



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

Stanton Landing Board of Directors meeting: **January 23, 2026**

In Attendance: Rodney Hutcherson, Karen Manspeaker, Jenny Pilcher, Mark Tatiossian and Keith Dippel

Via TEAMS: Joe Daughtery

Absent: Dennis West

AGENDA

- Welcome
- Minutes from the last BOD meeting September 17, 2025. Joe made a motion to approve, Mark 2nd. All board members approved

- Treasury Report: Jenny is transitioning to QuickBooks vs a spreadsheet format. All board members agreed to the change over
 - Everyone has paid 2025 dues as well as the special assessment for the clubhouse!
 - 2026 Preliminary Budget: All members reviewed the proposed 2026 budget Karen made a motion to approve, Mark 2nd, all approved
- Review funds for the clubhouse
 - Rodney continues to manage all finances related to the clubhouse project. Rodney presented the BOD a spreadsheet/ledger that is up to date month to month

- Clubhouse update:
 - STATUS UPDATE
 - Joe provided an update:
 - Sheet rock about 95% installed, outside siding is almost completed
 - next steps is Prime walls, paint, trim, install doors, and flooring installed etc.
 - Joe reported we are still within the budget and hopes completion of the project estimated around end of March
 - Will review and look at fence around pool
 - Pool repairs might be needed and BOD will address as needed
 - USAGE RULES FOR THE CLUBHOUSE
 - Dennis began to work on this and presented to the board a rough draft.
 - The board will meet specifically to finalize the Rules for the clubhouse once renovations are completed and will be reviewed at the annual SLPOA meeting

- Subdivision drainage issue
 - CAMA permit obtained with neighbor agreeing and signing it (to the north)
 - Application permit submitted and waiting on approval
 - BOD is seeking contract bids for the project with the hopes of obtaining 3
 - This project will include rerouting/replace pipe at the north end of Gatsey Lane to improve drainage
- Annual meeting proposed dates discussed and the BOD are looking at May 2, 2026 for the SLPOA annual meeting
 - 4 board of directors' members terms are expiring
- Open Discussion
 - It was discussed the main gate repair to replace batteries and timer
 - Karen will lead creating a committee of 3 people to create the rules for rental/cleaning the clubhouse (must be a property owner to rent/use space)

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