

Greg Leslie Ricker

From: shdavis [shdavis@ec.rr.com]
Sent: Tuesday, February 18, 2014 8:41 PM
To: gricker@suddenlink.net
Subject: SLPOA MEETING December 5, 2013

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Welcome and attendance: Mat Bottoms, Gail Bottoms, Tracy Andrejack, Sherry Davis, Cindy Campbell

Approval of September minutes: Motion for approval by Cindy Campbell and second Tracy Andrejack. All approved.

Reports:

President: Mat

Treasurer: Gail

The only extra items were the pool chairs that we had recovered and also the lawn service done by Steven Pruitt. Steven mowed the commons area for the final mowing of the year. He also sprayed for weeds. He did an excellent job.

Sherry motioned to approve budget, Cindy second. All voted in favor.

ARB: Sherry

The Provyns have finished their elevator. The Banks have moved in. They still have a few outside things to do, but still have plenty of time to finish up.

Old Business:

Updates:

Parking lot bids:

There were three bids to remove the rotted wood in the parking lot of the club house. Alan Averette, Alan Spivey, and Bernie Corwin were the three bids. Alan Spivey had the low bid at \$1590.00 to replace approximately 80 boards.

Another option would be to put gravel in the parking area at a cost of \$10,000, which was an estimate by S. T. Wooten. His estimate to pave the parking areas with asphalt was \$21,500. To pave all the parking area, including the area that is already paved (but is cracked and damaged) would be \$35,000. Also, the parking lot in front of the club house holds big pools of water for a long time after it rains, which is damaging the pavement. To level this area and keep the water drained off the parking lot, called wedging, would cost \$7,000.

Cindy...recommends that we go with paving rather than continuing to patch each year. It is deteriorating quickly.

Mat suggested calling Onslow grading, which is another company that we can call for a bid. Cindy motioned to get the bids for the asphalt for all of the areas. Tracy seconds it.

We will need to decide if it is more economical to leave the island in the drive way to the clubhouse or take it out and pave that area too.

All approved.

Mat will try to get three bids.

We will put up something over the rotted areas to prevent accidents until the paving is done.

Handicap ramp:

There were three bids to move the ramp from directly in front of the front door of the clubhouse to the right of the door.

The current ramp would be used, cut slightly narrower, starting beside the porch, (moving the stucco wall), gradually extending to ground and turning to side walk.

Alan Spivey had the low bid of \$1,800.

Alan Averette. \$2,300

Bernie Corwin, \$2,700

Cindy motioned for Alan Spivey to have the contract. Tracy second. All approved.

Lawn area bids:

Three bids: the bids were for mowing the common areas twice monthly, trim plants and bushes once a year, put down pine straw once a year, plant flowers at entrance and pool area twice a year. Spraying for weeds, fire ants, and fertilization were included on two bids.

Pruitt. \$5,660. Did not include chemicals.

Hocutt: \$9,070. Includes chemical treatment.

Mike Hall: \$9,900. Includes chemicals. Another option he offered would be to charge separately for fire ants and weed control and fertilization at \$450 a treatment. If he mows weekly it would cost \$10,080.

Pruitt does not have a NC license or insurance, but will obtain needed documents and present them to Gail Bottoms prior to work commencing. He will be gone the month of August, but will get someone to cover for him.

Must be certified to spray in NC.

Sherry makes a motion that Pruitt do the mowing, and Mike Hall would do the chemical treatments. Cindy seconds. All approved.

Clubhouse waterfront overgrowth:

The subdivision owns all of the land in front of the clubhouse, not the dock owners, therefore it is the responsibility of Stanton Landing to clean up the overgrown bushes in front of the clubhouse.

Mike Hall bid to cut it down by hand.. \$400-600, depending how much he has to haul off.

Daniel Lewis originally bid \$200 to cut down but not haul off. He then rescinded his bid.

Tracy motions that we hire Mike Hall and Cindy seconds.

All voted approval.

New Business:

Petition for reassignment of fire district:

Mat: Our insurance would go down if we can get into Beaufort's fire district. The Fire Marshall agrees that this is a reasonable request. We must do a petition of the residents of

Stanton Landing and the Fire Marshall will present it to the Commissioners. Stanton landing homeowners would have to vote for this through email. It would help our fire insurance to go down. We also need fire hydrants, but would have to get water out of the creek. We would need two dry hydrants installed for phase 1,2,3,4. They would not service phase 5.

Motion to do the petition by Tracy and second by Cindy. All approved.

Nominating committee

The two year terms are ending this year for Tracy, Gail , Mat, and Sherry.

All four are willing to stay on for another term if needed.

A letter will be sent out to see if anyone else is interested in running. There will be no write in votes at the annual meeting. Voting will be done on these candidates only. There will be no proxy votes.

Deeds

We do not have deeds for the middle section of the Bio C and the boat storage area. The boat storage area is listed as commons area for Stanton landing right now, but is still in Gary Hill's name. Mat will send a second letter to Gary Hill to try to obtain a deed transfer.

Lattice

Has fallen apart. Mat will ask Alan Spivey to remove it when he does the ramp. Tracy motions for Mat to pay Alan extra to do this, Sherry seconds, all approved.

Next Meeting: January 14, 2014

Adjournment: 8:15

Sherry

Sent from my iPad=