



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

Stanton Landing Property Owner's Association Annual Meeting

May 17, 2025 @3:30pm

Board of Director: In Attendance: Rodney Hutcherson, Gail Bottoms, Joe Daughtery, Dennis West, Karen Manspeaker, Mark Tatioosian and Keith Dippel

- **Welcome and Introductions:**
 - BOD president provided the introduction and welcomed everyone
- **Treasurer's report:**
 - Everyone received a copy of the 2024 budget that was approved at last annual meeting, the 2024 end of year totals and the pending 2025 budget.
 - Gail presented what was budgeted in 2024 and the total spent last year. Gail also explained the proposed budget for 2025 and the reason for the increase.
 - All in attendance were given the opportunity to ask questions
 - **All in attendance voted yes to the proposed 2025 budget**
- **Updates:**
- **ARB:**
 - Mat Bottoms presented it is around 60/40 houses built in the community and the ARB board has been working with the various contractors building to be mindful of the neighborhood when driving in the subdivision, parking of contract vehicles and debris while home is under construction. This seems to have helped with not driving on other people's yards/grass
 - The ARB board reminded homeowners to go on the website to fill out the form for any work that is going to be done outside the house prior to the work being started. There is usually a quick turnaround from the ARB on minor repairs/upgrades.
- **Pool:** The pool is now open. Please remember there is no trash/maid clean up and to lock the bathrooms when leaving by entering the code and turning the knob (exactly the same as to unlock it). Please remember to close all umbrellas after use so the wind does not destroy them. They are expensive to replace

- **Social Committee:**
 - Debbie provided an update and the committee is hopeful with modifications to the clubhouse to have better indoor space for events in the future so events won't have to be cancelled due to weather
 - Ballots are available during the meeting for what events you would like to see in the future all suggestions are welcomed!
 - The social committee voted to not hold events in the summer
 - The social committee has upgraded the front entrance with plants and decorations for holidays.
 - Please let social committee know if you are expecting or have a major life event so gifts can be purchased.
- **Drainage/ ditches**
 - When it rains hard or inches of rain falls in a short amount of time, the North End of Gatsey Lane and Old Stanton Road floods due to the drain pipes at the end of Gatsey Lane. The BOD is not sure what changed but past few heavy rain storms have cause major problems to the area.
 - The BOD and community members has worked in the past several months meeting with CAMA, engineers, as well as Marine construction to work to resolve the issue. It was discovered the issue will result in a major CAMA permit.
 - The last meeting it was proposed to develop plans and cost estimate for 3 -36" pipes to be placed where the existing pipes are located to increase the output during heavy rain storms.
- **Trailer storage lot:**
 - Greg reported the trailer storage lot has been fixed with gravel and painted lines to help with designate lines for spacing of trailers. There are 47 designated spots currently.
 - Please only park in your designated spot.
 - Anyone needing assistance can contact the trailer lot committee. The committee is working continually to manage/designate the assigned spots
 - As of now it is first come first serve with all lot owners having the opportunity to have **one** spot. If spots are not used then homeowners will have the opportunity to request a 2nd spot.
- **Clubhouse update:**
 - Rodney provided the history and how we got to the decision that is being presented at todays meeting.
 - Joe presented an update to community members as the clubhouse committee has met several times over the past 10 months.
 - The clubhouse committee held 3 information sessions before the annual meeting for any questions about the renovation project. They were held:
 - Thursday May 1, 2025 at 6:30pm at the clubhouse
 - Saturday May 3, 2025 at 10:00am at the clubhouse
 - Saturday May 10th, 2025 at 10:00am at the clubhouse
 - Joe presented the PowerPoint presentation explaining the process over the past 10 months and bid's for renovations as well as repairing the existing clubhouse

- There was the opportunity for all in attendance to ask questions and get clarification before the vote.
- To recap: It will be a YES/NO vote:
 - YES would approve a \$6,400 assessment to fund the clubhouse renovations project per the Clubhouse committee.
 - NO would impose a \$4,100 assessment to fund the required maintenance of the existing building with no renovations to the layout.

- **A vote was held by asking all property owners present and by proxy for the special assessment: The vote tally was YES= 52 and NO=9**
- **85% voted and approved of the \$6,400 assessment.**
 - Gail will be sending out invoices with the annual dues.
- **Ballot Vote for New Board of Directors:**
 - A vote by ballot was held and the 2025-2027 term:
 - Karen Manspeaker
 - Mark Tatiossian
 - Dennis West
 - Thank you Jenny Pilcher for your interest
- **Meeting was Adjourned with BBQ, Chicken and sides provided by the social committee**
- BOD officers for 2025 are:
 - Rodney Hutcherson-President
 - Dennis West- Vice President
 - Gail Bottoms- Treasury
 - Karen Manspeaker- Secretary