

# Stanton Landing Dock Lot Owners' Association (SLDOA)

## Annual Meeting Minutes- August 2, 2024

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Attendees- J & L Reid, J Jackson, D Perdue, T Hopfer, P Schwartz, J & J Pilcher, S Russell, C Norris, M Groff

### Welcome and Introductions:

A quorum was present, so Paul called the meeting to order at 6:07 PM.

Paul began with an introduction of the association officers.

Paul Schwartz -President  
James Reid -Vice President  
Jenny Pilcher- Treasurer

Paul provided a historical summarization of association beginning with the meeting of December 2021.

- Paul voted as President of the association
- Kathy DiMauro thanked for her work leading the association singlehandedly
- **April 2022**- Annual meeting held with two votes passed.
  - 1- Obtain confirmation the covenants could be amended
  - 2- Add lights to northern dock lots area
- **June 2022**- Paul confirmed the covenants could be amended and would require 2/3 majority vote.
- **June 2022**- Vote to amend the current covenants **passed. Yes- 26 , No- 4.**  
The responsibility to repair, replace, and maintain the docks outlined within the Second Amendment to declaration of the covenants, conditions, easement, restrictions, charges, liens, and reservations for "Stanton Landing" a residential community, will be amended to place this financial responsibility unto the owners of the docks.
- **July 2022**- Communicated that the SLDOA was initially registered as a **For-profit entity** in 2005 and having not filed annual reports with the North Carolina Secretary of State (NC SEC), in 2009 the association was dissolved.
  - 1- Lawyers began work on draft amendment and creation of by-laws
- **March 2024**- Final draft to the Seventeenth amendment to declaration of the covenants, and by- laws were completed and filed with the Carteret County registrar. Covenants became legally binding a.
- **June 2024**- Articles of incorporation for the new non-profit Stanton Landing Dock Lot Owners' association, Inc., were accepted and filed by the NC SEC. EIN number received. Wells Fargo and CCEC provided updates to account, as required.

### Treasurer's report:

Jenny provided an overview of the report and proposed 2024 budget. Paul previously approved the grass cutting estimate and budget while the association registration was still ongoing. Paul noted on the

2024-2025 Proposed budget that the \$1000 Maintenance amount for the Well Pump would not be an annual expense but a reserve line item. Note- our fiscal year runs October 1- September 30<sup>th</sup>.

Jenny thanked those that had already paid their annual dues. Invoices were sent the week of June 24<sup>th</sup>. Due to her workload, she requested that 2024- 2025 invoices be emailed the beginning of September, verses October, for collection. This change was approved.

#### Annual Dues 2024-2025

Vote was cast to increase the annual dues to \$250/ year for access road maintenance and extension on the north end of the docks, plus tree maintenance. **Vote passed unanimously.**

\*\*Post meeting note. Vote cast via email to those unable to attend meeting. **Vote passed – Yes- 14, No- 5.** A summary of utilization of the annual dues was provided at the meeting. They are applied to the maintenance of the access road, electricity bill for the lights and pump house, grass cutting fees or any maintenance the board of directors has responsibility to address.

#### Board of Directors

Volunteer needed to complete the BOD. M Groff has volunteered.

#### Updates

Vote was cast to have an additional light installed on an existing power pole in the north end of the dock lot. **Vote passed unanimously.** Action item- Paul to contact CCEC for install.

\*\*Post meeting note. Vote cast via email to those unable to attend meeting. **Vote passed- Yes- 14, No- 5.\*\***

Paul reminded the group that CCEC has responsibility for maintenance, repair/replacement of the power poles and lights. SLDOA only pays for the electrical usage for the lights and well pump. Each dock owner has to establish an individual account with CCEC for electrical for boat lifts, dock lights, etc.

A reminder was provided that the 2<sup>nd</sup> and 17<sup>th</sup> amendment to the covenants both reside on the Stanton Landing Website.

<https://stantonlanding.org/covenants-by-laws/amendments/>

Additionally, folders will be created as the documents are produced for the dock association and placed on the same website.

<https://stantonlanding.org/members-only/>

A discussion was held regarding the well pump house and the need for minor repairs. Anyone interested in heading up a workday to address, let Paul or James know.

#### Access Road Committee

Volunteers are needed to lead and participate in a committee to obtain estimates for the expansion of, and maintenance necessary for the full access road. Please let Paul or James know of your interest.

#### AOB

A question was raised regarding the current condition of dock lot #1. Paul relayed this would be addressed by the newly formed board of directors. Additionally, he will be reaching out to the new owners of 208 Gatsey Lane, who own dock lot 1A.

The meeting was adjourned at 7:12 PM.