

Hanson's Landing Association, Inc., A Condominium

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

Stuart, Florida 34994

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

HELD ON

Thursday February 6th,2020 at the Clubhouse

1. Board meeting called to order at 1 pm by Arnie Gunderson
2. Board Members in attendance: Arnie Gunderson, Lynn Gorall, Robert Juliano, Robert Woods, Sam Arfanella, Jim Kissane, Jim LeFevre was absent. A quorum was declared.
3. The reading of the minutes for the January meeting was waived, accepted and approved without revisions

AGENDA:

Following the General Meeting held on Monday Feb.3, The Board

Met and elected new officers as follows: Arnie Gunderson as President, Lynn Gorall as Vice-President, Sam Arfanella as Treasurer, and Jim Kissane as Secretary.

The purpose of this meeting was to assign work to each Board member.

The painting of Buildings 1,2 and 3 was discussed and scheduled to begin in April. The prices from two contractors have been received for the replacement of the soffit vents on Building 1. RCI Painting and Waterproofing will give us a price to cut in 6" x 24" soffit vents to Building 2 and 3. **Bob Woods** will be the liason from the Board to RCI Painting and Waterproofing and will coordinate the list of extras. RCI Paint and Waterproofing is charging \$150 extra to paint the lanai window mullions and frames dark bronze. An owner can opt not to do the painting if it is not needed. The interior walls and ceilings of the original screened-in lanais will be painted by RCI Painting and Waterproofing.

The Board discussed getting input from the owners via an email question as to whether the Pool pergola should be put back as it was originally built or to eliminate the north structure (alongside the pump building). **Rob Juliano** said the columns on the north side should be examined at the connection to the footings. **Rob Juliano** volunteered to follow the project through the construction phase for the Board.

\$90,000 has been appropriated this year for the replacement of a 280 ft. long underground drainage pipe in front of Building 10 in the parking lot aisle. A "Request for Proposal" is being sent out to 5 potential bidders. Also, there are 520 feet of smaller underground drainage pipes that cross the roads that can be lined with a polyethylene pipe at a less expensive cost. **Jim Kissane** will oversee the bidding process and construction.

The office window and air-conditioner that was installed incorrectly will be removed and blocked up, and finished with stucco to match the existing. The Board voted to go ahead and hire Haggas Masonry Corp. of Hobe Sound to do the work for \$900. \$4668. of the original \$4925 initial deposit that was given to another contractor has been returned through the threat of litigation. **Jim Kissane** will oversee this project for the Board. Bob Woods will look into a portable type air conditioner for next month's meeting.

The lanai repairs for Bldgs. 4, 6, 12 and 13 (concrete spalling and steel column repair) were discussed. The scope of work needs to be defined. Contractors with experience in this type of work were discussed. Competitive bids will be obtained. \$40,000 is appropriated for the next 3 years. **Rob Juliano, Bob Woods and Jim Kissane** volunteered to begin the bidding process.

- At the March meeting, a representative of the Martin County Growth Management and a representative of the South Florida Water Management Division will be asked to discuss shoreline erosion at Bldg. 9

- Mr. Moran at Bldg 9 Unit 1 asked to have a dog more than 25 lbs. The Board was told that they had no jurisdiction to allow or deny. No vote was taken. Andrea will follow up with the required documentation.

- Owners at Bldgs 4, 8 and 9 should be advised to put their Air-conditioning condensing units (which face the water) on aluminum stands to raise the units from the rising water of the King tides. Contact your air-conditioning installer.

- **Sam Arfanella**, Treasurer will look into getting the Reserve Study updated, the cost has been appropriated in this year's budget.

Sam Arfanella will also be reviewing our insurance carriers for this upcoming year.

- Rob Juliano asked to have new roof repairs added to the hail-storm roof claim.

- The AIA Construction Contract will be used on all further construction jobs in Hanson's Landing as a method to legally protect our interests.

- An executive session was requested for the Board to privately discuss Employment matters at the March Meeting.

- Four bids have been received for \$3200, \$3750, \$3995, \$5800 for the cleaning of the carport roofs. No decision was made.

- A request was made by Bob Woods to update our Web page more often, list job progress, show schedules, prices and bids. Brian Liporto will be contacted.

- It was discussed to obtain 5 competitive bids for our landscape services by May 1.

The meeting was adjourned at 2:45 pm.

15 owners were present

Minutes provided by Jim Kissane, Secretary HL BOD

DRAFT MINUTES HAVE BEEN REVIEWED; NOT APPROVED