

Arboretum Community Association  
Homeowners Meeting  
Tuesday, May 10, 2016  
Arboretum Clubhouse – 7:00 p.m.

**MINUTES**

President Bob Hittinger (hereafter referred to as BobH) called the meeting to order at 7:00 p.m. Board members present were BobH, Bob Baginski (hereafter referred to as BobB), and Jeanne Campbell; Sharon Remaly and E Gifford Stack were absent. Five ACA residents also attended.

BobH asked for a motion to approve the minutes of April 12, 2016. BobB so moved, Jeanne seconded, and the motion passed unanimously.

**TREASURER'S REPORT**

On behalf of Tom Kehoe, BobH reported balances (as of April 30, 2016) of \$32,404 in the Operating Fund and \$130,234 in the Capital Fund. April 2016 expenses included \$369 for Caswell Beach Plantation director/officer insurance, and \$5,820 insurance for ACA directors/officers, HOA property, and umbrella liability. An April 2016 Capital item was \$342 for clubhouse restroom remodeling, which brings this YTD total to \$1,391.

**COMMITTEE REPORTS**

Beautification. No report.

Social. Jeanne reminded all that our deck party is May 21, 2016, at the clubhouse. Attendees are requested to sign up in the clubhouse and bring a dish to share. The event is free.

Clubhouse. No report.

Landscaping. BobH read a report from Jim Czekalski listing actions from the past 30 days: regular mowing and roadside edging; leaf cleanup; flower pots in front of clubhouse deck; completed island tasks requested by Beautification Committee; weed spraying and debris removal in common areas; pine straw delivered to homeowners; and discussion of dying palm tree at Palmetto and Alyssum.

Actions planned for the next 30 days are: begin pruning shrubs; fertilize turf grass in common areas; apply turf weed spray; and monitor the irrigation system. For additional information, contact Jim.

Building and Grounds. Jack Cowling reported that:

- Irrigation pumps were started and working at the Pinehurst entrance and white bridge;
- Island irrigation systems have not been turned on yet, owing to damage and awaiting plans and new plantings from the Beautification Committee; and
- E Gifford Stack has nearly finished painting the men's room.

Caswell Beach Liaison. No report.

Clubhouse Reservations. BobH reported one paid reservation for May 2016.

Architectural Review Committee. Frank Sansone reported several ARC approvals:

- 211 Narcissus Mews, dead tree removal.
- 201 Narcissus Mews, outside shower, garbage can screen, electrical equipment screen.
- 506 Periwinkle Way, revise deck without increasing footprint; replace double-hung garage window with casement window.
- 208 Narcissus Mews, construct fence in rear of property.
- 505 Periwinkle Way, paint exterior of house stone gray color.
- 210 Narcissus Mews, lay concrete on golf cart entryway, and pave walkway and garbage receptacle platform. Project does not exceed impervious requirements for built-upon area.
- 209 Narcissus Mews, removal of two dead trees.
- 110 Flowering Bridge Path, construct pervious, slatted privacy cover for outside shower.
- 716 Alyssum, replace existing driveway, apron, and border with pavers.

*Open case:* 800 Snapdragon Court, for curbing repair on island, awaiting cost commitment and specific quote, addition of ACA as customer on contract, and proof of contractor liability insurance from Curtis Skipper. Project must be coordinated with Building and Grounds.

Frank also reported an error on the Town of Caswell Beach website: projects greater than or equal to \$5,000 (not \$500) require a town building permit.

Caswell Beach Plantation. Frank Sansone reported for Frank Bausch that all is quiet.

Pool/Spa. No committee report. Jack Drum noted that cloudy water had been reported, and water was overfilled, which dropped the salt and chlorine levels. The situation has been addressed.

Security. BobH reported on behalf of John Wall that all is running well.

Sunshine. No report.

Energy. Jack Drum reported that:

- The clubhouse attic insulation was completed on Monday, May 9, 2016, and looks good.
- We received a new quote for the pool room gas heater, reducing from 225K BTUs to 150K BTUs, which should be sufficient—saving \$300. President BobH will sign the proposal and work is scheduled for the second half of August 2016.
- Mike Reaves and Jack met with a company recommended by Brunswick Electric to explore solar heating options for the pool water. The company will prepare a proposal comprising different options.
- BobH and Jack met with Wilmington Pools concerning warranty coverage on selected items from last summer's pool renovation project.
- This past month, the pool heater wasn't working. Bell Supply cleaned the igniter and it works now.

## **OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**QUESTIONS AND ANSWERS**

Dr. David McLeod attended and introduced himself. Dr. McLeod first bought a property on Caswell Beach Road in 1964 and has owned the 704 Alyssum lot since Arboretum development began.

At 7:22 p.m. Jeanne moved to adjourn the meeting. It was seconded by BobB and passed unanimously.

The next ACA homeowner's meeting is 7:00 p.m., Tuesday, June 14, 2016, at the ACA Clubhouse.

(Submitted by Bob Baginski, Acting Secretary, ACA BOD)