

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 HELD ON

Tuesday March 25th, 2019

1. Board meeting called to order at 7pm by Phil Pietrowski.
2. Board members in attendance: Phil Pietrowski, Bob Rhoads, Helmut Hutter, Jim Kissane, Jim LeFevre, Arnie Gunderson, Tom Thompson. Also, in attendance was Advantage Property Management representative, Ms. Dawn Moore via phone.
3. A quorum was declared.
4. The reading of the minutes for the January 2019 meeting, was waved, accepted and approved.

New Business:

Presentation by new BOD Jim Kissane

- 1) **Main Retention Area.** Jim Kissane's original proposal was to address all the retention areas by removing the topsoil area and install sand. In addition, replace three hundred feet of storm water piping in front of building #9 for an estimated cost of \$120,000 which would generate a possible one time assessment for each owner of \$ 645.00. After a lengthy discussion between the board members it was finally decided to hire an independent licensed surveyor to check that the original grading of the area was performed correctly by Sunshine. If incorrect Sunshine will be asked to correct at their cost. After the correction the surveyor will check again, and an independent professional engineer will make sure the project was completed as per the original county permits.
- 2) **Sunshine Contract:** Sunshine's contract was renewed in January. Jim Kissane asked Mr. Bob Perkowski and a Sunshine manager to walk the property to assess the condition of the development. Jim reported to the BOD that there may be some overcharging due to performing some excessive tree trimming and fertilization. As an example, Jim asked another fertilizing company to quote for the yearly application which had a reduction of \$5,500 from our present cost. Also, a master plan was developed for Sunshine to follow. Phil Pietrowski and Jim will investigate the possible overcharging with a meeting at Sunshine with Tim Taylor Sunshine president.

3) Storm Water Outflow, Main Retention Area: The concrete structure between the main retention and the secondary areas was power washed and the rust on the metal grate removed, which was greatly appreciated by the owner who requested it.

Presentation by BOD Bob Rhoads:

Bank Options, the matter was tabled for another board meeting. A decision by the BOD on possible looking into moving some of the reserve funds into short term CDs.

Presentation by Phil Pietrowski:

Comcast Contract, after almost a year of negotiations between Comcast, Phil and Dawn the new contract would possibly cut most owners tv and internet service in half. For an additional \$35, on top of the present \$40 currently included in association maintenance, owners will receive the X1 platform from Comcast. Information on this platform can be seen on our web site. A motion was put forward to accept the Comcast contract and unanimously approved by the board upon receiving final pricing information from Comcast.

Presentation by BOD Arnie Gunderson:

Maintenance Personal Management, Arnie will personally oversee the daily maintenance schedule in addition to the list of work orders filed online by the owners.

Owners Comments:

- Better cleaning of the BBQ's by the owners using them after they are finished. The consensus is that people using the grills are not cleaning up after themselves and leaving the mess for the next owner or Wes to clean up after them.
- Question asked if the painting contractor "RCI" could be hired, by the owner, to paint the metal framing of the lanai. A call to RCI will be made to address this.
- Again, a question to permit owner's family/guest who have pickup trucks to park overnight under special permission. Quite a heated discussion followed. Please note under the present association rules no pickup trucks are allowed to be on the property overnight. When this situation happens the owner of the pickup is asked to remove the truck with possible parking it at the overflow lot of Miles Grant, with permission.

Meeting Adjoined @ 8:35

40 owners present.

Respectfully Submitted,
Tom Thompson
Secretary HL BOD