal schedule will be drafted and presented to four or five contractors representing the manufacturer for pricing. Three additional paint manufacturers will be asked to participate using same process.
8. One attic area in building 8 was treated for termites. A vote was put forward to inspect the balance of the attic areas in building 8 (7 units) at a cost of \$65 each and approved.
9. A committee headed by Chuck Morgan (Madeline Olney and Jean Prielipp participating) will look into building a Bocce court, location TBD. Phil suggested owner donations and labor be used to build it...tbd.
10. A proposal to not renew the HL wind mitigation certificate was put forward. Upon much discussion, the final agreement by the HLBOD was to postpone until further investigation of options available. A resident with extensive knowledge in the insurance industry volunteered to help.
11. A clarification on owner's choices between flood and homeowner insurance and those provided by association insurance will be posted on the web site to help owners make a decision on what coverage to choose.

12. Please visit the HL web site to check out the new digital work request form which will allow you to submit your request. A digital trail will be created and you will be contacted via e-mail where your request is in the que. The original work request forms will still be available to owners without computers and will be entered into the digital form by Advantage Properties. Advantage property manager, Dawn Moore will manage the system and Bob Rhoads will review on a monthly basis.
13. TREASURER'S REPORT Jan-April. The report from Bob Rhoads was we are pretty much on budget target with an under spending in the amount of approximately \$10,000. The reserve cash is around \$429,000.

Dissections:

A majority of the owner's present (14) agreed that some of the owners are exceeding the posted speed limits (15mph) and something needs to be done to address this problem. Speed bumps were one option brought forward. Dawn Moore, Tony Tavares and Dan Hankison will look into legalities, locations and options.

Meeting was adjourned at 6:22pm.

Respectfully Submitted,
Tom Thompson
Secretary HL BOD