



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

## Stanton Landing Board of Directors Board Meeting

**Date:** Thursday April 3, 2025

**Meeting Location:** Clubhouse and TEAMS call

**Board Members:**

Gail Bottoms	Joe Daughtery	Keith Dippel	Rodney Hutcherson
Karen Manspeaker	Mark Tatioasian	Dennis West	

- **Minutes March 6, 2025 Board of Directors meeting:**
  - Mark motioned and Dennis 2<sup>nd</sup> All approved
- **Treasurer's report:**
  - Gail presented final review and Approval of the 2025 budget
  - Board of Directors discussed the upcoming expenses and proposed a 10% dues increase to be voted on at the annual meeting next month. Karen Motioned and Joe 2<sup>nd</sup> all approved the 2025 Budget
- **Updates on Subdivision Drainage:**
  - Rodney provided an update that CAMA will not allow an elbow pipe to the canal and so it is recommended that we fix what is currently in place
  - Rough estimates for cost is around \$100,000 for the seawall as well as estimated 3 - 30-40" pipes
- **Trailer Storage Lot:**
  - Gravel is completed along with spraying for weeds
  - The lot is now marked for spacing of trailers
  - Everything is completed and is good to go
- **Discussion request**
  - There was a request to purchase or trade 30' strip from Corbitt Norris
  - The BOD discussed the covenants and 75% of property owners and mortgage companies if applicable would have to vote for approval in order to convey the property
  - At this time BOD voted to not pursue this request due to the requirements to convey the property

- **Status of the Clubhouse:**
  - Joe provided an update on Jeff Pilcher and the agreement of not paying the special assessment for the clubhouse renovations (\$6,400) as well as \$15,000 credit for agreeing to oversee the renovations project as the contractor.
  - The estimated date of completion if approved at annual meeting is March 2026
  - Joe Motioned for approval and Mark 2<sup>nd</sup> All BOD approved
- **Review/Approval of second letter**
  - Rodney presented the letter for all BOD that will be sent out to all property owners with the agenda for the annual meeting next month May 17, 2025 at 3:30
  - The second letter will be sent out NLT April 16, 2025
  - It will also include dates and times of information sessions for anyone to attend on a drop in basis before the annual meeting to ask any questions or get clarification on the clubhouse proposal/options
  - Information sessions:
    - Thursday May 1, 2025 6:30pm at the clubhouse/TEAMS
    - Saturday May 3, 2025 10:00am at the clubhouse/TEAMS
    - Saturday May 10, 2025 10:00am at the clubhouse/TEAMS
- **Open Discussion:**
  - Nothing presented
- **Next meeting/Adjourn:**
  - Dennis motion to end meeting and Mark 2<sup>nd</sup> all approved