



Stanton Landing Property Owners Association  
101 Dolphin Way  
Beaufort, NC 28516  
[www.Stantonlanding.org](http://www.Stantonlanding.org)

## **Minutes - Stanton Landing Board of Directors meeting: July 16, 2026**

**In Attendance:** Rodney Hutcherson, Mark Tatiossian, Jenny Pilcher, Joe Daughtery, James Reid, and Dennis West

**Via TEAMS:** N/A

**Absent:** Karen Manspeaker

- Call to Order/Quorum – Rodney
  - Rodney stated that a quorum was present.
- Approval of Agenda – Joe asked to add gym equipment under New Business. Joe motioned to approve the agenda with the addition, James seconded the motion. Motion passed.
- Open Forum – Property Owners in Attendance – 30 minutes Maximum
- Approval of Previous Meeting Minutes
  - Minutes from May 13, 2026, Board of Directors Meeting – Joe motioned to approve the May 13, 2026, meeting minutes, Dennis seconded his motion. Motion passed.
  - Minutes from May 16, 2026, Annual Meeting – Jenny motioned to approve the minutes from the May 16, 2026 annual homeowners meeting, James seconded the motion. Motion passed.
- Officer Reports
  - Treasurers Report – Jenny reported that annual homeowner dues collection is underway with only 1 homeowner that has not paid fully and 2 lot owners that have reported that their checks are in the mail. HOA expenses for the first six months of the year have totaled \$35,718.21 as of 6/30/26.  
Total amount in our checking and savings accounts is \$377,109.87.  
\$14,100 of that amount is ARB construction deposits held,  
\$5,800 is a future dues credit for the clubhouse general contractor,  
\$159,150 is LRP road fund and  
\$119,280.04 is capital fund.
- Old Business
  - Removal of Dead Tree – Approved on 6/24/26 via Email with a final cost of \$500.
- Committee Reports
  - Committee Reports will be held until next Board Meeting.
- New Business
  - Address issue with previous board of directors meeting minutes.
    - Dennis motioned to rescind the action approved at our last meeting to pay \$40,000 toward the drainage project on the Clear's property. Joe 2<sup>nd</sup>. All voted to approve.
  - HVAC Maintenance Plan – Jenny



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- After discussion it was determined to provide additional information to board members.
- Rebidding SLPOA insurance – Jenny
  - After discussion it was determined that the board will review renewal proposals at our next meeting.
- Start Discussion of Governance issues (Joe's list)
  - The attorney recommended the use of Section V of the Bylaws, which allow the Board to amend the bylaws to specifically state the terms of board members. Motion was made by Mark and 2<sup>nd</sup> by Dennis to work with the attorney to draft an amendment to the bylaws to allow 2-year alternating terms. All Board members approved.
- President asked for comments regarding format used in this meeting going forward. All comments were in approval of format.
- Gym equipment – Joe presented a list of equipment that could be accommodated in the small workout room. Equipment includes a treadmill which will be donated by Joe & Joyce Daughtery, and purchasing a set of dumbbells, a workout bench, and a multi-use workout station. The total cost will not exceed \$1200.00. Joe motioned to authorize the purchase of these items. James 2<sup>nd</sup>. James, Joe, Mark and Dennis voted for the motion, Rodney and Jenny voted against the motion. Motion passed 4 for with 2 against.
- There was no Executive Session
- Next Meeting
  - Discussion on having fixed dates for meetings to allow notifications and scheduling. Consensus was to have meetings on Wednesday evening with Teams availability for those unable to attend in person.

Meeting Adjourned