



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

Stanton Landing Board of Directors meeting: **May 13, 2026**

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

Via TEAMS: N/A

Absent: N/A

AGENDA

- Welcome
 - Minutes from the last BOD meeting April 12, 2026. Joe made a motion to approved, Mark 2nd. All board members approved.

North End Gatsey lane Drainage

- Engineer was present to explain the water drainage in Stanton Landing and surrounding properties that impact Stanton Landing. He explained Stanton Landing and surrounding property elevations as well as tidal (normal, king, and storm) impact. A concern is that only about 5% of the drainage problem is on Stanton Landing Properties.
- The current proposal is to replace the existing four 24' pipe system at the North End of Gatsey Lane to four 30' pipes and change the angle diagonally from the ditch to the Intracoastal waterway as the existing pipes that are on a 90 degree angle. The engineer reported this would increase water flow by 80%.
- A motion was presented by Joe:

The President of the SLPOA will meet with the Clears and explain:

- No common elements of the SLPOA are involved in the project
- The entirety of the project is on the Clears and Ms. Davis's property
- The permit is in the Clears name
- Per the engineer's assessment, 95% of water flow is not coming from Stanton Landing Property

- The BOD recognizes that the project will not solve, but could help, reduce the flooding issue and thereby benefit the Stanton Landing community
- In the interest of helping to reduce the flooding issue to the mutual benefit of the SLPOA and the property owner, the SLPOA would contribute \$40,000 towards the project upon completion as long as the project was completed as proposed.

Rodney 2nd this motion and all board members approved.

- Water softener for clubhouse
 - 3 Estimates were provided by Rodney. The BOD discussed the need for Iron and carbon filters. 2 of the bids included this in their systems. Keith motioned to approve the Kinetico bid Mark 2nd the motion and all board members approved.
- Elevator Maintenance contract
 - The BOD recognized that we need a contract for service to the lift/elevator and the bid from the company that installed it was \$525/year. Dennis motioned to approve; Joe 2nd the motion all BOD approved
- Trash service at the clubhouse
 - Karen present 2 quotes as they are the only ones that service Stanton Landing area. The BOD agreed trash service is needed and agreed for TG waste solutions to provide the service. The quote was for one 96 gallon can for \$480/year and Joe recommended 2 cans but the quote for 2 cans was an additional cost. Karen recommended one can and see how it works and if we need an additional can Karen will request it. Joe approved and Dennis 2nd the motion. All BOD approved.
- Annual meeting
 - May 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 reviewed
 - 80 people have responded for attendance
 - Social committee has order food from Fat Fellas
- Open Discussion
 - Jenny reviewed the budget and the adjustments that need to be made due to the decisions from today's meeting and copies will be available at the annual meeting.
- Meeting Adjourn: Dennis made a motion and it was 2nd by Mark all BOD members approved