

Firefly Cove Property Owners Association, Inc.

Board Meeting

January 12, 2024

Location: Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order: The meeting was called to order at 11:02am

- Directors present: Melva Dye, Greg Gardner, Steve Dunn, Joe Pritchett, and Mike Kirkman
- Directors Absent: None
- Officers present:
- Property Owners present: Debbie Pflug, Paula Moore, and John Moore
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the Board Agenda of January 12, 2024. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes with changes of November 29, 2023. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

- John Moore commented on the need to dredge and remove access debris from West Creek. In addition, keeping mulch out of the lake and that the steps from the kayak storage to the lake needs to improve, if possible

Updates and Old Business

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of November 22, 2023
 - **Operating Account** \$45,241 (\$39,241 cash + \$6,000 refundable compliance fee)
 - **Unrestricted Reserve Account** \$111,652 (\$21,652 cash + 4-week T-Bill \$80,000 + I-Bond \$10,000)
 - **Restricted Road Repair Reserve Account** \$11,110 (\$4,110 cash + \$5,000 4-week T-Bill + \$2,000 refundable fee)
 - In 2023 The Association earned approximately \$3,800 on the \$80,000 T-Bills, approximately \$860 on the \$10,000 I-Bond and approximately \$250 on the \$5,000 Road Replacement T- bills.

- Firefly Cove Architectural Committee Report
 - Lot 1 - New Home Build, 183 Firefly Point. Completion 3rd Qtr. 2024
 - Lot 44 - New Home Build, 153 Kellerman Point. Completion 2nd Qtr. 2024
 - Lot 48 - Plans submitted to the ARC for approval to build a home.
 - Lot 6 - Addition of an approx. 12ft x 12ft elevated deck and ground level walkway to access existing door was approved by the ARC.
 - The ARC proposed revisions to Page 6 of the Architectural Design Standards for the Board to Review and Approve. (See Attachment A)

- The Boat Dock Committee recommended at the last Board Meeting to have the lake front trees be trimmed. John Moore asked for approval from the Town of Lake Lure to trim the lake front trees. The request was granted by the Town of Lake Lure. John Moore paid for and supervised the trimming of the lake front trees.

- Additionally, the committee will ask Bob Cameron and Mike Demchak to provide a cost estimate to refurbish the decking under the dock shelter. This estimate will be presented at the next Board meeting. The project, if approved, is to be completed by March 31.

- The 2024 Landscaping, Lodge Cleaning, and CPA contracts have been signed. The 2024 contracts for Services, Pool, Irrigation, and Bookkeeping are to be executed next week.

- It was reported that that the Owners of the Condos that are being rented have paid the Board Approved Rental Fees to the Association

- The status of the Board Approved Projects for 2023 is as follows:
 - Replacing 2 large tables on the pool deck has been completed.
 - The change to internet and telephone services from ATT to Vyve at the Lodge has been completed.
 - Refurbishing the storage area with new gravel has been completed.
 - Refurbished the exterior doors of the Lodge has been completed.
 - Seal and waterproof pool equipment room has not been done.

Board Discussion Items

- A discussion was started to increase to ARC committee to 5 members. A motion was made to approve Debbie Pflug as a committee member to the ARC. The motion was seconded and approved with a 5-0 vote.
- A discussion was started at the request of the ARC about the proposed revisions to Page 6 of the Architectural Design Standards. A motion was made to change page 6 of the Architectural Design Standards. The motion was seconded and approved with a 5-0 vote. (See Attachment A)
- A discussion was started on the requirements of Lodge rentals.
- A discussion was started on dredging the Firefly Cove
- A discussion was started on Projects the Board would like to complete in 2024.
 - Assess the need to repair cracks in the pool.
 - Construction of Pinnacle Gate
- A discussion was started on how to proceed with refurbishing the pool. Debbie Pflug stated she has been in the pool business for the past 32 years and she and her husband, Tom, will meet with Bob Cameron and decide if and how to proceed.
- A discussion was started on the illegal use of Fireworks in Firefly Cove. The use of Fireworks in Firefly Cove, Firefly Cove POA property and the Town of Lake Lure are strictly prohibited. This topic will be discussed at the next Board meeting.

- **Executive Session:** The Board entered executive session at 11:53am and exited executive session at 12:35pm
- A motion was made to transfer the 25% of the quarterly assessment increase approved by the Board to the Unrestricted Reserve Account. The motion was seconded and approved with a 5-0 vote.
- A motion was made to transfer \$6,000 (2 Refundable Building Compliance Fees) from the Operating Account to the Unrestricted Reserve Account. Such funds are returned to the Property Owner upon completion of their home and in compliance with the approved design, construction and development guidelines. The motion was seconded and approved with a 5-0 vote.
- A motion was made to change Section 4.3 of the Financial Procedures. The motion was seconded and approved with a 5-0 vote.

Current Procedures

- Assessment invoices are emailed approximately 2 weeks before the due date.
- The property owner has 30 days from the due date to pay the assessment.
- At the end of 30 days the property owner is notified by email that the assessment is late
- At the end of 60 days and beyond the property owner is notified by telephone that the assessment is late.

New Procedures

Section 4.3

- Assessment invoices are emailed approximately 2 weeks before the due date.
- The property owner has 30 days from the due date to pay the assessment.
- Property Owners that have an assessment more than 30 days late will receive a phone call instead of an email and will have 15 days to remit the late assessment payment.
- Property Owners that have an assessment more than 45 days late may be subject to the provisions of the By-Laws of Firefly Cove Property Owners Association Section 8.9 and 8.10.
- Property Owners that have an assessment more than 45 days late may be subject to the provisions of the Firefly Cove Property Owners Association Dock/Boat Slip Regulations Section 4.10.

- **The date of the next board meeting:** March 4, 2024, at 11am in the Lodge
- **Adjournment:** The meeting was adjourned at 12:39pm

Attachment A

Welcome Firefly Cove Property Owners

The Firefly Cove Architectural Design Standards are intended to serve as a framework for planning your new home. These standards may be amended as necessary by the Architectural Review Committee (ARC). The ARC is an open forum in which we encourage you to participate as presentations are made by your architect or builder.

It is our primary goal to achieve a community that blends our beautiful natural scenery with the built improvements at Firefly Cove. Site-specific design can only be achieved through a careful, well-thought-out response to the configuration, vegetation, and topography of the building site.

The Architectural Review Committee recognizes that the very different building sites within our Districts provide both opportunities and challenges for the owners, architects, and builders. The ARC will serve as a forum to assist property owners to successfully integrate their homes into the architecture of the individual districts and offer the following guidance for designing and building your home.

Village, Hillside, and Cove Districts (Village lots 8-24 and 45, Hillside lots 26-35, Cove lots 36- 39)

The homes in these districts occupy small to medium size lots. The communities are well established with the homes all sharing a similar “mountain rustic” architectural style and color palettes. To maintain the continuation of the style within the communities, homes built in these districts are expected to strictly adhere to the same mountain rustic design as the existing homes, including exterior colors.

Lake District (Lots 1-7)

While the ARC intends to maintain the mountain rustic style architecture as seen in the above districts, they recognize that the very challenging terrain and configuration of the Lake District lots may require some relaxation of these requirements and will therefore be open to accommodating designs that are determined by the terrain and configuration of the lots and follow the general design style of the existing homes.

Pinnacle and Ridge Districts (Pinnacle lots 40-44, Ridge lots 46-53 and 55)

The lots in the Pinnacle and Ridge Districts are quite different than the above districts due to their size, configuration, topography, vegetation, and seclusion. The preference of the ARC will be for homes built in these lots to conform with the mountain rustic design. Due to the size, terrain, vegetation, and seclusion of the lots, accommodations may be made for home designs that do not necessarily adhere to rustic mountain designs.

We encourage your questions and comments. If we may be of any assistance whatsoever, please do not hesitate to get in touch with us.

Welcome to the Firefly Cove Community!

Sincerely,

Firefly Cove Architectural Review Committee.