



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

Stanton Landing Board of Directors meeting: **September 17th 2025**

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

Via TEAMS: Keith Dippel

AGENDA

- Welcome
- Minutes from the last BOD meeting August 27, 2025. Joe approved, Dennis 2nd. All board members approved
- Review funds for the clubhouse
 - Rodney continues to manage all finances related to the clubhouse project. Rodney presented the BOD a spreadsheet that reflects \$140,000 so far spent and the construction management team feels good about where the project is and how the budget is looking.
- Clubhouse update:
 - STATUS UPDATE/CHANGES TO PRESENTED PLAN:
 - Joe provided an update: The deck/porches roof is now tied in, the elevator shaft is complete, all windows are installed, bottom floor is now leveled evenly, exterior doors are mostly installed, and framing completed. Next steps are the HVAC system, electrical and plumbing
 - Joe presented an update to the BOD with the changes to the design as problems were uncovered. (There was money allotted in the original budget for changes: \$100,000 contingency
 - Joe presented the BOD a document that listed the changes that were made at a cost as a result of having to make the changes. The total cost of the changes is \$25,500. The changes included: Structural support, Kitchen renovations, Foundation issues, unlevel Garage floor, Exterior storage, HVAC closet, gym area, Entry change.
 - The project is moving and there should be no issues with the clubhouse being functional for the next annual meeting.
 - ROLE OF SOCIAL COMMITTEE
 - Joe presented the deal with the contractor overseeing the clubhouse renovations in the beginning was to have a committee that the contractor would communicate with and not the whole association. Joe developed a “construction management team” (which is comprised of 3 people) as part of the contract with the contractor.
 - After some discussion it was approved by majority of the BOD as of today’s meeting the social committee will not have any input or make any suggestions to the design of the

clubhouse. The construction management team will handle all of the decisions moving forward.

- USAGE RULES FOR THE CLUBHOUSE
 - Dennis will begin to work on this

- Subdivision drainage issue
 - The person who owns the property that the drainage pipe crosses is not responding to sign permission. CAMA will not allow the project to move forward without her agreement/signature
- Core Creek Marina contract
 - The 3-year contract is expiring the end of October. Joe will reach out to them to see the cost of getting another contract signed for the use of their boat ramp for all property owners in Stanton Landing subdivision
 - Joe spoke with Core Creek Marina and they increased the price to \$5,000 for a year contract.
 - **On October 14th the BOD voted 4 yes and 3 No to have a one year contract for \$5,000 from November 1, 2025-October 30, 2026**
- Budget
 - There are two property owners who are still outstanding (full dues). Treasurer reported letter sent of non-payment through certified mail as well as e-mail. Those two property owners have 8 days to pay in full (Monday) or it will go to Stanton Landing's attorney to then follow the process of a lien if property owners continue not to pay the 2025 annual dues
- Open Discussion
 - It was discussed who the ARB members are and discussion to ensure new homesites are being inspected and adhering to the policy and existing homes are being maintained properly. More discussion to follow on should there be a BOD member to collaborate with the ARB.

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