

SLPOA Annual Meeting Minutes – April 30, 2011 approved August 24, 2011

Welcome – Nancy Dixon

Attendance – 12 homeowners , 13 lots represented (attached sign in sheet) + 16 proxies

Budget – Gail Bottoms – see attached copy

Reserves was divided into: 20 K = 6 months operating reserves and 3 k – capital expenditures account

Dues – 14 houses \$ 800 and 70 @ \$ 500

Questions from Greg McCoy: expenses of telephone \$ 1700 seems high, lawn service \$ 10,200 seems high. Telephone expense includes the conference calls for board meetings. Lawn Service – Ollie mentioned that it includes weed control, mulch, trimming, shrub trimming like pompas grass and that we are using the low bidder.

Action Item: look into lowering the telephone expense.

Call for approval of budget. All in favor of budget as presented. Approved.

Presentation of Slate of Officers for Election

Nancy Dixon, Pres., Kendall Maynard, Secretary.

Directors: Larry Knain, Tracey Nelson & Gregg McCoy

Any nominations from the floor?

Move that we accept the officers as presented by acclamation. All in favor. Slate Approved.

Association Updates

Clubhouse painted, cupola, new schrubs, upgraded the signs.

Established new website: www.StantonLanding.org work in progress. Board wanted to separate from the real estate sales website.

Long Range Planning Committee

Presenter - Jack Ashley. Board felt that we needed to start the committee to look at expenses for the future. Met on March 12th – How to assess the assets and how they are now and when they will need to be repaired and replaced and the cost. When will we need funding when and how we will pay for those items. Roads, pool, clubhouse, entrance, boat ramp and storage. Additionally, look at how to enhance these assets in the future and prioritize these. Established subcommittees for different assets. Also reviewing if State can take over part of the road outside the entrance as well as city sewage / water. It is in motion and will take some time. This will be a 10 year plan. As budget allows, we'll fund the capital expenditures account for these expenses. Hope to have plan by year end. Taking volunteers!!

General Discussion

Scuttlebutt by Susan Probyn – always looking for contributors!

EMS issue – we have had 5 issues and they seem to go to Seagate instead of Stanton Landing. We have sent a letter to inform them of the issue. Most important, if you make a 911 call – make sure they know that we are on the East Side of ICW and NOT Seagate.

Address the grass cutting policy – Nancy - have to stay on top of the policy. It pays off since we have gotten a lot of positive feedback from realtors.

Adjournment – Motion to adjourn, Nancy Dixon, second by Jack Ashley. 10: 40