



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

Stanton Landing Board of Directors meeting: **Friday January 24, 2025**

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

Absent: Gail Bottoms

- Minutes from December 12, 2024 BOD meeting. Minutes approved by Dennis, 2<sup>nd</sup> by Mark all BOD members approved
- Review 2024 budget Final treasurer's report
  - The BOD reviewed spending in 2024 to project what needs to be adjusted for 2025 budget.
  - Keith approved the 2024 final budget and Mark 2<sup>nd</sup>. All BOD members approved
- Review of proposed budget for 2025
  - The BOD members reviewed the proposed budget and discussed adding money for the issues of drainage/piping at the north end of Gatsey Lane. This may cost up to \$60,000 but unsure until we get a solid estimate.
- Subdivision drainage issue
  - The BOD members recognize there is a major drainage issue and discussed the "expected outcome" for the resolution. The members discussed that the replacement be able to handle 6" of rain in a 24 hour period
  - The BOD members are waiting on guidance from the engineer with approval from CAMA with an estimate and a plan to address the issue. The BOD members are hopeful this can be addressed with estimate and design at the next annual meeting
- Clubhouse update:
  - Joe presented an update to the BOD members as follows:

The committee has been hard at work for the past 7 months having meetings and obtaining updated estimates from contractors and firms. We felt that it was necessary to obtain reliable estimates to make reliable recommendations.

We have established 3 options for consideration.

1. Negotiations with contractors to obtain lower prices on tear down and construct new. Latest estimate \$850,000 & pool expansion of \$225,000 (total cost 1.1 million) with assessment of **\$12,000.**

2. Obtain estimates on refurbishment with addressing only replacement/repair of elements of existing building and refurb of pool. Estimate is \$380,000.00 with assessment of **\$4200**.
  
3. Create a renovation plan for the existing building which allows for better usage.
  - Remove the existing 2<sup>nd</sup> floor access which has caused water & mold issues and add 2<sup>nd</sup> floor access with stairway and deck on pool side.
  - Removes walls & support columns to open 1<sup>st</sup> floor for open meeting spaces with kitchenette, small gym, covered patio, and renovated bathrooms.
  - Adds elevator for better access to 2<sup>nd</sup> floor assembly room.
  - Doubles pool size with new saltwater pool equipment and fence.

Estimate \$750,000. (which includes expanding pool) Assessment of **\$8300** which could be divided into 2 years of **\$5600** and **\$2700**

The committee is recommending that we move forward with the plan to renovate the existing building by authorizing the engineer to develop full plans for pricing from contractors.

- Joe approved of \$5,000 to have a designer draw up official plans to then move forward with estimates. Dennis 2<sup>nd</sup>. 6 members approved one did not approve
  
- Discussion for next annual meeting:
  - Tentative date selected is May 17, 2025 Time TBD
  - BOD president will send out First letter in March to inform all property owners of the date of the meeting and 2<sup>nd</sup> letter in April with the agenda for the annual meeting
- Open Discussion
  - A discussion of the road conditions was discussed and will look at when it will need to be repaved on all roads in Stanton Landing
  - Discussion from the trailer lot storage committee that 2 property owners have been notified by the committee that they are in violation with no resolution. The BOD members approved for the BOD to send those 2 property owners a letter.
  - The BOD discussed the trailer storage lot size and tabled this discussion at the request during the last annual meeting. The property owners voted to address the clubhouse 1<sup>st</sup> and the trailer storage lot 2<sup>nd</sup>
- Meeting Adjourn: Karen made a motion and it was 2<sup>nd</sup> by Mark all BOD members approved