

Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, May 11, 2021 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by President Sharon Remaly. Board members present: Deb Ader, Kathleen Berry, Jim Conklin, and Mike Gray. Also in attendance were 21 residents.

Approval of Minutes: Mike moved to approve the March 10, 2020 minutes, seconded by Jim. The motion passed unanimously.

Treasurer's Report: Tom Kehoe reported the 4/30/2021 operating and capital account balances of \$51,583 and \$174,481 respectively. Assessments for dues are all paid in full. Sharon reported that the board is beginning the 2022 budget process.

Committee Reports :

Beautification : Karen Walsh was not in attendance. Sharon reported in her absence. The committee and many volunteers moved or planted over 100 plants in the last few weeks. Thank you to all the committee and all the volunteers for everyone's hard work. Thanks also to Mike Heilman and Jack Cowling for their work on the irrigation system. Karen and Gretchen Koch did a great job negotiating prices with Phillips Nursery for the plants. The next step will be to spread mulch on the islands. The board approved the allocation of \$2962 to Mulch and More for the purchase 75 yards of mulch, and \$2500 to Mowin Landscaping to spread the mulch.

Building and Grounds : Mike Heilman reported they will be continuing to spend time working on island irrigation.

Landscaping : Joe Berry reports US Lawns mowing and blowing is going fine. US Lawns has caused damage to the irrigation system on several islands. They will be repairing the damage in the future.

Clubhouse: Nothing was reported.

Pool and Spa: Doug Samuel reports no issues at this time. He thanked Jack Drum for his work at the pool.

Reservation: Bo Plant via Sharon reports there will be no reservations for the next two months due to the upcoming Arbor Repair project.

Security : George Czerw reports one camera is not functioning properly. He will work with the security company to get this fixed.

Architectural Review : Peter Koch reported the committee has addressed 15 items since the beginning of the year. The tree removal policy has been amended to now include that a tree with suspected disease or a tree that the ARC has been unable to qualify for removal because of disease must be diagnosed by a certified member of the International Society of Arborists, or a NC Certified

Forester. Previously, a tree removal company representative would not be acceptable. The new policy states that the opinion of a tree removal representative is acceptable if they have the above credentials.

Caswell Beach Liaison: Marty Clarke reports that there are two infrastructure projects that have been identified as part of the Storm Water Management Study. These two projects are the Flowering Bridge and the Ponds. Marty indicated there is not money in the city's budget to pay for these projects so they have not been costed out. At this time Sharon went on to discuss the study. We have not yet received the report from this study. When we receive the report, and information about how it may affect the Arboretum, we will begin to plan for any items that need to be addressed. We do believe that our two ponds will need to be cleaned of sediment. The culvert is currently three quarters filled with sediment. As a result, water is backing up into owners' back yards. This is why the gate to the dam is being left open. Further information will be shared when we receive the results of the study.

Caswell Plantation : Sharon reports we have paid our portion of the insurance.

Social : The first two events of 2021 have been scheduled. A deck party is scheduled for June 5th. The golf cart parade, hosted by the Arboretum this year, is scheduled for July 3rd. The decision has been made not to advertise the parade in the paper or in the OI community. Because the Southport activities are being held in Oak Island this year, there is concern that too many people may attend the parade. The Spells have been contacted to clean all the outdoor furniture prior to the June 5th event. The "See You in September" party is scheduled for September 12th.

Welcome : Cathy Hahn reported that there have been five sales since January 1st 2021. All new owners have been very appreciative of their welcome to the neighborhood.

Old Business : None.

New Business :

Change to ATMC: Kathleen Berry researched service and pricing between our current Spectrum service and other carriers for the clubhouse. In April the board approved the change from Spectrum to ATMC. Kathleen reports this change will save \$1214 annually. She and George coordinated the change to ATMC and ensured the coordination with our security system. We continue to have TV, Phone and Internet in the clubhouse. _

Tennis Court & Deck Replacement: Sharon reports that the estimates to replace the tennis courts and to replace the deck were approximately \$45,000 for each project. These two projects were scheduled to be completed in 2021 and/or 2022. It has been decided to put these two projects on hold until we receive the Storm Water Management Survey and the potential cost to the Arboretum, and also because of the increased cost of lumber.

Arbor Repair Project: Deb Ader reported that the board has approved a proposal from Mocean Contracting Inc. for the Arbor Repair project. This project includes repairing and sandblasting all steel columns and support plates, replacing entrance island beams, replacing wooden capitals and priming and painting all pergolas. Mocean will begin the project within the next 30 days. We will communicate the start date as soon as we are made aware. During the project, the clubhouse entrance will be roped off. Those wishing to use the clubhouse should use the rear entrance. A portion of the parking lot may also be blocked off for staging and large equipment. Please use caution around this work area when

using the clubhouse. Mocean is aware of the June 5th and July 3rd events and will not work in the Arboretum on those days.

Q & A:

- Frank Bausch suggested we look into changing or re-designing the entrance.
- Many expressed concern about owners or guests driving very fast through the neighborhood. In addition, there are underage people driving golf carts. The group discussed possible solutions. It was agreed that the board will contact UPS and Fed Ex and remind them of our 15 mile per hour speed limit.
- Kathleen Berry reminded everyone about our new Facebook page.

Next meeting is July 13, 2021 at 7:00PM.

Motion to Adjourn: Motion made by Jim with second by Kathleen. Passes unanimously and adjourned at 8:00 PM.

Minutes submitted by Deb Ader, Secretary