



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

Stanton Landing Board of Directors meeting: **August 5th, 2026**

In Attendance: Rodney Hutcherson, Karen Manspeaker, Mark Tatiossian, James Reid , Joe Daughtery, and Dennis West

Via TEAMS: N/A

Absent: Jenny Pilcher

AGENDA

- **Call to order/ Welcome**
- **Approval of the Agenda-** Rodney asked to add Bi Laws under new business Joe motioned to approve the agenda, James 2nd the motioned all BOD approved
- **Quorum**
 - President of BOD stated a Quorum was present and those whom requested to speak signed into the roster
 - 4 Stanton Landing property owner's spoke to the BOD (30 minutes)
- **Approval of the minutes from the last BOD meeting from July 16, 2026**
 - Joe made a motion to approved, Dennis 2nd. All board members approved.
- **Officer Reports**
 - President addressed to Board members, the BOD President met with Mr. and Mrs. Clear with a witness present to address the North End drainage concern that is on the Clear's property.
 - Treasurer Report: none was presented at this BOD meeting
- **Old Business**
 - **Pool:**
 - All property owners were sent notification VIA e-mail of the presence of black algae and the closure of the pool in order for the pool maintenance contractors to treat it.
 - The company that Stanton Landing has a contract with for the upkeep of the community pool treated the pool for Black Algae twice and it continues to be treated/monitored as well as chemical levels checked on a daily basis per the contract
 - Once treated, the pool was reopened to the community with no concerns since the reopening addressed to the BOD
 - **Mowing of Old Stanton Road (back road)**
 - The person who is contracted to complete this machine broke and needed to be repaired. The mowing should take place this week. It is to be mowed tree line to tree line on Old Stanton Road (both sides of the road)

- **Maintenance committee** has a meeting scheduled for Sept 2nd , 2026

- **BOD term limits:**
 - Approval of the wording to be presented and reviewed by the SLPOA attorney was not completed at this meeting so the BOD can review the wording in the Bi Laws. There was a discussion on the difference between convenance, Bi Laws and the declarations.
 - A motion was made to rescind the BOD's president meeting with the attorney for wording of the term limits. The BOD will focus on the Bi laws first. Joe made a motion to rescind and James 2nd the motion. All BOD present approved.
- **Additional items for the clubhouse:** The Social committee POC will meet with Karen and BOD president to obtain a list with quotes of items requested. Karen will present that list at the next BOD meeting
- **Insurance Bids:** This will be presented at the next BOD meeting
- **HVAC:** The BOD is still attempting to get better quotes and they are not all in as of this meeting. This topic tabled until next BOD meeting
- **Committee Reports**
 - There were no committee reports at this meeting. They are scheduled for next BOD meeting
- **New Business**
 - Pool resurfacing (pool built in 2003)
 - The Facilities Management committee is working on obtaining bids. The bids will hopefully be able to be presented next BOD meeting for approval so this work can be done in the off season while the pool is usually closed; to not disrupt the open pool season.
 - Due to the current condition of the pool surface, the pool will need to be resurfaced before any discussions of expansion are being entertained.
 - **Rip Rap along clubhouse property**
 - There is approximately 275' that is currently not covered by a seawall. Estimates are being obtained for addressing this current concern.
 - **Discussion of set BOD meetings**
 - The BOD will put on the calendar monthly BOD meetings which will occur every 3rd Wednesday of the month beginning at 6:30 with open session for the first 30 minutes. Dennis made a motion to approve, James 2nd this motion. All BOD approved.
 - **Continued discussion of Governance Issues Items 16 & 26 Association Records**
 - Joe initially sent to the BOD a list of wording changes to the Bi Laws, Jenny and James responded and it is on a document that anyone on the BOD can make corrections/adjustments. It is encouraged all BOD members review and highlight any suggestive changes to the Bi Laws. There will be a special BOD meeting just to review the suggested comments.
 - The minutes of the BOD meetings will be available online for all Property owners to view including vote totals on SLPOA website.
 - **Trailer Lot weed/bug Spray**
 - The current contract person is not keeping up with the agreed upon maintenance of the trailer storage lot with weed and bug control.

- Greg Bellono requested the BOD review his bid for a new contractor to replace the current one. There was only one bid received from all the contractors Greg Bellono reached out to that responded.
 - The BOD approved the new bid of \$1369 for an annual contact to spray 3 times to control weeds/bugs in the trailer storage lot. James made a motion to approve, Joe 2nd the motion and all BOD approved.
- **Executive Session**
 - The BOD president announced anyone not on the BOD, the meeting was now going into a private BOD member's only meeting.
 - The BOD addressed a legal matter during today's meeting.
- **Meeting was Adjourned: All member's approved**