

Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, August 14, 2018 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by President Sharon Remaly. Board members present: Sharon Remaly, Marty Clarke, Frank Lisnow, Janie Schepker and Jim Plant. Board member absent: None. Also, in attendance were 25 residents.

Approval of Minutes: Janie moved to approve the minutes from the June Homeowners' meeting. The motion was seconded by Frank and passed unanimously.

Treasurer's Report: Tom Kehoe reported that as of the end of May, the Operating Fund balance was \$34,091. The Capital Items Fund balance was \$119,064. A couple of operating expenses out of ordinary in July were for new irrigation timers. Thank you Tom for your efforts and work for the ARB.

Committee Reports:

Beautification: Karen Walsh has a meeting with Kim from All in Bloom Landscaping to finalize the plant selections and mulch recommendations for the ARB islands. In July, the board approved \$2,000 for this project as it falls within the 2018 budget. Work on the islands will start in September. Volunteers are needed to help with this project.

Building & Grounds: Mike Heilman reported that the electrical outlet by the pond is broken causing it to short out and will be replaced. There is a leak at one of the pump seals that will be repaired this week. The pump on Jim & Bo Plant's side is not working and needs to be replaced. We have the funds in the budget for this. Thank you B&G Committee for all your hard work. It was asked if anything is being done to block the electrical box by the pond and Mike said they are working on that. Janie mentioned that Beautification will also be working on landscaping that area this September. We are asking for volunteers to help with the bi-annual common area bush trimming before September 9th as the town will start collecting yard waste on September 10th and this will be the only pick-up until after the bridge is re-opened.

Landscaping: Jim Czekalski reported that Greenman continues to handle the scope of their work on a weekly basis. Their contract is up this December and the BOD will be reviewing and revising the scope of work as many of the members have suggested. We will try to get at least three bids from companies for our landscaping needs.

Clubhouse: Gifford reported no issues for the clubhouse.

Pool Committee: Janie reported there are a few areas in the pool floor coating that have worn off. One is the size of a baseball and the others the size of a quarter. Island Spa & Pools will be sending in an estimate to repair the areas. Unfortunately, the pool will have to be drained for this work which is why we are waiting until after the busy season to have this work completed. The pool and spa inspections are due in September, however this issue will not affect the permitting process. The pool

heater has a “fault” light on that has been checked out by our vendor. Luckily the solar panels are handling heating the pool even in cloudy weather but you may have noticed the temperature has been a bit cooler on cloudy days at 83 degrees instead of 85. Janie will check with vendor on the cost to repair the water heater. Frank Bausch thanked the pool committee for keeping the pool/spa clean.

Reservations: Bo Plant reported that we had one paid reservation for the Clubhouse for July and one paid for August.

Security: George Czerw reported that there have been no problems.

Architectural Review Committee: Peter Koch reported that the ARC had 23 requests that have been handled. It was noted that there is a pest that is boring into the bottom of the oak trees and eats the inside of the tree, causing them to die. There is no cure or preventative for it. Make sure all wood is removed from the area when tree is taken down to prevent spreading. The ARC is asking all those that have to remove trees to replant another tree.

Caswell Beach Liaison: Deborah Ahlers reported that the engineers have completed the beach renourishment project and they did a great job. Thanks to everyone for their patience and cooperation during this project. The Southport fire department consists of ½ volunteers and ½ paid employees. Firefighters from Youpon joined them and the merger has been smooth.

Caswell Beach Plantation: Bob Ahlers reported that the dunes have been restored back to their previous condition after the beach renourishment project was completed.

Sunshine & Welcome committee: Sue Clark reported they continue to welcome our new residents as they move into the neighborhood.

Social Committee: Gretchen reported that the social committee had the new chairs that they purchased for the clubhouse steam cleaned and adjusted to fit under the tables. Kudos for them on getting these lovely 12 chairs for a fraction of what new chairs would have cost. We will keep 4 of the old chairs for those that need a shorter chair to sit comfortably. Mark your calendar for our “See you in September” party September 1st. Please bring an appetizer to share. Your guests are welcome at a cost of \$5 per person. Please sign up by August 26th.

Old Business:

Street Lighting: Jim Plant reported that BEMC has replaced all the street light heads and painted the poles. They have painted the corner wall lights and are in the process of replacing the lights to “white” LED lights to match the street lights. They will then look into replacing the flag pole light and sign lights. Bo asked if we could change out the 2 clubhouse exterior lights and the 4 bridge lights with “white” LED lights to match the new lights.

ATMC: Marty reported that the NCDOT held up ATMC’s work in Oak Island but the issue has been resolved. They should complete Oak Island in September and they are still deciding on the feasibility of coming into the Caswell Beach neighborhoods.

Survey: Janie reported that we have received 70 ARB surveys, 68% of our members. We would have preferred to have heard from at least 75% of our members but thank those that took the time to fill out the survey. Janie summarized the results and stated that the BOD would look at the top interests (workout room, outdoor pool, expanded clubhouse/deck and kayak launch) from the surveys and get estimates for the projects and report back to the members on the cost of such projects. See attached survey results. It was mentioned that many just wanted our current amenities to be better taken care of, including the islands. It was noted that it would cost \$50 per day (365 days) to have a professional pool company to manage our indoor pool & spa.

New Business:

Open BOD Positions: Sharon mentioned that three board member positions, Marty, Jim, & Frank, will be expiring this November. Sharon has asked Janie to coordinate the Election Committee this year. Please let the Board know if you are interested in serving our community. It was asked if any of the three BODs would be running again this year and they all responded that they were not sure yet.

Stormwater Issues: After the latest rain events that lasted 14 consecutive days with torrential rain accumulating to 19 inches, everyone on the island experienced ponding. The BOD position is as stated in our ARB recorded Covenants and By-Laws that the ARB Community funds is only responsible to keep the Common areas, Common property, and ARB roads in good working condition and each property owner is responsible for their own property. We have identified two drains on FBP that need to be unclogged and redesigned for better flow. This work will begin soon. The ARB BOD is offering for residents to use the ARB clubhouse pump if needed for their property. It is a 2-3" pump with a 150' hose. Please contact our building & grounds committee to sign out the pump.

Mike requested that more of the ARB members should help unclog the culvert drain on FBP as it easily gets blocked up by leaves and pine needles. So if you see a buildup on any of the ARB drains, please just rake it clear.

Mary Lou said that Periwinkle street does not naturally drain to the court drain and she has to put a hose all the way down to the end of the street to the drain so that the water doesn't affect her neighbors. Unfortunately, we live on a flat island and the streets and drains may not have been designed correctly for drainage. An engineer study would need to be done for the entire neighborhood to see what can be done correctly to fix the flow to the drains. Frank Lisnow volunteered to get a cost for such a study and we will let the ARB members know the cost for the study, which will not include the work needed to be done.

John Ferrara said that the lot #7 on FBP fills up and overflows into his property which also affects 5 other properties. What are the property owners allowed to do to protect their property? The town approves the building of homes and their drainage design before a home is built. There is no review of landscape improvements but whatever is done, should not affect your neighbors property.

Mike Helman & Frank Bausch said that the stream that runs through the golf course and the ARB needs to be cleaned out. The ARB Board has written to the town of Caswell Beach to add our stormwater issues to their next meeting agenda. We are asking the Town to help our neighbors with planning and funding for stormwater issues.

Open Questions & Comments:

Mary Lou Green mentioned that she waters the plants in the ARB clubhouse and has noticed that someone else is watering the plants. If this person is interested in helping Mary Lou, please let her know so she can coordinate the watering so they won't be overwatered. Also, someone is pushing the Lilly plant too close to the wall and she asked that this not be done as it is affecting the plants growth. This should be mentioned to the cleaning crew as they maybe doing it when they are cleaning.

Adjournment: A motion to adjourn was made at 8:30 pm by Frank, seconded by Marty, and approved unanimously.

The next monthly HOA meeting will be Tuesday, September 11th at 7:00 p.m.

Minutes submitted by Janie Schepker, Secretary