

Arboretum Community Association
Homeowners Meeting
Tuesday, March 8, 2016
Arboretum Clubhouse – 7 PM

MINUTES

President Bob Hittinger (hereafter referred to as BobH) called the meeting to order at 7:01 PM. Board members present: Bob Baginski (hereafter referred to as BobB), Jeanne Campbell, BobH, and Sharon Remaly. Absent: E. Gifford Stack. Also in attendance were 13 ACA residents.

BobH asked for a motion to approve the February 9 meeting minutes. Jeanne so moved, BobB seconded and the motion passed unanimously.

Treasurer's Report

Tom Kehoe stated the operating fund balance at the end of February was \$87,172 and the capital fund balance was \$96,722. He said that 2 owners have not paid their dues, which were payable by February 15, 2016.

Committee Reports

Beautification – No report was available

Social – Sharon stated the “Taste of Italy” dinner will be March 19, and the Deck Party will be May 21. The Tag Sale will be held the morning of April 9, from 7:30 to 12:30. Committee members will be accepting donations at the Clubhouse the week before.

Clubhouse Manager – No report was available

Landscaping – Greenman has been doing general winter maintenance, has applied the first of two pre-emergence treatments, is doing road edging and sprayed for weeds. BobH will ask Jim C if Greenman will be offering pine straw for sale to residents this spring.

Building and Grounds – Jack Cowling reported that an electrician working on exterior lights at the Clubhouse discovered that there were voltage spikes. BEMC was called, they discovered the transformer was malfunctioning, and replaced it with a new one. E. Gifford and Jack coordinated this effort. Thanks to Barbara and Bill for allowing the equipment to enter the site through their property. Jack also reported that the outer doors to the restrooms have been removed due to safety concerns, floor tile installation will be done by John Burghoffer this Saturday in the men’s room, with the ladies’ room to be done in 2 weeks. Again, our thanks to John, who will install the tile at no charge to the ACA. Jack also reported that the fan and de-humidistat had been replaced in the pool room, and that BEMC had replaced light posts at the ACA entrance, with Jeanne coordinating this work.

Caswell Beach Liaison – Marti Hardy reported that public comments about the upcoming town budget will be welcome at the town meeting on March 10. She also reported that DOT will repave a portion of Caswell Beach Road and we have asked for improvements to the crosswalk to the beach; that an ordinance is being considered that would forbid items from being left overnight on the beach in the area of the OI Beach Villas; and that Town Hall may be painted after construction of the new building

is complete. Deborah Ahlers added that the Senior Support group will sponsor an event on March 15 from 3:00 to 5:00 at the Dunes Clubhouse. The group will try to ascertain what services are needed for our seniors and/or home-bound persons. Deborah also reported that the very tall tower in the island on Mimosa will be replaced by a light fixture, either by BEMC or by the County, and that she is expecting additional information from the Coastal Foundation about the pros and cons of cutting vegetation in a maritime forest. She also is working with a Southport group looking at alternative uses for half of BCC's building on Lord Street.

Reservations – No paid reservations for March

Architectural Review – Frank Sansone reported they have closed four requests: tree removal at the Yorks; walkway replacement at the Walshes; shutter paint selection at the Yahrauses; and tree removal at the Lawrences. They also have approved 3 items of work at the Donovans, but have asked for revision to plans for a fourth issue prior to approval. The damage to island curbing on Snap Dragon (done by contractors for the Clarke construction) is being addressed – the contractor and homeowner have been notified about our expectations for remediation of this situation, and were requested to coordinate repairs with Building and Grounds. An issue was raised about owners putting stakes or other items along the road to prevent people from parking or driving on the grass. The Board and the ARC members will research and discuss this issue.

Caswell Beach Plantation- Frank Bausch reported that the Plantation representatives had recently met with Town officials and that all agree that the property lines are clearly defined for the boundary between Caswell Dunes and the Plantation property. There are still differing views about whether the property is maritime forest, and about the efficacy of cutting vegetation.

Pool and Spa – Janie Schepker reported that the pool has been operating well, but the spa has posed recent challenges. The team went back to treating the water with bromine tablets (as we used to), and it seems fine now. The new exhaust fan seems to be helping the humidity levels. Jerry Johnson mentioned that the ladders and railings are rusting, and BobH will call Wilmington Pool to ask that they be replaced. Many thanks were offered to 7 people who spent almost 5 hours on February 23 to power-wash and bleach the walls and floor in the poolroom and to clean the spa. It was heavy labor, and our thanks go to Jack Cowling, Jack Drum, Rob Clarke, Peter Koch, E. Gifford Stack, BobB and Anh Pham-Baginski.

Security – BobH reported everything is going well.

Sunshine – No report was available

Energy – Jack Drum said that he was looking at the chemistry concerning the copper tubes in the hot water heater. Jerry Johnson said the committee was disappointed about the salt chlorinator for the spa and that Wilmington Pool had not indicated that this would be a problem. BobH will discuss with Wilmington Pools. BobH will also ask them about results for the metal testing.

Old Business

Jerry Johnson said that the committee's priority items regarding equipment in the pump room and the HeatSaver are complete, and results are good, but they still need more data to see if we are saving energy. The committee has explored 4 other potential avenues to saving energy: window replacement (estimated cost \$24,000); solar panels on the roof (estimate \$14,400); insulating the ceilings in the clubhouse and poolroom (estimate \$2,520); and replacing the heater in the poolroom (estimate

\$10,632). The committee was going to recommend that we replace the heater and do the insulating work, for a total of \$13,152. That recommendation was suspended, however, until Janie checks with another company about possible alternatives for heating the poolroom.

New Business

BobB made a motion to transfer \$35,000 of the 2015 surplus from the operating fund to the capital fund, to a non-designated area of the fund. Jeanne seconded the motion and it passed unanimously (including E. Gifford's proxy).

Resident Comments and Questions

There were no comments or questions.

Adjournment

At 8:07, Sharon made a motion to adjourn, which was seconded by BobB and passed unanimously.

The next ACA homeowners' meeting is 7:00 PM, Tuesday, April 6, 2016 at the ACA Clubhouse.

(Submitted by Sharon L. Remaly, Acting Secretary, ACA Board)