

Stanton Landing Dock Lot Association Board of Directors Meeting Minutes

Meeting Location- SL Clubhouse Feb 26, 2025- 5 PM

Attendees- James Reid, Monty Groff, Paul Schwartz

Topics Discussed

- 1- Paul Schwartz communicated that his tenure as the President of the association is ending. He will be available to assist with the transition once a replacement is identified. TBD if he will remain on the board.
- 2- Board agreed to continue with bi-annual meetings held in February and August (prior to annual meeting).
- 3- Vote passed to allow temporary boat trailer storage during trailer lot resurfacing – week of Mar 17th. **Action Item**- Email to be sent to association.
- 4- **Post meeting note**- The board agrees with the recommendation that an annual report to the NC Secretary of State is not necessary.
- 5- **Post meeting note**- The association treasurer (Jenny Pilcher) proposes that the treasurer be solely responsible to submit annual taxes for the association – due 5 months post end of the calendar year on 15th of month. Board voted to accept this proposal.
- 6- The boards approved the following responsibilities in preparation for the Association Annual Meeting.
 - a. Annual budget approval
 - b. Annual Dues approval- President proposes per covenants
- 7- Officer and Board insurance policy- **Action item**- Board to investigate further the coverage and cost for this annual policy.
- 8- Access Road- Work has been completed and all invoices approved by the board.
- 9- Covenants non-compliance process and notification- still in process.
- 10- Dock Lot signage- **Action item**- JR to evaluate the signage at the entrance to access road and the north where the sand road abuts the dock lots and make replacement recommendations.
- 11- Dock lot grass cutting – April to end of October (possible for first of November). Results from the association vote for a frequency- of 1 or 2 cuts/month is pending. Board voted to accept the results of the vote and approve the applicable invoice from DiMauro and Son. **Post meeting note**- vote passed for 1 cut/month.
- 12- The board voted to re-evaluate any action for Late Annual Dues at the August meeting.
- 13- A request to the board was heard to consider a variance to the covenants for association members to install a gate at their dock head or along dock access. Board voted to review the covenants and discuss offline.

14- The board discussed the invoice submitted by JH Pilcher Contracting Inc. for work completed on the pump house and voted to authorize \$300 payment. Additionally, the board generated an email response supporting their decision.

15- Meeting ended at 6 PM