

Stanton Landing Dock Owners Association
Emergency Board Meeting Minutes
May 18, 2026
Meeting conducted telephonically

Board Members Present
James Reid, President
Jeff Pilcher
Ritchie Paylor
Jenny Pilcher, Treasurer

Purpose of Meeting

Mr. Chuck Kennedy, a resident of Stanton Landing and member in good standing of the Dock Lot Owners Association, notified the Board via email of several inconsistencies between the Association's covenants, bylaws, county records, and documents published on the Association website.

This emergency meeting was convened to formally address those concerns and document the Board's actions and positions regarding the identified discrepancies.

Board Actions and Discussions

1. Adoption of Bylaws

Mr. Kennedy noted that he was unable to locate meeting minutes documenting the formal adoption of the Association bylaws.

After discussion, the Board determined that the bylaws had previously been adopted by prior Boards; however, the adoption was not properly documented in the Association records.

By unanimous agreement, the current Board formally ratified and adopted the existing bylaws, and these minutes shall serve as the official documentation of that action.

2. Board of Directors Terms

Mr. Kennedy also identified that the current bylaws do not specify a defined term length for Board members.

The Board acknowledged that a two-year term has historically been the established practice of the Association for several years. Accordingly, the Board formally adopted a standard two-year term for Directors moving forward.

Board members elected by the Association may serve multiple consecutive two-year terms if re-elected.

3. Proposed Amendment Regarding Dock

Maintenance Responsibility

Mr. Kennedy advised the Board that he intends to present a motion at the next Association meeting, scheduled for May 20, 2026, to amend Article of Incorporation Section 2(e).

The proposed amendment seeks to resolve inconsistencies between the Articles of Incorporation and Amendment 17 regarding responsibility for dock maintenance. The intent of the amendment is to clarify that individual dock owners are responsible for the maintenance and upkeep of their respective docks.

Following discussion, the Board expressed its support for the proposed amendment and requested that Mr. Kennedy formally present the motion to the membership at the upcoming Association meeting.

Adjournment

There being no further business, the emergency meeting was adjourned.

Submitted by:

James Reid

President, Stanton Landing Dock Owners Association