



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

Stanton Landing Board of Directors meeting: **June 26, 2025**

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

Absent: Gail Bottoms

- Minutes from April 3, 2025 BOD meeting. Minutes approved by Mark, 2nd by Dennis all BOD members approved
- Minutes from the Annual Meeting May 17, 2025 Joe motioned to approve and Mark 2nd All BOD approved
- Review 2025 budget treasurer's report and funds for the clubhouse
 - Gail has made a separate spreadsheet for the clubhouse renovations project to track deposits from homeowner's paying the approved dues for the special assessment at the annual meeting as well as tracking the expenses. The BOD reviewed what was current as of the meeting today
 - Annual SLPOA dues are due by July 1, 2025. Late fees will begin to incur if not paid by the deadline. As of today's meeting around ½ have paid.
- Subdivision drainage issue
 - The engineer Ron is working on the design and obtaining the major CAMA permit. The permit could take up to 150 days. Once the BOD acquire the design and cost estimate the BOD will discuss and decided the best plan of action.
- Discussion Replacement for Gail Bottoms as BOD treasure:
 - The BOD discussed the importance of this position and that it is imperative we identify a person who can shadow Gail so Gail can do a warm handoff. The BOD decided since Jenny Pilcher was interested in being a board member at the annual meeting but did not get voted in and she does the book keeping for a business that she would be approached to see if she would be interested in the position as temporary board member until the annual meeting for elections.
 - The BOD agreed if Jenny agrees to the position Rodney would handle all expenses and anything related to the clubhouse renovation project.
 - Gail Bottoms officially resigned her position as treasure on the BOD effective July 8, 2025
 - BOD reached out to Jenny and she is interested as a temporary board member as treasurer. The BOD voted Jenny Pilcher as Treasurer unanimously 6-0
- Clubhouse update:
 - Joe presented an update to the BOD as the clubhouse renovations project is underway. There was little to discuss at this time.
 - Loaves and Fishes will be coming next week to collect all of the furniture for donation so the renovation project can begin inside the building.

- Discussed repaving of Gatsey Lane
 - The estimates came in for almost \$100,000 to pave part of Gatsey lane and \$160,000 to pave all but the south turn around and clubhouse parking lot area. The BOD decided to table this completion at this time for 6 months as the road condition is not that bad yet. There are also several homes under construction or getting ready to build.
 - Rodney will have Gail send out invoices for the homes that are outside SLPOA that have agreed to pay a road maintenance fee.
- Open Discussion
 - The BOD also discuss all of the things Mat Bottom does for the community and Rodney will get together with him to discuss a smooth transition for the ARB board and mailboxes etc. More to follow.
- Meeting Adjourn: Joe made a motion and it was 2nd by Mark all BOD members approved