



Stanton Landing Property Owners Association  
101 Dolphin Way  
Beaufort, NC 28516  
[www.Stantonlanding.org](http://www.Stantonlanding.org)

Stanton Landing Board of Directors meeting: **Thursday December 12, 2024**

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

Absent: Mark Tatiossian

- Minutes from September 26, 2024 BOD meeting. Minutes approved by Joe, 2<sup>nd</sup> by Dennis all BOD approved
- Discussion of Easement Documentation between Sea Gate community and Core Creek Development
  - Agreement document was approved, signed and recorded
- Discussion of 99 year lease of Waterway Drive and Dolphin way
  - The BOD is still waiting to hear from Sea Gates BOD and attorney.
  - SLBOD did not have any disagreements with what was presented to Sea Gate for resolution of the roadways.
- Subdivision drainage issue
  - The BOD has met with contractors/engineers to find the best solution to the issues and how to resolve them. Per the engineer the best solution is bigger pipes to run diagonally instead of the current L shape configuration. The BOD will continue to work with contractors/engineers/ CAMA.
  - Engineer has been identified and has begun to move forward with application process and getting surveys lined up.
- Clubhouse update:
  - Joe presented an update on issues with removing part of the 2<sup>nd</sup> 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 update on the current building structural support system and options for remodel.
  - The committee will meet again to discuss finalizing specifics and Joe will come back to the BOD meeting in January 2025 with update and what needs to happen to move forward for full design and obtaining estimated
- Discussion on Property for Sale in Stanton Landing
  - It was brought to the attention that a lot was almost sold without the owner of the lots permission. Rodney has sent out multiple communications to all home/property owners keeping them informed of the situation and has asked all SL property owners that if you see something say something especially if you see a for sale sign go up to please contact Gail Bottoms or Rodney Hutcherson for confirmation that the lot is really for sale.

- Open Discussion
  - Rodney had TEAMS platform up and running for BOD meetings in case members can be present in the room for meetings.
  - Karen recommended the ARB be invited to next BOD meeting to discuss issues on their end and how to resolve them
  - Another Dock and boat was hit by a shrimp trawler and 3 boat slips and one boat was destroyed. Thankfully neighbors noticed and responded quickly. Coast Guard, Marine wildlife, WT and son's boat construction, Boat US, and dock owners were notified and responded immediately.
  
- Meeting Adjourn: Karen made a motion and it was 2<sup>nd</sup> by Dennis all BOD approved