

SLPOA Annual Meeting Minutes – April 28, 2012 Approved July 18, 2012

Welcome – Nancy Dixon.

Called to order 10:02 a.m.

General information – relatively quiet and picking up some. Focus on Long Range planning and information will be presented by Jack Ashley. Irene did some damage but very little. Has anyone tried the new website? Codes for the entrance, boat ramp, boat entrance – 4412.

Attendance – 14 homeowners , 17 lots represented (attached sign in sheet) + 8 proxies that represents 12 lots. Total: 29 lots represented.

Budget – Gail Bottoms

Capital Expenditures last year – treadmill, lanterns and signs.

Routine expenses and minor hurricane expense. Big thing we did was rebidding the 4 insurance policies and we saved several thousand dollars. This year we will be able to put \$ 8,800 into the Capital Expenditures account. Detail review of all expenses. See attached.

Total Operating Expenses -

Dues – 14 houses \$ 800 and 70 lots @ \$ 500 for a total of \$ 46,200.

4 lots did not pay last year and liens have been placed on those. We hope to avoid that this year. If we receive all of our dues, then we will have the total income of \$ 46,200.

Call for Vote – all in favor. Vote carried.

Presentation of Slate of Directors for Election by Nancy Dixon, President

Term: 2012 – 2014

Directors: Mat Bottoms, Gail Bottoms, Sherry Davis, Jack Ashley, Tracey Nelson Andrejack and Mary Ann Watkins

Election of Directors

Any nominations from the floor?

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

Long Range Planning Committee

Presenter - Jack Ashley. Broke the main items into subcommittees. Researched several sources and itemized what would need to have repairs, when and how much it will cost in the next 10 years. The Board will go through and review and tweak it and determine how we will fund things in the long term. In this report, we'll probably run short in year 8 and in year 2022 the roads will probably need resurfacing that will require a substantial assessment. The Board will determine what process will be taken to obtain the funds whether it is an increase of dues or special assessment or combination of both and /or maybe a loan to the SLPOA for the larger funding needs. If we can contribute the \$ 8,800 / year, we can cover these expenses until 2020. Question from Jack Edwardson regarding the roads. The study

included the road from the end of State Maintenance sign to entrance and roads within Stanton Landing. Road in front of Phase 5 is not part of the study. The two major things are the roads and the other is the pool liner for about \$ 20 K. This is our best guess and gathered information from many sources. Suggestion to possibly resurface the asphalt to extend the life of the current roads. This should be reviewed at least every couple years. The "DIP" out front. Ollie Dixon has been measuring that "Dip" and it seems to be staying the same. Also called the reverse speed bump.

General Discussion

ARB Letter that was sent out. Nancy addressed the letter that was sent out from the ARB. Main purpose was to remind everyone that any changes need to be submitted and approved. Best of intentions but the shortfall was that they were out of their authority. Nancy apologizes on their behalf. Only the BOD can actually approve any policies. The function of the ARB is to protect everyones home value and community. Ollie – I would really like to see more people sign up on the ARB. Discussion of who is on it now and what is involved. It involves reviewing the house plans and any changes to keep things consistent and maintain property values. Meet when needed when house plans are submitted. ARB doesn't want to micromanage people.

Sherry Davis – the Board and ARB are wonderful people and they are my friends and work really hard. I don't want conflict. Suggestion of having a list of approved plants for the whole neighborhood. Ask for suggestions on what people think of certain things like "how many birdhouses" before setting policies for everyone.

Grass cutting at Docks: Gail Bottoms thinks it should be mowed and cleaned up because it reflects on the whole neighborhood. That needs to be mowed. It is going to get mowed, but part of it is a berm and it cannot get mowed but everything else will get mowed.

Website Login: www.stantonlanding.org

ID: owner

Password: 4411 will also change to 4412

Adjournment – Motion to adjourn Jack Ashley, second by Mat Bottoms. 11:05 a.m.

Proxies

Melvin Rodriguez – lot # 49

Nancy Capalucci – lot # 57

Frank Provyn – lot # 25

Robert Moss – lot # 45

Rodney Hutcherson – lot # 2

Mary Ann Watkins – lot # 33 & 60

Wayne Hoffman – lot # 38

James Belcher – lot # 51, 39, 74 & 29

Total 12 votes