

**Arboretum Community Association
Homeowners Meeting
Tuesday, August 9, 2016
Arboretum Clubhouse - 7 PM
MINUTES**

President Bob Hittinger (hereafter referred to as BobH) called the meeting to order at 7:00 p.m. Board members present: Bob Baginski (hereafter referred to as BobB), Jeanne Campbell, BobH, and Sharon Remaly. Board member absent: E. Gifford Stack. Also in attendance were 19 residents.

BobB. moved the minutes of the June 2016 meeting be approved as submitted. Sharon seconded and the minutes were approved as submitted.

Treasurer's Report. No report as the Treasurer was absent.

Committee Reports.

Beautification. Sharon reported that the committee members had gotten in touch with the Brunswick Extension Service and there will be a Master Gardener volunteer coming out to meet with them to discuss appropriate plantings for the islands.

Social Committee. Sharon reported that the next event will be in early October—a Rock and Roll party. You are encouraged to dress for your decade of choice. Then the Annual Meeting lunch November 5th. Christmas decorating will be in November and December. The Christmas party this year is on Saturday, December 10.

Clubhouse Manager. No report

Landscaping. BobH read Jim Czekalski's e-mail report that trimming was ongoing recently at the clubhouse, on the cul-de-sac islands, the bamboo by the bridge, and by the front entrance wall. GreenMan continues with spreading pine straw and normal mowing and trimming of the common areas. Also this month, GreenMan will be doing some major trimming by the pond and bridge including limbs hanging in the water. They will also be working on landscape plans for the islands on Flowering Bridge Path.

Building & Grounds. Jack reported that Gifford Stack, Rob Clarke and Rich Walsh cleaned up and organized the utility closet in the clubhouse. Gifford and Jack then took a load of unused and unusable paint cans to the County landfill. Rick of the pond maintenance company cleaned the area and applied weed herbicide to the pond. Two irrigation heads in the bridge area and one on Mimosa were replaced. One landscape light fixture was replaced. Jim Plant secured loose bridge deck boards. Jim would like to form a paint committee to touch up outdoor structures as needed.

CB Liaison. Marti reported the town is considering moving the walkway to the beach at the end of Pinehurst to line up with the walkway the NCDOT has placed on the road. The Town plans to appropriate the funds for this and will be working with the CDaswell Beach Plantation for their approval. The public services building should be complete in a month or so. The Town is working with FEMA to develop a disaster plan.

Reservations: No paid reservations for August.

Architectural Review Committee (ARC). Frank Sansone reported the following applications approved under ARC guidelines: Jack Drum (Lot 46) – removal of seven trees; Rob Serra (Lot 45)– removal of two dead trees; Frank Wells (Lot 90) – change paint color of front door; Tucker and Denise Pacula (Lot 26) – placing a dock on the property--all CAMA and Caswell Beach permits have been obtained; Michael Gray (Lot 68)– removal of two trees; Richard Walsh (Lot 12)– removal of one tree; Frank Sansone (Lot 37) – removal of three trees; and Erik Bocook (Lot 2) – change paint color of house and front door. Sean York (Lot 27) has submitted a check for \$1200, a fine imposed for removal of four trees without ARC approval. There are no open cases at this time.

Caswell Beach Plantation (CBP). Frank Bausch reported that the brush and tree cutting on the left side of Pinehurst Drive is not on CBP property.

Pool & Spa. Rob Clarke reported that there was a new member of the committee – Steve DeFlavio - bringing the total to four.

Security. BobH reported no problems except the fact that the lights in the clubhouse had been left on overnight several times. Please inform summer visitors to check the lights before leaving.

Sunshine. No report

Energy. Jerry Johnson reported that 12 sliding and 2 fixed windows in the pool room are being replaced under warranty. The original purchase was in 2004. The windows will be shipped to Fayetteville. Jerry is going to pick up the windows with a borrowed truck. After they are on site, installation will be by outside company or internal volunteers.

Jack Drum reported that Wilmington Pools was on site last week and replaced the spa's electronic chlorinator and installed a manual bromine dispenser. Jack is following up on the invoice as they may owe us a credit.

BobH said that Wilmington Pools cleaned up the railings/ladders. They said the stainless steel is a lower gauge than is usually installed. Bob will follow up on the lower gauge stainless steel issue. In the meantime using a scrub pad and water will remove the rust. Rob Clarke asked about recurring mold. The consensus at this time was that it would have to be cleaned every few months unless the environment changes. BobH also addressed the floor near the shower. Wilmington Pools will let us know if there is something to be done to it as they have repaired it twice and Arboretum volunteers have repaired it twice.

Jack Drum reported that the old pool room heater has been removed. The new one will be installed soon.

Long-Range Plan (LRP). Jerry Johnson distributed a preliminary LRP. Items discussed by the attendees were amounts under 2016 Capital Expense of \$16,000 for Storm Water Drain and \$2000 earmarked for installation of new windows and new screens, if needed. The storm water team is just at the assessment and exploration stage, and this \$16K amount was inserted as a placeholder. There is currently no defined project or proposal. These items have not been previously approved by the Board. A lengthy discussion was held regarding the storm water problem. Further and full discussion of

these items, and the complete LRP for 2017 will be at the HOA Special meeting to be held for this purpose on Tuesday, August 23rd at 7:00 p.m. at the Clubhouse.

Old Business.

Sharon stated that three Board positions will expire this year. If you wish to run for one of these positions, please notify Sharon and submit your short bio before September 1, 2016. Rob Clarke nominated Marty Clarke and Marty Clarke accepted the nomination. Marty Clarke nominated Frank Lisnow, and Janie Schepker said she would run.

Kathy Lubsen issued kudos to Christopher (Chip) Baker (Lot 103), the current owner of the lot containing the emergency exit, who has volunteered to keep the trees and foliage cut back to allow access for emergency vehicles.

New Business: None

On a personal note, Russ Barlowe announced that he was getting married in November and will be a part time resident between here and St. Mary's, Georgia.

Bob Ahlers noted that the lighthouse will be undergoing some repairs in the future. All residents will be receiving a letter from the FOIL Board requesting donations. All FOIL people are volunteers, no paid staff. All donations will go to the repairs.

Don't forget the Budget meeting is Tuesday, August 23rd at 7:00 p.m.

Sharon moved that the meeting be adjourned, Jeanne seconded it. The meeting adjourned.

Jeanne Campbell
Acting Secretary

ATTACHMENT One – Preliminary Long-Term Plan for 2017

	ACA LONG RANGE	ACA Capital Items Plan	2017	2017	9/25/2016		
		2016	PROJECTED	RESERV	2018	2018	2018
	CAPITAL	PROJECTED	CAPITAL	CAPITAL	EXPENSE	EXPENSE	RESERV
	ITEM BALANCES	EXPENSE	EXPENSE	BUDGET	BUDGET	BUDGET	BUDGET
	7/30/2012	79,480	75,966		70,966		
CAP BALANCE-START YEAR							
ARBORETUM ROADS	35,667	30,000		2,000			3,000
STORM RECOVERY	8,740			1,000			1,000
BRIDGE REPAIRS/REPLACEMENT	13,000		15,000	5,000			5,000
CLUBHOUSE REPAIRS, MISC.		1,000	1,000	1,000			1,000
CLBHSE FURN/APPLIANCES			1,000				
CLBHOUSE DECK	3,773			10,000	10,000		1,000
CLBHSE MECH. EQ.(AC&HEATER)	7,000			1,000			1,000
TENNIS COURTS	7,000			1,000			1,000
POND FOUNTAIN/WATERFALL	1,159			5,000	5,000		
POOL ROOM REFURBISHMENT		2,000					500
POOL/SPA MECHANICAL	4,240			500			500
ROOF REPLACEMENT	13,000			1,000			1,000
STORM WATER DRAIN	4,413	16,000		1,000			1,000
SECURITY SYSTEM	1,500			500			500
ENERGY SAVINGS PROGRAM		12,000					
SOLAR POOL WATER HEAT			19,000				
LANDSCAPING ROADWAY ISLANDS		1,000	4,000	500			500
ALL OTHER NOT RESERVED	38,474						
ANNUAL TOTAL	137,966	62,000	40,000	29,500	15,000		17,000
ADDITION TO CAPITAL PLAN				35,000			35,000
CAP BALANCE-YEAR END							