



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

Stanton Landing Board of Directors meeting: **August 27th 2025**

In Attendance: Rodney Hutcherson, Joe Daughtery, Dennis West, Karen Manspeaker, Jenny Pilcher, and Mark Tatiossian

Absent: Keith Dippel

AGENDA

- Welcome and Welcome new Board member/Treasurer
- Minutes from the last BOD meeting June 26, 2025. Joe approved, Dennis 2nd. All board members approved (except Jenny since she was not at the meeting)

- Review 2025 budget treasurer's report and funds for the clubhouse
 - Jenny provided copies of the budget and all the hard work she has put in with transitioning to QuickBooks.
 - Jenny reviewed all transactions since taking over the roll of treasurer to included the annual dues. We have 2 property owners that are delinquent and have not paid any dues for the 2025 budget. 1 property owner that paid all of their dues assessment except for \$300. The BOD agreed to send certified letter on Sept 4th and following guidelines of they have 8 days to pay. After that the BOD will begin the legal process of a Lein on the property until paid in full.
 - The BOD reviewed the SLPOA delinquency policy. Karen motioned to approve and Mark 2nd. All BOD approved
 - Rodney continues to manage all finances related to the clubhouse project.

- Subdivision drainage issue
 - Working on estimates. 2 came in on at \$87,00 and one at \$150,00 to replace drain pipes and add 3 new larger ones as well as fill in the existing seawall/gully.

- Clubhouse update:
 - Joe presented an update to the BOD with some changes to the design as problems were uncovered.
 - The project is moving along as the framing is complete, support beams modified and completed, all demo of sheet rock completed, 95% of the windows have been replaced.

- There was some discussion on wifi options, and hard line for the pool, and security of the property to include the pool. It was discussed about access control for the bldg. and pool area. No decisions were made as Joe will provide an update at next board meeting.

- Open Discussion

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