

**STANTON LANDING PROPERTY OWNERS ASSOCIATION  
BOARD MEETING  
MAY 28, 2014**

**Members Present:** Mat Bottoms, Gail Bottoms, Larry Knain, Sherry Davis, Tracey Andrejack

**Review of April Homeowners Meeting's Minutes:**

Motion to approve, Larry Kanain. Second by Gail Bottoms.

**Reports:**

President: Mat Bottoms

Treasurer: Gail Bottoms

Budget report for the month of April.

Total operating expenses: \$4,149.84

Checking account balance: \$10,838.52

Reserve balance: \$20,000

Capital expenditures balance: \$36,142.31

Total on deposit: \$66,980.83

Motion to approve, Sherry Davis, second Larry Knain.

**Old Business Updates:**

**Paving and parking area repair / clubhouse future?**

After the annual meeting it was decided to put the parking lot paving on hold until the board could discuss what the future holds for the clubhouse.

There were several options discussed on what could be done:

1. Demolish the clubhouse
2. Convert it to a house and sale it.
3. Sale it as is.
4. Keep the clubhouse as is.
5. Have the clubhouse sold and moved to another location

After much discussion, it was decided that Mat would ask a demolition expert to give us an estimated price to demolish the whole house, and a second price on removing the top floor only. Discussion was tabled until the next Board meeting.

In the meanwhile, the rotted boards in the parking lot need to be replaced. We will contact Allen Spivey, who replaced the other boards, to replace the ones that need it to get us through the rest of the summer. This motion was made by Larry Knain, Tracey Andrejack, second.

**Petition for reassignment of fire districts:**

Stanton Landing is in the North River Fire District, although we are closer to the Beaufort Fire Department. We are surrounded by neighborhoods that are all in the Beaufort district, yet the County Commissioners have put us in North River because our taxes, that North River receives from us, are what keeps that fire house afloat. If we could change to Beaufort District our taxes would be almost cut in half, as well as lowering our insurance rates.

Mat is going to ask to be put on the agenda at the next County Commissioners meeting to appeal our case. If that does not work we may have to resort to getting legal council.

#### Sprinkler system:

The sprinkler by the front gate is repaired, and ready to use. There is a lot of rust in the water and therefore it clogs up really fast. Larry has a really good filter for that problem and will email the type filter he has to Mat.

The system around the clubhouse has about 80 sprinkler heads that are clogged up and need to be replaced for approximately \$2,000. Since we do not use the sprinkler system there, this will be put on hold for now.

#### Dock association mowing:

A couple of the owners are mowing their own area around their docks occasionally, but for the most part this area is not being kept up. A letter was sent about a month ago asking that it be mowed, but got no response.

We will send one more letter giving them a deadline to mow or we will mow for them and charge them the cost.

#### New Business:

##### Air Handler for the clubhouse:

Air units were inspected recently. The inspector reported that the air handler for the upstairs was not big enough for the size of the clubhouse. It has to work harder than it's equipped to and will continue to give us problems. We will wait until it actually dies before we replace it.

##### Long range planning committee:

The last report was done in 2012. We will see if it needs any updates after the clubhouse decisions are finalized.

##### Entrance ideas:

The entrance needs to be improved. Sherry and Gail will head up this committee.

Next meeting: August 19, 2014

Adjournment: Larry motioned to adjourn, Tracey second. Adjourned at 8:25