



Stanton Landing Property Owners Association
101 Dolphin Way
Beaufort, NC 28516
www.Stantonlanding.org

Stanton Landing Board of Directors Meeting – April 29th, 2021

In attendance:

Rodney Hutcherson Susan Hughes Keith Dipple
Gail Bottoms Karen Manspeaker George Brookins (by Phone)
Dennis West

March 4th, 2021 meeting Minutes:

Meeting minutes were reviewed. Motion to accept by Susan, 2nd by Dennis
All approved.

Treasurer's Report:

Gail reviewed the treasurer's report as of the end of April 2021. There were no questions or additions
Motion to accept was made by Karen, 2nd by Dennis
All Approved

ARB Request:

Mat Bottoms, ARB Chairman, joined for a discussion regarding the Fee that the ARB imposes for new construction. He would like to increase the fee to \$1,000 with \$300 non-refundable and \$700 would serve as an incentive to complete all the ARB checklist items before it is refunded. Much discussion regarding the amount and the board recommended that the Fee be increased to \$5,000 (\$300 non-refundable and \$4,700 refundable upon completion of ARB checklist.

Motion to increase the ARB Fee as above was made by Karen, 2nd by Keith.
All Approved.

Gate Damage:

We discussed the recent damage to the Main Gate and who the individual who caused the damage. Many Thanks to Wes and Karen Manspeaker for the repairs. No other further action from the board is needed at this time.,

Pool Opening:

Pool is scheduled to be opened on May 1st, 2021. No issues with that date are noted and agreed that the pool should be open as scheduled.

Trailer Storage Area

We discussed the potential for expansion. Board agreed that Dennis and Rodney would work and develop a proposal and estimate for the expansion of the Storage Lot.

Clubhouse Maintenance

Dennis discussed the recent inspection of the Clubhouse by Mat Bottoms, Rodney and himself. We were going to develop proposals to:

1. Replace the vinyl siding with Hardi Plank siding and repair the Stucco.
2. Replace the Vinyl siding and Stucco with Hardi Plank Siding.
3. Include replacement of the Back Deck in both proposals above.
4. Include replacement of the Awning Material in both proposals above.

We also discussed the list of “minor” items that need repair. Dennis will work to determine how we can accomplish these repairs. We will discuss this at the next board meeting.

SLPOA Face to Face

We discussed if we should hold a Face to Face Annual Meeting based upon the current restrictions from the State for COVID 19. We would like to hold a face to face annual meeting sometime mid-summer to discuss the Proposals for Clubhouse maintenance and upgrades along with the Trailer Storage Lot Expansion Proposal and the guidelines for use of the lot. We will discuss this at the next Board meeting to see if we want to schedule this meeting.

Meeting Was Adjourned by All