

Firefly Property Owners Association, Inc.

Board Meeting

November 23, 2014

Location:

- Phone Conference Call

Roll Call/Call to Order:

- The meeting was called to order by President Joe Pritchett at 7:01pm.
- Directors present by phone: President Joe Pritchett, Vice President Bob Cameron, Treasurer Doug Newton, Secretary Mike Kirkman, and Director Jonathan Hinkle.
- Directors Absent: None
- Property Owners present:
- Others present: None

Quorum:

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

Approval of Minutes:

- None

Discussion Items:

- President Pritchett started a discussion on the presentation to the Town of Lake Lure and the Lake Advisory Board to increase the number of boat slips at Firefly Cove. (See Attachment A) President Pritchett informed the Board that the Town of Lake Lure will be dealing with the dredging of Lake Lure for the remainder of the year. Director Hinkle met with the Town Manager to discuss the intent of the regulation prohibiting covered structures over marinas or cluster moorings. The Town Manager indicated to Director Hinkle that the “intent” was to prohibit covered structures for boats only. President Pritchett stated that he would work with Director Hinkle to request in writing the Town Manager’s comment about the meaning of the “intent” to prohibit covered structures. President Pritchett recommended that Firefly Cove delay the presentation for the request to increase the number of boat slips from 9 to 13 until January 2015. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.

Adjournment:

- The meeting was adjourned at 7:12pm.

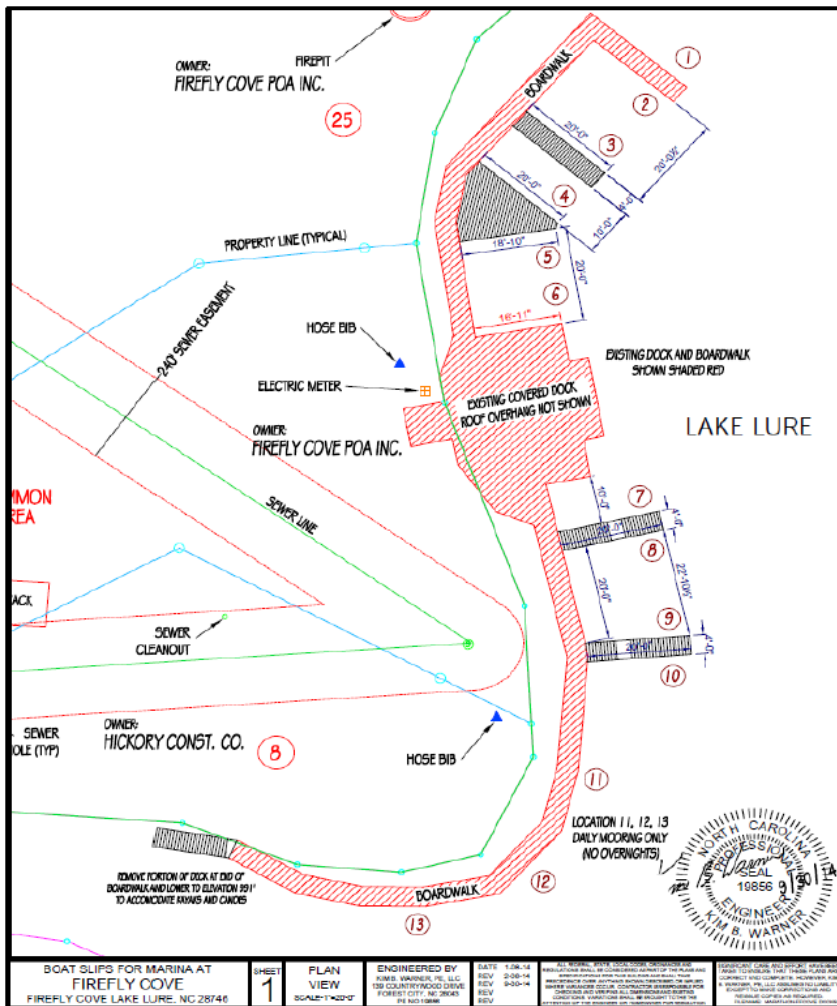
Attachment A

Application from Firefly Cove to add 4 piers and to increase the number of boat slips from 9 boat slips to 13 boat slips



Lake Advisory Board

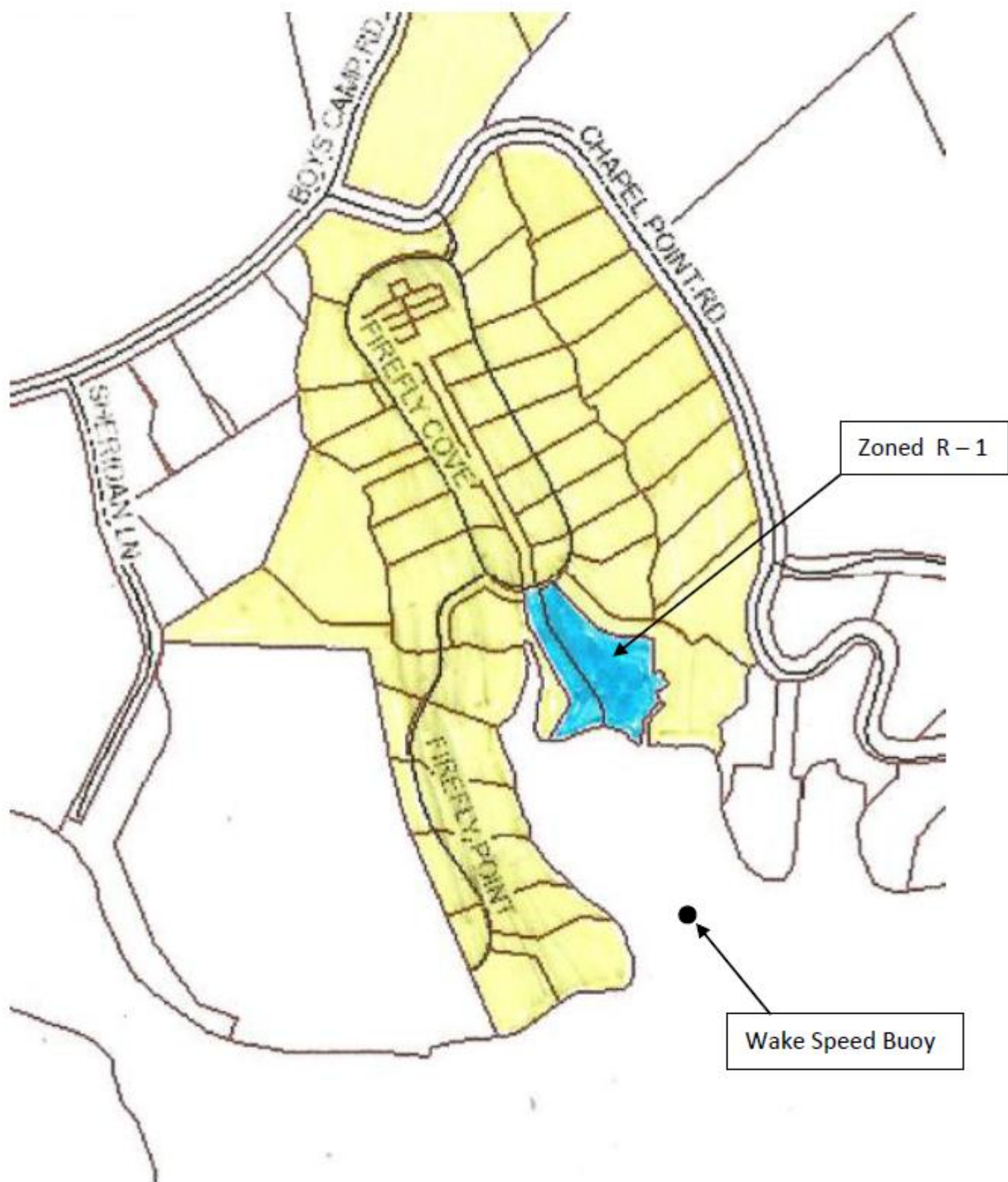
- I. Will the addition of 4 piers and 4 additional boat slips be safe?
- II. Will the addition of 4 piers and 4 additional boat slips interfere with any lake operations?
- III. A covered structure is prohibited for a marina or cluster mooring. It was determined with the town staff that a variance was not possible. The only solution was to change the regulations or get an exception from the Town Council.
- IV. In order to have a marina or cluster mooring, lake front property associated with the marina or cluster mooring is required to be zoned R-3. The 2 properties at Firefly Cove are zoned R-1.



1. The prevailing wind is from the Southeast. The additional piers will make it easier and safer for boats to dock. The maximum speed within the cove is idle speed.



III. The covered dock is the #1 amenity enjoyed by the property owners at Firefly Cove. The association would never eliminate the covered structure.





Rutherford County, NC

Disclaimer: The information contained on this page is taken from aerial mapping, tax mapping, and public records and is NOT to be construed or used as a survey or "legal description". Only a licensed professional land surveyor can legally determine precise locations, elevations, length and direction of a line, and areas.

Current Boat Slips



Proposed Boat Slips



Firefly Cove Property Owners Association, Inc.

PO Box 303 Lake Lure, NC 28746

Lake Lure Lake Advisory Board
Lake Lure Town Council
2948 Memorial Highway
Lake Lure, NC 28746

November 15, 2014

Dear LAB/Town Council:

On Saturday October 19, 2014 Firefly Cove held its annual property owners meeting with 43 out of 57 property owners being represented at the meeting. One of the topics discussed at the annual meeting was modifying the existing boat slips. Below are highlights from the minutes of the meeting.

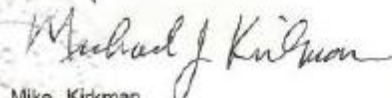
Expansion of the Dock from 9 to 13 Boat Slips:

Vice President Joe Pritchett started a discussion on increasing the number of boat slips at the dock from 9 to 13.

After a discussion with the property owners, Property Owner Doug Kelly recommended that the membership approve moving forward with a variance, a zoning change, and approval from the Town of Lake Lure to increase the number of boat slips from 9 to 13, there will be no modification to the dock structure that currently exists and that the increased boat fees be used with the already collected boat fees to fund the construction of the new docks.

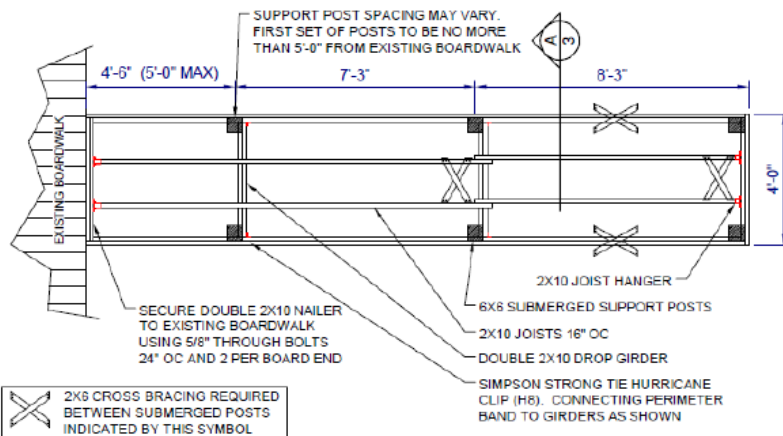
The recommendation was approved by motion, second, and by a vote of 41-2.

I certify that the above vote is accurate.



Mike Kirsman
Firefly Cove POA Secretary

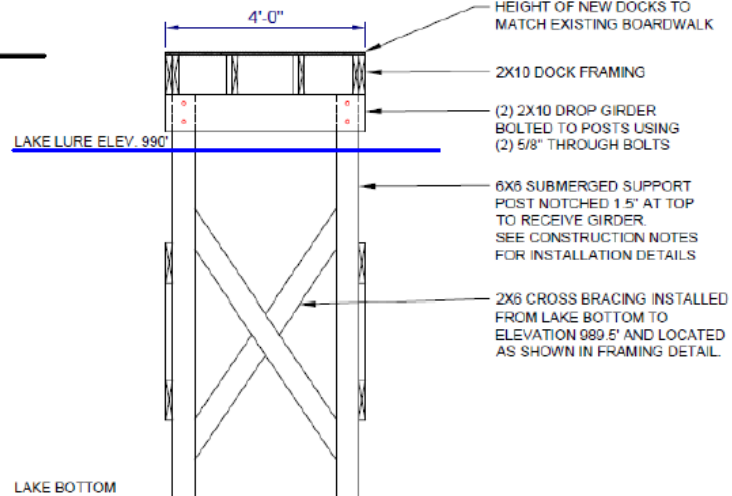
Firefly Cove
AT LAKE LURE



FRAMING PLAN
SCALE - 1/4"=1'-0"

CONSTRUCTION NOTES:

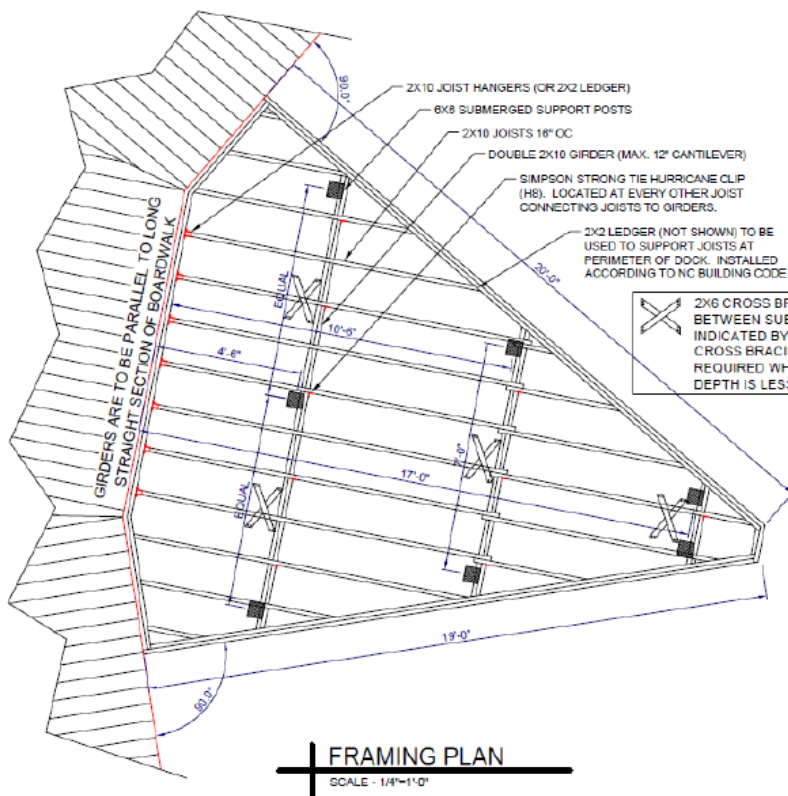
- SUBMERGED DECK POSTS SHALL BE 6X6 TREATED POSTS AS SHOWN IN PLAN VIEW. TAPERED ON THE SUBMERGED END AND INSTALLED INTO LAKE BED USING PRESSURIZED WATER TO DISPLACE THE SOIL BENEATH THE POSTS, COMBINED WITH A PILE DRIVER. POSTS SHALL BE INSTALLED A MINIMUM OF 4'-0" INTO LAKE BOTTOM FOR POST LENGTH GREATER THAN OR EQUAL TO 12'-0" OR 30% OF THE OVERALL LENGTH OF THE POST FOR LENGTHS LESS THAN 12'-0", BUT NO LESS THAN 3'. ALL PERIMETER POSTS TO BE PLUMB AND TRUE, $\pm 1/4"$ PER FT.
- GIRDER SPAN NOT TO EXCEED 7'-0" AND JOIST SPAN NOT TO EXCEED 8'-0" UNLESS OTHERWISE APPROVED BY THIS ENGINEER.
- ALL LUMBER TO BE PRESSURE TREATED.
- CONSTRUCTION OF DOCK TO BE TYPICAL 2X10 JOIST CONSTRUCTION WITH DOUBLE 2X10 DROP GIRDERS NOTCHED INTO SUBMERGED SUPPORT POSTS AND FASTENED USING (2) 5/8" THROUGH-CARRIAGE BOLTS.
- USE SIMPSON STRONG TIE HURRICANE CLIPS (H8) AT EVERY BAND TO GIRDER CONNECTION ALONG PERIMETER OF RECTANGULAR BOAT DOCKS, AND AT EVERY OTHER JOIST FOR TRIANGULAR DOCK.
- DECK SURFACE TO MATCH EXISTING BOARDWALK. NAILS ARE NOT PERMITTED TO SECURE DECKING.
- 2X6 CROSS BRACING LOCATED AS SHOWN IN PLAN VIEW, IS TO BE LAGGED TO 6X6 POSTS W/ 1/2" X 4" GALVANIZED LAG BOLTS, 4 PER 2X6.



TYPICAL SECTION A
SCALE - 3/8"=1'-0"



ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. MATERIALS AND CONSTRUCTION SHALL BE AS SHOWN OR AS NOTED. MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.	
DATE: 1/28/14 REV: 2/26/14 REV: 6/10/14 REV:	ENGINEERED BY: KIM B. WARNER 189 COUNTRYWOOD DRIVE FOREST CITY, NC 28043 P.E. NC 19856
SHEET 3	BOAT SLIPS FOR MARINA AT FIREFLY COVE FIREFLY COVE LAKE LURE, NC 28746



FRAMING PLAN
SCALE - 1/4"=1'-0"



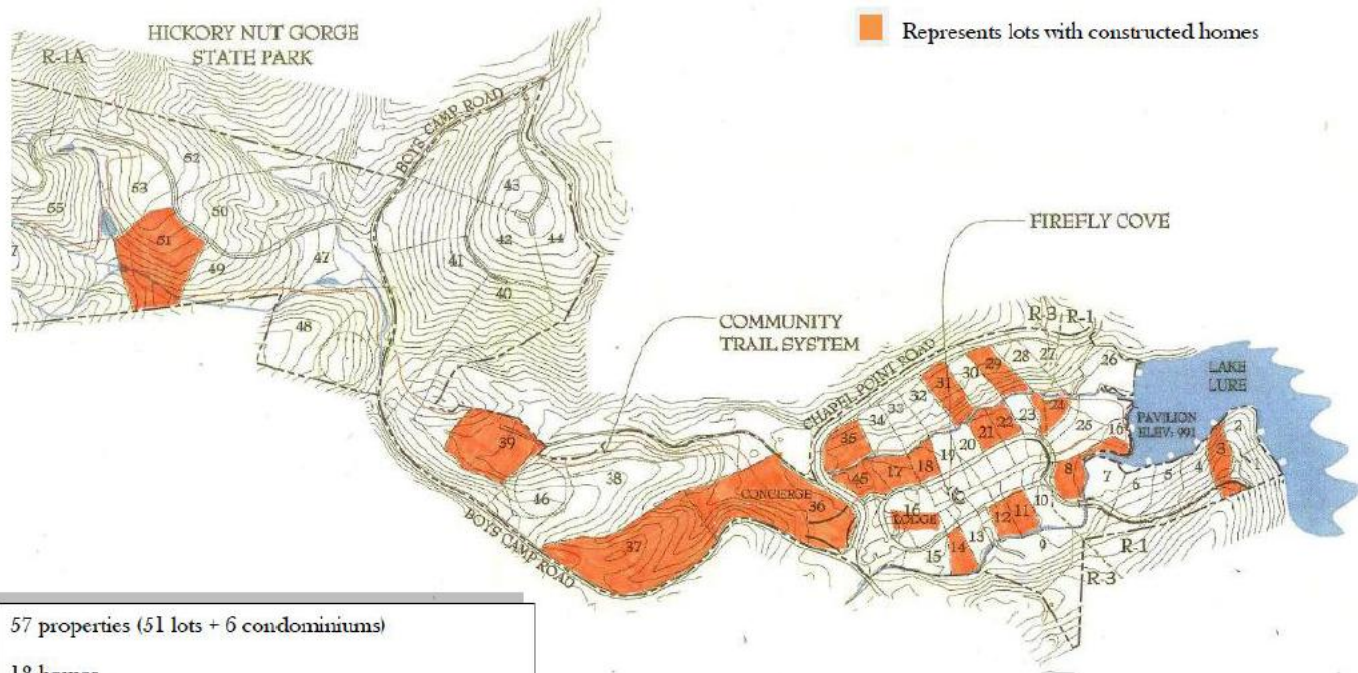
CONSTRUCTION NOTES:

- SUBMERGED DECK POSTS SHALL BE 6X8 TREATED POSTS AS SHOWN IN PLAN VIEW, TAPERED ON THE SUBMERGED END AND INSTALLED INTO LAKE BED USING PRESSURIZED WATER TO DISPLACE THE SOIL BENEATH THE POSTS, COMBINED WITH A FILE DRIVER. POSTS SHALL BE INSTALLED A MINIMUM OF 4'-0" INTO LAKE BOTTOM FOR POST LENGTH GREATER THAN OR EQUAL TO 12'-0" OR 33% OF THE OVERALL LENGTH OF THE POST FOR LENGTHS LESS THAN 12'-0", BUT NO LESS THAN 3'. ALL PERIMETER POSTS TO BE PLUMB AND TRUE, +/- 1/4" PER FT.
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- ALL LUMBER TO BE PRESSURE TREATED.
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DATE	1-28-14
REV	2-05-14
ENGINEERED BY	KIM B. WARNER, P.E.
PROJECT CITY, NC	POUNCEY CITY, NC 28042
PROJECT NO.	19856
FRAMING PLAN	SCALE 1/4"=1'-0"
SHEET	4
BOAT SLIPS FOR MARINA AT FIRELY COVE	FIRELY COVE LAKE LURE, NC 28749

1. Firefly Cove is requesting a variance to add 4 piers and 4 additional boat slips to our existing docks
2. Firefly Cove acknowledges that under the current regulations there is no provision to add the 4 additional piers and 4 boat slips
3. Firefly Cove's dock area is unique to Lake Lure. It is not resort like Rumbling Bald and it is not an individual lot owner. There is no other structure like this on Lake Lure
4. In our opinion, changing any of the existing LAB or Town of Lake Lure regulations makes no sense. This is a one-time request for a variance for 4 additional boat slips in a very unique situation
5. Firefly Cove will not build any commercial buildings on this property, therefore in our opinion rezoning is unnecessary

6. Turning boats that are currently horizontal to the docks to vertical to the docks is safer and allows easier access
7. No additional lake frontage will be required
8. Additional docks will not extend out into the lake any further than the existing dock. Additional docks will not hinder tour boats
9. The additional 4 piers and 4 additional boat slips will have no impact on the operations of Lake Lure. It will however provide additional boat slips for the property owners at Firefly Cove
10. No more boat slips will ever be requested by Firefly Cove
11. Additional slips and variances have been previously granted to other communities.



57 properties (51 lots + 6 condominiums)

18 homes

6 condominiums

33 vacant lots

12 full time residencies

Total tax value of construction: \$6,252,000

Total tax value of lots: \$8,541,100

Total tax value of Firefly Cove: \$14,793,100

Firefly Cove

AT LAKE LURE

COMMUNITY MASTER PLAN