

**Stanton Landing Board of Directors Meeting – January 17<sup>th</sup>, 2019**

In attendance:

Rodney Hutcherson	Keith Dippel
Gail Bottoms	Karen Manspeaker
Gary McKeel	George Brookins
Susan Hughes	

December 13<sup>th</sup>, 2018 meeting Minutes:

Meeting minutes were reviewed. Susan pointed out the attendees were not listed. Motion to accept with addition of attendees by George, 2<sup>nd</sup> by Karen

All approved.

Treasurer's Report:

Report was presented by Gail, motion to accept by Gary, 2<sup>nd</sup> by Karen

All approved

We reviewed the proposed 2019 budget developed by Gail. Everyone shall review the budget and we will finalize at the next Board meeting.

Dock Washout Status:

Gary has removed boards and completed the assessment. His proposal is as follows:

- Remove boards to allow access under dock.
- Bring in Gravel and backfill material to repack washouts
- Use Dennis West's tractor to assist
- Cost should be approximately \$1200.

Motion to accept proposal was made by George and 2<sup>nd</sup> by Gail

All Approved

We also discussed the potential for installing a bulkhead along the clubhouse area along the Intracoastal waterway. Rodney agreed to develop a high level estimate for that area for discussion and inclusion in the long range plan.

Clubhouse Drainage Update:

Rodney has talked to Chase Cullipher. No progress on permit that Chase was working on in Atlantic Beach that is similar to our issue. We will continue to monitor.

Keith mentioned that he has a proposal for improving the drainage in the parking area of the clubhouse. He will develop a proposal and bring to next board meeting.

#### Hurricane Damage to Clubhouse and Property:

Floor still needs to be repaired and we are waiting for Eastman Carpet to come and install. We will continue to Monitor.

#### Stanton Landing Website:

Susan updated us on the website development. The recommendation is to move the Stanton Landing Website to Word Press. That cost will be \$99/Month with a one time fee to move of \$750. After the move occurs, we will discuss if we want to update and change the look of the website.

Motion was made to approve the recommendation by Gail and 2<sup>nd</sup> by George.

All Approved.

#### Subdivision Signs and Plants At Entrance:

We discussed the sign at the entrance. Keith indicated that the sign was in his garage and it was broken in half during removal. He was going to try to find someone to repair or replace. He will bring a proposal.

We discussed the dead plants at the entrance. Keith and Gail are taking lead on removing the dead plants and developing a recommendation on Replacements.

Entrance lights have been ordered and received and Patrick is going to install.

#### Annual Meeting Planning:

We discussed the April 27<sup>th</sup>, 2019 date and determined that we would hold the meeting on that date at 4:00pm with a cookout to follow. The first letter was reviewed and will be sent February 8th. Rodney will send final letter for review.

We also discussed holding cookouts possibly before Memorial Day and Labor Day. We will discuss at the next board meeting to finalize and inform the Property Owners at the annual meeting.

#### Open Discussion:

We discussed Core Creek Marina was for Sale. George indicated that it has been for sale for some time and they have a new realtor who put up a large sign. We have in our contract that the agreement is transferable to any new owner but we will need to keep on top of this.

Keith mentioned potential solution for the “bump” in Old Stanton Road. He will develop a proposal including cost and bring to next board meeting. We requested that he include a cost for both asphalt and concrete and to include repairing a portion of Old Stanton Road to the right after the dip.

Note: we did not discuss the proposal for expanding the security lighting along Old Stanton Road. We will discuss at the next board meeting.

Rodney will look at calendars and determine when the next meeting will be held.

Meeting Was Adjourned by All