



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

Stanton Landing Board of Directors meeting: **Thursday September 26, 2024**

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

Absent: Gail Bottoms

- Minutes from August 13 2024 BOD meeting. Minutes approved by Joe, 2nd by Mark all BOD approved
- Discussion of Easement Documentation between Sea Gate community and Core Creek Development
 - BOD had a lengthy discussion pertaining to the wording on a document created to submit to SLPOA attorney for approval in hopes that Sea Gate and Core Creek Development would sign and agree.
 - A meeting will be scheduled for all parties involved to attend including all attorneys.
- Discussion of 99 year lease of Waterway Drive and Dolphin way
 - All BOD present agreed to the draft of the 99 year lease agreement between SLPOA and Sea Gate BOD. The draft will be submitted to SLPOA attorney for final draft to be presented to Sea Gates attorney.
- Subdivision drainage issue
 - The BOD is aware of the drainage problem at the south end of Gatsey lane by Lot #40 as well as the problems on Old Stanton Road when we get heavy rain storms
 - The BOD has met with contractors/engineers to find the best solution to the issues and how to resolve them. The BOD will continue to work with contractors/engineers/ CAMA for how to move forward and find a good solution.
- Clubhouse update:
 - Joe presented an update on issues with removing part of the 2nd floor (to create an open to below concept) and what the clubhouse committee has been working on in finding alternatives for a redesign of the existing building. Joe presented with an structural engineer estimate in the amount of \$4,750 to review the current building structural support system and options for remodel.
 - The committee has also been working on getting bids/contractors for the repairs that are necessary in keeping the existing building
 - There is also a sub committee of the clubhouse committee working on the quotes of the tear existing building down and build new of \$1.1 million and working with those quotes to see about reducing cost and by how much. Rodney provided a follow up that the redesigned of a new construction with modifications were able to get the quote reduced to around \$850,000.

- Open Discussion
 - Rodney had TEAMS platform up and running for BOD meetings in case members can be present in the room for meetings.
 - Rodney has hired a contractor to clean out the ditches again throughout Stanton Landing on Gatsey Lane as well as to clean out the ditch on Old Stanton Road. This will be done with the water has diminished
- Meeting Adjourn: Karen made a motion and it was 2nd by Dennis all BOD approved