



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

Stanton Landing Board of Directors meeting: **March, 6 2025**

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

Absent: Gail Bottoms Dennis West

- Minutes from January 24, 2025 BOD meeting. Minutes approved by Joe, 2nd by Mark all BOD members approved
- Review 2025 budget treasurer's report:
 - The BOD had a lengthy discussion about big projects impacting the budget predicted to occur and trying to balance those upcoming expenses while having a balance in case there are unforeseen expenses in the year.
 - Discussion around should we move money into the clubhouse line item and if so how much and from where. This will also be discussed and decided on at the next BOD meeting
 - The BOD had a discussion about raising dues and will make a decision at next board meeting in time to include any information in the 2nd letter for the SLPOA annual meeting
- Subdivision drainage issue
 - 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. The concern is sand is being pulled into the ICW from the seawall collapse and is creating very shallow waters for docks adjacent to the seawall.
- Clubhouse update:
 - Joe presented an update to the BOD members as the clubhouse committee has met several times :
 - Contracting bids were sent out and at least 3 companies (Owens Construction, Alure Renovations, and Davis Contracting are planning on submitting a bid that is due by March 26th, 2025. There might be one more bid coming in that is not confirmed.
 - The clubhouse committee discovered that the elevator cannot be placed by the stairs due to the concrete flooring and it would not be cost effective. The committee further discovered that the elevator will need to be commercial grade and could cost \$75,000-80,000.
 - The BOD had a discussion on should we include the pool or wait and concentrate on the clubhouse first with the understanding the pool would be completed the following year to allow homeowner time with increased expenses.

- The BOD tossed around idea's of offering homeowner's financial options to finance if needed. This will be further discussed at the next BOD meeting
- Trailer Storage lot:
 - Several email communications were sent out asking owners to remove all items by Sunday March 9th. The upgrades are going according to the schedule and most people have removed trailers/boats from the lot.
 - The estimate for the upgrades is \$3,500 for adding gravel, painting strips to help with staying in designated spots, as well as spraying for weeds. This work should begin no later than the week of March 17
- Road Maintenance/paving
 - The BOD did discuss the conditions of the roads throughout the neighborhood and will reach out to get some guidance to get an estimate of what it would cost today and see how soon any area's need to be repaved. Once the estimate comes in we will compare that to what is in the budget in the road maintenance line item.
- Discussion for next annual meeting:
 - Date selected is May 17, 2025
 - BOD president will send out First letter March 7th, 2025 to inform all property owners of the date of the meeting and 2nd letter in April by the 16th with the agenda for the annual meeting
 - The BOD discussed having a "discussion" session the weekend before the annual meeting for those that might not be able to make the meeting or address any questions before the meeting. The BOD tossed out maybe a pool party since the pool will be open by then
 - The social committee will be responsible for food and maybe looking at Fat fellas to cater
- Open Discussion
 - Social committee update was presented by Karen
 - Next meeting schedule April 3rd at 6:30

- Meeting Adjourn: Karen made a motion and it was 2nd by Joe all BOD members approved