



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

Stanton Landing Board of Directors meeting: **March 26, 2026**

In Attendance: Rodney Hutcherson, Karen Manspeaker, Keith Dippel, Dennis West, Jenny Pilcher and Joe Daughtery

Via TEAMS: N/A

Absent: Mark Tatioosian

AGENDA

- Welcome
- Minutes from the last BOD meeting February 12, 2026. Joe made a motion to approved, Dennis 2nd. All board members approved
- Treasurer's report:
 - The board reviewed the balance spreadsheet, Profit and loss spreadsheet as well as the 2026 proposed budget provided by Jenny.
 - The BOD voted to not raise dues at the annual meeting in May 2026.
 - The BOD discussed unknowns with the budget due to the renovations to the clubhouse and not knowing how much it will cost to maintain so it is difficult to project an accurate budget for 2026.
- Clubhouse renovations update:
 - Joe presented an update and the progress so far. Joe feels confident the renovations will be completed soon.
 - Joe/ Jeff (contractor) are working diligently to ensure renovations stay within the budget or very close to it.
 - Things that are left to complete includes the railings on decks, the front steps, carpet inside steps, and landscaping.
- Pool fence Replacement
 - Rodney presented a design and quotes to replace the pool fence due to damage over time and to tie it in nicely with the renovations to the clubhouse for better access.
 - The funds will come out of capital gain and not part of the clubhouse renovations project.
 - The motion by Joe was made and it was 2nd by Dennis. All BOD approved so Rodney can move forward in hopes it will be completed by the opening of the pool date of May 1, 2026.
- Clubhouse Rules/management
 - It was voted on 4-2 to not rent the pool area and allow all homeowners access to the pool and not limit availability of the pool/pool area due to a rental.

- Clubhouse rules and clubhouse rental agreement Karen and Dennis will collaborate for this to be finalized by the next BOD meeting.
- Karen has cleaning contract bids that will be discussed at next meeting. Building contractor will do the bid for the one-time construction cleaning after renovations are completed and before the annual meeting.
- Joe has volunteered to ensure all property owners receive 2 key fob club access and will hand out for the property owners present at the annual meeting and for those not present can get with Joe to get them.
- BOD will discuss at a future meeting about a Maintenance committee for long range maintenance plan and a clubhouse manager/ committee to oversee access, monthly contract service issues, and rental agreement compliance.
- Annual meeting
 - May 16th, 2026
 - 2nd Letter will be sent out April 16th, 2026
- Open Discussion
 - Rodney presented a draft for a Board of Directors Election Procedure that will be discussed at next BOD meeting
- Next meeting April 12th
- Meeting Adjourn: Dennis made a motion and it was 2nd by Karen all BOD members approved