

Firefly Property Owners Association, Inc.

Board Meeting

July 21, 2017

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Bob Cameron at 5:00pm
- Directors present: Bob Cameron, Mike Frosaker, Jonathan Hinkle, Rick Stockdale and Joy Ciocca
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Joe Pritchett, Carol Pritchett, Bob Robinson, Linda Robinson, Cesar Pares, Brenda Urban, Jayne Mann, Mike Kirkman, Karen Kirkman, Jane Frosaker, Karen Donovan and Tibor Pflum
- Property Owners present by phone: None

Quorum:

- There being a sufficient number of Board members present a quorum was established.

Approval of Minutes:

- The minutes from the Firefly Cove Board meeting of June 23, 2017 were approved by motion, second, and a unanimous vote 4-0, Director Hinkle was not present for the vote.

Property Owners Input/Comments/Concerns

- President Cameron opened a discussion on the Tryon Equestrian Center holding the World Games in September 2018 (11th-23rd). This event is expected to draw 500,000 people daily which will create a need for housing. There is an opportunity for POs to make 4,000-5,000/week on rentals. POs have requested that the board allow a one-time exception to the rental rule and allow for homes to be rented during the period from September 5, 2018-September 30, 2018. Secretary Ciocca summarized and read emails received from POs expressing their input regarding a onetime exception. Extensive discussion was had between the board and present property owners as to the risks, benefits, interest in renting, damage and legal issues. Those present were polled for their

opinion to allow one time rental or not and to express comments and concerns. President Cameron closed the discussion and called for a Board vote to allow for a one-time exception to the rental rule and allow for homes to be rented during the period from September 5, 2018–September 30, 2018. The board voted the one-time rental exception down by a vote of 3–2.

- Bob Robinson, COA Board President, presented a receipt from Gregg Robbins, Condo 202 from Marathon Builders, dated 8/6/2013 for repairs performed in Condo 202. Gregg Robbins was requesting that the POA reimburse him for the cost of these repairs. President Cameron called for a vote. The board voted not to reimburse the owner for any part of this invoice by a vote of 4–0, Director Hinkle recused himself from the vote.
- Bob Robinson, reported that the dumpster has been filling up and requested that if anyone is using the dumpster to make sure they are only depositing household trash and to please make sure to break up/flatten any boxes.
- Bob Robinson, COA Board President, provided an update on the replacement of the Lodge roof and painting. The roof is scheduled to begin on Monday, August 14th and the painting to follow after on August 21st. The entire project should be wrapped up by Labor Day. He also requested that the landscaper trim the shrubs away from the building for the painting. President Cameron reported that the POA had paid its portion of the special assessment for this project and he would speak to the landscaper regarding the shrubs. Secretary Ciocca will send all Property Owners an email regarding the upcoming work and possibility for pool closures.
- Bob Robinson, COA Board President, requested additional storage space in the lodge for the Condo owners. He asked if the COA could have use of the open office room since it appears that the POA does not utilize this space. President Cameron said the board will consider this and bring it up at a future meeting.
- Property Owner, Tibor Pflum, requested that the trees be trimmed; they were trimmed two years ago and are in need of trimming again. President Cameron stated he will speak with the landscaper to do this in the fall.

Updates:

- Treasurer Stockdale informed the board that the fiscal year 2016 taxes have been prepared and filed. After the payment for the special assessment for the Lodge roof and painting project, the reserve account balance is \$47,600+ and the operating account balance was approximately \$34,000 less the \$12,000 compliance deposits that will need to be refunded equals \$22,000.
- Property Owner, Joe Pritchett, stated he will be meeting with the accountant next week to determine the percentage of income allowable in order to keep our tax exempt status and will report back to the board, as previously volunteered to do for the board. This is to help the board determine how much it can charge for the boat rack usage.

- Secretary Ciocca reminded everyone of an event coming up on August 5, 2017, PO Cobbett wedding. Regarding PO Helms wedding event, they received the permit for the tent and the wedding is scheduled for April 7, 2018. The Board determined that a refundable \$250 damage deposit would be required for this outdoor event because of the tent and potential damage. There will be no access to the lodge and all parking will be in the boat storage area and all trash will need to be removed; no use of dumpster. Will need to have our lawyer right a waiver of liability and insurance requirement and will require the tent to be erected in front of their home. Director Frosaker will meet with the attorney. There is another upcoming event in the lodge on August 19th (Post meeting update: this event was changed to September 9th). The POA website will be updated to show all upcoming events.

Discussion Items:

- Director Hinkle proposed a Road Impact Fee to cover damage to the POA roads. He proposed to create a damage assessment form modeled after the one that the Town of Lake Lure uses to monitor the road pre and post construction. He presented the form and asked Secretary Ciocca to make changes. Director Hinkle read one property owner's questions and concerns regarding this possible fee. Discussions were had and it was noted that the board needs to determine the following:
 - Who would be responsible for enforcement—suggested ARC Members, yet all property owners should report anything they see.
 - Who would assess the fines—suggested the board would assess the fines.
 - Who is ultimately responsible—suggested the property owner holds all responsibility, up to the property owner to hold his/her contractor accountable.
 - What is the appropriate fee to charge—suggested \$2000–2500 non-refundable for all new homes built on lots adjacent to a POA road, non POA roads (Chapel Point) would be excluded.
 - What about other major projects on existing homes—suggested a fee schedule would need to be determined and there may be a need to change the ARC guidelines.
 - Director Frosaker will check with the POA attorney to determine what is needed to implement the fee.

Further discussion will be held at the next meeting.

- President Cameron continued a discussion regarding maintenance of the pool and pool area. He revised his previous proposal to charge \$500/month for four months, June through September; however, he would still complete all the pool opening duties he has done in the past from April through May at no additional charge, except for the \$100 permit fee. The current pool maintenance contractor will also still need to be maintained for pool opening and once a week testing until President Cameron obtains his pool license. Director Frosaker suggested that the board get pricing from a property management firm to compare costs and be prepared in case President Cameron is no longer available for these tasks but would also consider President Cameron as an option for being the property manager. Further discussion will be held at a future meeting.

- Discussion was had regarding the pool door being locked and requiring a fob to gain entry back into the lodge. It was determined that this was required to keep the lodge secure, however there should be a phone in the pool area for emergencies. Director Hinkle called for a vote to hire Lake Lure Electric to run a phone line to the pool area. This was approved by a board vote of 4-0, President Cameron recused himself from the vote.
- The Annual Property Owners Meeting was set for Saturday, October 21st at 10AM in the lodge.
- The date of the next Board meeting Thursday, August 24, 2017 at 6PM in the Lodge.

Adjournment:

- The meeting was adjourned at 6:10pm.