



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

ANNUAL STANTON LANDING PROPERTY OWNERS MEETING

MAY 16TH, 2026

BOARD OF DIRECTORS MEMBERS:

Rodney Hutcherson: President

Joe Daughtery

Dennis West: Vice President

Keith Dippel

Karen Manspeaker: Secretary

Mark Tatiossian

Jenny Pilcher: Treasurer

AGENDA

- **Welcome**

- President of the BOD thanked the social committee for setting up the room and organizing the food
- President of the BOD introduced the current members of the BOD
- President of the BOD acknowledged those property owners in attendance for the first time

- **Treasurer's report**

- The treasurer explained that she was appointed by the BOD in July 2025 to fill the vacancy (after the previous treasurer moved out of the Stanton Landing community) and then subsequently, elected to the office of treasurer by the BOD.
- Treasurer report was attached to the agenda for the annual meeting which included: the 2025 budget, 2025 actual expenses as well as the proposed 2026 budget
- Treasurer explained we made over \$11,000 in interest due to the special assessment funds for the clubhouse project and our capital fund being moved to a higher interest earning money market account throughout the construction project. Therefore, we also had to pay more in federal and state taxes than in prior years.
- The BOD did not request a dues increase this year. The BOD will be assessing our increase in expenses with insurance and homeowner use of the remodeled clubhouse and how that will impact the operating expenses to the 2026 budget.
- Mr. Kennedy had a concern about the \$100,000 capital expenditure line item for the North End drainage project in the proposed budget that was carried over from the 2025 budget. After discussion it was decided and agreed upon to eliminate this line item on the 2026 proposed budget.
- The Operating expense budget was motioned for approval by the BOD and the motioned passed by those in attendance.

- **ARB**

- Review of progress in the neighborhood in the past year was presented with 2 more homes submitting approval requests for house plans and 2 homes in the works for beautification.

- The ARB would like to remind home owners to please submit the form located on the website anytime you are making modifications to the house or property for ARB approval before you begin the scope of the work
- **POOL**
 - Pool was able to be opened on May 8th after repairs and inspection completed
 - The new fence has been installed which will provide better security for access to the pool
 - There is a mechanical locking system on the pool gates and you need to enter the code that was previously sent out for entry and exit. Please contact the BOD if you need the code or have issues with access.
 - A community member spoke up and asked about an upgrade to the pool. The BOD responded that at the last annual meeting it was voted on to complete the clubhouse first and then exploration of the pool would be 2nd. Since the clubhouse was just completed the BOD has not explored the expansion of the pool but will look into it in the next FY.
- **STANTON LANDING MAINTENANCE COMMITTEE**
 - There is a sign-up sheet for anyone who is interested in participating on this committee
 - The committee will assess at least quarterly and make recommendations to the BOD for any repairs or maintenance that is needed.
 - This committee will not only be responsible for the clubhouse/pool but the roads, ditches, and Stanton Landing community property
- **DRAINAGE AT NORTH END OF STANTON LANDING**
 - The BOD met this week with an engineer and he informed to BOD of his finding with the issues concerning the drainage problem that impacts Stanton Landing during high rain falls or major storms and how neighboring properties not owned by Stanton Landing impact the flow of water in the current drainage system
 - BOD will meet in the next several months and decide what the next steps are and inform Stanton Landing Property owners of the progress or any decisions that are made. The BOD will decide if a special assessment is needed and will then call a property owner's meeting to review and discuss the situation.
- **TRAILER STORAGE LOT**
 - The committee presented there are currently 47 spaces in the trailer storage lot
 - The lot is almost at capacity with only 4 home owners that have a 2nd trailer in a space. The committee chair reminded the property owners that everyone can request a space and if you have a 2nd spot you will be notified to remove the additional (2nd spot) trailer from that space to allow a property owner their 1st spot.
 - A further discussion will need to take place with the BOD deciding on what the process will be and next steps when lot is at capacity.
 - The trailer storage committee previously estimated expansion of the lot could cost over \$100,000 due to the amount of trees that would have to be removed and then the ground leveled and fence.
- **CLUBHOUSE RENOVATION PROJECT**
 - An update was presented by the committee: The clubhouse is 98% completed
 - It was presented that it was great to have a contractor that lives in the neighborhood agree to take on the project
 - This project was 2 years in the making and the scope of the project was explained including some issues that were encountered and how it was addressed.
 - The clubhouse is now open to all property owners with access via Key FOB and the use of the 1st floor with the 2nd floor available to rent for large gatherings. The clubhouse and pool rules plus the clubhouse rental information is available on the Stanton Landing website.

- **BALLOTS FOR VOTE OF BOARD OF DIRECTORS: (4 OPEN POSITIONS)**

- The election process was explained. Each property owner will get one ballot with 6 names submitted for the 4 open positions. Each property owner will vote for 4 individuals to serve on the BOD for the 2026-2028 term. Any person present with a submitted proxy would also receive the ballot for that property owner.
- 60 ballots were distributed at the meeting. 2 people were randomly selected to assist the secretary of the BOD (who was not up for re-election) count the votes
- The votes were counted 3 times and the 4 highest number of votes was announced.

Total votes cast=60

- In person= 45
- By proxy=15
 - Jenny Pilcher = 58
 - Jame Reid = 45
 - Joe Daughtery = 43
 - Rodney Hutcherson= 35
 - Keith Dippel = 30
 - Randy Hobbs =29
- **The 2026-2028 Board of Directors members are:**
 - Jenny Pilcher
 - James Reid
 - Joe Daughtery
 - Rodney Hutcherson
- **The 2025-2026 Board of Directors members are:**
 - Dennis West
 - Karen Manspeaker
 - Mark Tatiossian

- **Key FOB for access to clubhouse**

- Key Fobs were handed out to those in attendance at the meeting. Each property owner received 2 key FOB to access the clubhouse
- If you were not in attendance at the meeting and would like to request your key FOB, please email the Facilities Management Committee at slpoaclubcomm@gmail.com

- **Discussion/ other topics**

- Mr. Kennedy raised a concern that the BOD in the by-laws state a one-year term limit for the BOD but we are voting for a 2-year term. He made a motion for it to change to a 2-year term limit that was 2nd by Mr. Reid. All in attendance agreed to the 2-year term limit for the BOD
- Mr. Kroll raised a question regarding the maintenance of Old Stanton Road and why Stanton Landing Property Owner's association was not maintaining the roadway. President responded and indicated Old Stanton Road was not a common element to Stanton Landing and is not responsible for the maintenance. Mr. Kroll indicated Old Stanton Road was owned by the BIO-C Two Association and is part of Stanton Landing. President requested that we table this discussion in order to sit down with Mr. Kroll, the Phase V President and the Stanton Landing Board president in the future.
- Mr. Flynn asked about the plans for the clubhouse workout room/gym and the president responded that we are continuing to work on the completion of the clubhouse.

- Meeting was adjourned for time to socialize with neighbors
- **The Board of Director for 2026 met on May 21, 2026 to elect officers for the 2026-2027 year.**
 - All board members were present and the results of those elections are:
 - President= Rodney Hutcherson-unanimous vote
 - Vice President= Dennis West- unanimous vote
 - Secretary= Karen Manspeaker- unanimous vote
 - Treasurer= Jenny Pilcher- unanimous vote