



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

Stanton Landing Board of Directors meeting: **April 12, 2026**

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

Via TEAMS: Keith Dippel, Dennis West

Absent: N/A

AGENDA

- Welcome
- Minutes from the last BOD meeting March 26, 2026. Joe made a motion to approved, Mark 2nd. All board members approved
- Treasurer's report:
 - The board reviewed some adjustments (utilities, cleaning, taxes for the clubhouse) to 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.
 - The BOD discussed the total projected budget at the end of the year will be less than \$60,000 total money.
- 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 include land assembling furniture. Joe proposed Fridays and Saturdays to have volunteers assist with this. Tentative the first weekend in May however will need to ensure we have the CO before any furniture is assembled.
- Pool
 - Rodney presented an update that the fence has been ordered. Hopefully to be installed in 4 weeks (Target date!)
 - Pool pump has broken hope to have repaired so pool can open on May 1st.
 - Discussion about pool contract. The Facilities management committee will look into this
- Facilities Management committee
 - Karen presented the roles and responsibilities Mark motioned to approve and Joe 2nd. All members approved

- Karen will lead the committee and will work to have website upgraded to support all documents/reservations/requests to be available on the website
- Key fobs Joe will distribute at annual meeting for those in attendance. Property owners not in attendance can request getting theirs through the facilities management committee/ SLPOA website or facebook page or Via e-mail
- Clubhouse Rules/management
 - BOD will discuss at a future meeting about a Maintenance committee for long range maintenance plan and a clubhouse manager. FMC will oversee access, monthly contracts, service issues, and rental agreement compliance.
 - Final rules were presented at this meeting and Mark motioned to approve and Joe end. All board members approved
 - The clubhouse rules will be uploaded to the website
- Annual meeting
 - May 16th, 2026
 - 2nd Letter will be sent out April 16th, 2026
 - 6 names have been submitted for the 4 open BOD positions
 - Review of the election policy and the plans to tally votes at the annual meeting were determined.
 - Social committee will handle the food from Fat Fellas BBQ and set up and clean up
 - Will send out e-mail asking how many people to determine the amount that is needed
- Open Discussion
 - Rodney presented an update on the drainage situation at the North end of Gatsey lane. This will be a further discussion at next BOD meeting.
- Meeting Adjourn: Dennis made a motion and it was 2nd by Karen all BOD members approved