



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

Stanton Landing Board of Directors meeting: **Thursday April 18, 2024**

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

- Minutes from February 15th BOD meeting. Minutes approved by Joe, 2nd by Rodney all BOD approved
- Minutes from March 14th BOD meeting: approved by Joe 2nd by Dennis all BOD approved
- Budget Review and approval for 2024
 - Added money for landscaping projects in the line item
 - Added money for storm water drainage ongoing issues in the line item
 - Increase attorney fee's due to change in attorney's and the legal issues with Waterway Drive
- Clubhouse update:
 - A bid has been put out since the last revision to 3 companies (Promus Structure; Water's contracting; and Carolina Family Construction
 - We are anticipating getting those bids back no later than May 16th.
 - Bid's for the expansion of the pool were completed and range from \$210,000- \$500,000.
- Discussion Cork Creek Development LLC and Waterway Drive:
 - Continues to be ongoing. Some of the residents in Stanton Landing that own land in Sea Gate as well attended the Sea Gate meeting to voice concerns over linking Waterway Drive to Core Creek Development LLC and to receive information directly from Sea Gate board meeting as to the status of Waterway Drive
 - The SLBOD understanding is Sea Gate will not move forward on a decision until they re elect board members and so it may be a couple of months.
- Request to add options for Larger Mailboxes
 - The BOD approved of offering 2 sizes for mailboxes that were approved.
 - Standard size 6.9 X 8.9 X 20 \$31 +tax
 - Larger size 11.6 X 15 X 25 + \$56 +tax
 - The 1st mailbox and post will be provided to new homeowners with the standard option. If a new homeowner would like the larger mailbox, they will pay the difference in price.
 - Existing owners who would like an upgrade (bigger mailbox) will need to submit form to ARB requesting and will be responsible for paying for the upgraded mailbox
 - All mailboxes must be the approved mailboxes and can be obtained by requesting one from the ARB

- ARB
 - Exterior modifications to exiting homes will be required to submit \$2,000 refundable deposit with the ARB form for all major renovations to include: pools, decks, sheds, home additions (windows, siding replacements)
 - Minor repairs would be painting, updating existing landscaping, HVAC screenings.
 - The refundable deposit will be returned when project is completed per the plan submitted to the ARB. The ARB has the final decision on the refundable deposits.

May 2nd, 2024 The BOD met to discuss the concerns/issues and direction to take with Waterway Drive. The BOD decided to set up a meeting with the residence that own property on Waterway Drive. (present: Rodney Hutcherson, Joe Daughtery, Dennis West, Karen Manspeaker, Gail Bottoms and Mark Tatioossian, and by phone Keith Dippel)

May 9th, 2024 the BOD met with Stanton Landing Property Owners on Waterway Drive. 9 property owners met. BOD in attendance: : Rodney Hutcherson, Joe Daughtery, Dennis West, Karen Manspeaker and by phone: Mark Tatioossian, and Keith Dippel