



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

Stanton Landing Board of Directors meeting: **Thursday March 14, 2024**

In Attendance: Rodney Hutcherson, Joe Daughtery, Dennis West
Mark Tatiossian, Karen Manspeaker, and Keith Dippel

Absent: Gail Bottoms

- Discuss Core Creek Development LLC connection to Waterway drive.
 - Residents on Waterway drive met with the BOD to discuss their concerns.
 - After the meeting with those individuals the BOD met and discussed the following:
 - The BOD will continue to actively seek attorney's to represent SLPOA as our current attorney is retiring. All board members approved
 - The BOD determined that we need to hire an attorney (either Doug our current attorney or a new one) to possibly file an injunction or quick claims deed to slow the process of the proposal of the connection of Core Creek LLC to Waterway drive.
 - The BOD will keep residents especially those whose property connect to Waterway Drive in the loop and communicate with them what actions are taking place and the course of action by the BOD.
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 - Discuss Annual Meeting for Stanton Landing Property owners 2024
 - The meeting will be held June 1st to allow BOD more time to be better prepared with the clubhouse so a vote can be proposed at this meeting.
 - Meeting Adjourn: Joe motioned to end meeting and it was 2nd by Mark. all board members approved.
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Stanton Landing Board of Directors meeting with Waterway drive residents:

Thursday March 14, 2024 6:30p-8:30p

In Attendance SL BOD : Rodney Hutcherson, Joe Daughtery, Dennis West
Mark Tatiossian, Karen Manspeaker, and Keith Dippel

Residents: Matt Kaushagen, Don Price, Bill Waters, Joe Green, Mark Keith, and Jamie Langermann

Stanton Landing residents on Waterway Drive requested to meet with the BOD to discuss the recent events with concerns over the ownership, maintenance, and possible increase traffic flow on Waterway Drive to Core Creek Road.

Residents came with a list of questions for the BOD:

- a) What is the SLPOA position re the ongoing matter involving Patrick Piner's request to open Waterway Dr to Dickinson Lane? Has this been formally expressed to Sea Gate POA?
- b) What is SLPOA position re the factual ownership and control of Waterway Drive?
- c) What is the status of counsels involvement in the Waterway Drive matter on behalf of SLPOA and specifically the owners of the property along Waterway Drive?
- d) Has counsel opined re-ownership and control of Waterway Drive?
- e) Has adverse possession been discussed as an option?
- f) What is the timeline owners of Waterway Drive can expect SLPOA to act in their behalf?
- g) Has SLPOA scheduled a meeting with Sea Gate POA to address these matters?
- h) What is the position of SLPOA in the event Sea Gate grants Patrick Piner an easement to connect Dickinson Lane to Waterway Drive under the position that Sea Gate maintains the rights to do so, resulting in Piner proceeding with permitting?

Steps the SL BOD has taken prior to this meeting when it came to the Boards attention:

- The BOD received initial plans of proposal from Core Creek Development LLC (Received different plans at the start of tonight's meeting)
- The BOD has had multiple communications in person or via e-mail with Patrick Piner (Core Creek Development LLC), Sea Gate POC, the owner of the house at the south end of SL property, and Sea Gate board members, SLPOA attorney all to address the issue and to obtain Core Creek Developments intentions of connecting Waterway Drive with Dickinson Drive and the impact it might have on SL residents and requested SL become owners of Waterway Drive.
- The SL BOD at the last meeting addressed the concerns since our current attorney is retiring and possible leads with finding a replacement. Multiple calls made and at the start of this meeting no one was interested in taking on SLPOA. SL BOD will remain positive and actively look to find a reputable attorney to represent our community
- BOD approved bidding up to \$10,000 should it require a legal issue to file any necessary documents to stop the process of Core Creek LLC from obtaining rights to the easement to connect Waterway Drive to Dickinson Lane.
- BOD sent a letter to multiple parties including: SL current Attorney, Sea Gate attorney, Sea Gate Board members a portion of the Stanton Landing conveyance (amendment #7) that addressed Sea Gate owns Waterway Drive but Stanton Landing is responsible for the maintenance of the road.

CONCERNS that were agreed upon at this meeting between the residents of Waterway Drive and SL BOD:

1. No consistency with the communication of intent from Core Creek Development LLC
2. Sea Gate is not being consistent in their communications with SL BOD, Concerned residents of Waterway Drive and Core Creek LLC of their intent for Waterway Drive ownership
3. Currently Sea Gate owns Waterway Drive but Stanton Landing is responsible for the Maintenance of it and what happens if Core Creek Development gets approval to connect road?
4. Increase of traffic on Waterway Drive to the residents of Stanton Landing that bought property with the intent it was a dead end road at the end of Waterway Drive

PLAN:

- Stanton Landing BOD will continue to make calls to find an attorney willing to take on a subdivision with convenience
- Stanton Landing BOD will investigate an immediate solution to find an attorney willing to file any necessary legal paperwork asap to block access of Waterway Drive to Dickinson Road (possible file a quick claims deed). All Board members present approved
- Stanton Landing residents on Waterway Drive have met with an attorney and plan on proceeding using Gary Clemmons to represent them therefore SL BOD will find a different attorney
- Increase communication between BOD and property owners of Waterway Drive