

# Firefly Cove Property Owners Association, Inc.

## Board Meeting

March 4, 2024

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

**Roll Call/Call to Order:** The meeting was called to order at 10:57am

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

### Approval of Agenda

- A motion was made to approve the Board Agenda of March 4, 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 January 12, 2024. The motion was seconded and approved with a 5-0 vote.

### Property Owners Input/Comments/Concerns

- Debra Gardner informed the Board that there was a party in the Lodge on February 24. The Lodge was left with ballons, streamers, and confetti, as well as food and trash, everywhere. The doors to the Lodge were left wide open for 2 days. The Board was not aware of any such party, and it was not sanctioned. There was no security deposit, no required insurance waiver, and no rental fee paid. The Secretary will contact the property owners with a reminder of the proper procedure to follow when using the Lodge for Private Parties.
- The Board was made aware of long-term car storage in the car parking lot. The Board agreed to discuss this topic in the Executive Session.

## Updates and Old Business

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of February 28, 2024
  - **Operating Account** \$49,562
  - **Unrestricted Reserve Account** \$111,652 (\$21,652 cash + 4-week T-Bill \$80,000 + I-Bond \$10,000 + \$6,000 refundable compliance fee)
  - **Restricted Road Repair Reserve Account** \$11,110 (\$4,110 cash + \$5,000 4-week T-Bill + \$2,000 refundable fee)
- Firefly Cove Architectural Committee Report
  - New Home Build Lot #1 Construction underway,
  - New Home Build Lot #44 Construction underway
  - New Home Build Lot #48 Plans and Permits have been approved.
  - New Home Build Lot #30 Initial Plans have been submitted.
- The committee received a quote from Bob Cameron and Mike Demchak to refurbish the decking under the dock shelter. This estimate was \$500 for materials. The Labor will be organized by Mike Demchak and Volunteers from the community are requested to assist. The project is to be completed by March 31. A motion was made to proceed with the refurbishment with a budget not to exceed \$1,000. The motion was seconded and approved with a 5-0 vote.
- Joe Pritchett reported that dredging around the dock area, the East stream, and the West stream would be completed by March 31. He reported that the cost would be approximately \$2,500. A motion was made to proceed with the dredging with a budget not to exceed \$3,000. The motion was seconded and approved with a 5-0 vote.

## Board Discussion Items

- A discussion was started on the Landscaping at the Entrance of the Village Gate. A motion was made to proceed with the landscaping with a budget not to exceed \$1,000. The motion was seconded and approved with a 5-0 vote.
- A discussion was started about installing a Security System in the Lodge/Pool area. The Board recommended putting a security camera at the following locations: the Lodge Entrance, the Exercise Room, the Main Meeting Room, the Kitchen Area and 2 cameras in the Pool Area. The Board will ask Bob Cameron to provide a recommendation for a Security System and the Price for installation.

- The Board discussed the Phases of construction of the Pinnacle Gate to be completed in 2024.
  - Install Temporary Power – Completed
  - Installation of the Gate Support Poles – Approved to Begin
  - Construction of the Stone Columns – Approved to Begin
  - Purchase of Gates – TBA
  - Installation of Gates – TBA
  - Completion of Final Electrical Installation – TBA
  - Final Inspection
  
- The refurbishment of the Pool was delayed until the Fall of 2024 or the Spring of 2025. A Recommendation of what is needed to refurbish the pool will be provide upon the completion of an Inspection by Bob Cameron and Thomas & Debra Pflug
  
- **Executive Session:** The Board entered executive session at 11:51am and exited executive session at 12:44pm
  
- **The date of the next board meeting:** TBA
  
- **Adjournment:** The meeting was adjourned at 12:48pm