

Firefly Property Owners Association, Inc.

Board Meeting

May 8, 2018

Location:

- Phone Conference

Roll Call/Call to Order:

- The meeting was called to order by Joe Pritchett at 6:31 pm
- Directors present: None
- Directors present by phone: Joy Ciocca, Mike Frosaker, Mike Kirkman, Joe Pritchett, and Bill Walker
- Directors Absent: None
- Property Owners present: None
- Property Owners present by phone: None

Quorum:

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

Updates:

- President Pritchett provided an update on the boat dock path. It is progressing slower than anticipated as the process is more complicated but in the end should hold up better. Hope to have it completed by the end of the week. Director Walker is going to forward the final proposal to the bookkeeper.
- Treasurer Kirkman provided an update on the operating account balance:
 - Operating account \$13,372 not including \$12,000 of compliance fees and \$10,400 of the boat dock fees collected
 - We should be in good shape to get through until the next quarterly dues in July. Recommend to wait until then before transferring the boat dock fees to the Reserve account.
 - President Pritchett noted that as operating costs continue to increase we may need to look to other areas to generate income.
- Secretary Ciocca reported that the annual maintenance for the fitness equipment with Wilson Triad Fitness will be \$175/year and we will be scheduled for the maintenance in January 2019.

Discussion Items:

- President Pritchett opened a discussion on the swimming pool. There are issues that need to be addressed and repaired (doors, rotten timbers, drains, deck sealing); as long as the pool passes inspection then we can plan to address these issue next year. Director Frosaker volunteered to contact pool contractors to meet to assess our pool and make recommendations.
- President Pritchett opened a discussion on the heating of the swimming pool. Treasurer Kirkman reported the cost to heat the pool in 2016 was \$900 and in 2017 was \$2500 and increase of \$1600. This year the cost of propane is expected to rise considerably. After discussions, Director Walker made a motion to heat the pool up to 83°F and then turn the heater off for the season. The motion was seconded and approved by a vote of 5-0. Secretary Ciocca will notify the pool contractor via email.
- President Pritchett continued the discussion on the use of a CPA to prepare the POA taxes. Treasurer Kirkman is going to obtain pricing from the CPA and the bookkeeper for tax preparation to be discussed at a future meeting.
- President Pritchett opened a discussion on dredging the cove. There is a chance in the near future that we will be approached by the Town of Lake Lure with an offer to split the cost of the dredging. If and when that comes, we need to be prepared to proceed. Dredging could bring our cove back to a depth of 5'-7'. The board consensus is that we should do the dredging if and when we get the opportunity.
- Director Frosaker reopened the discussion on the sale of lot 56 to use the funds to help pay for upcoming projects like the pool, landscaping or dredging. President Pritchett volunteered to see if any easements would be needed to access the property via Sheridan Lane.
- President Pritchett opened a discussion on the grass areas of the POA common space. He is currently awaiting a quote from EXCEL Lawns to eliminate the weeds and restore the grass. They are proposing to start the treatments in August and would perform aerations and fertilizations and also apply insecticides. Once quote is received it will be forwarded to the board and we will request that they come to the next board meeting to make a presentation.
- Secretary Ciocca opened a discussion on a property owners concerns about the boat slip spaces and boat sizes. It was discussed that the board may need to limit the boat size for specific slips and/or re-assign slips in the future.
- Treasurer Kirkman continued the discussion on Property Management companies. Director Frosaker reported that he has contacted three other property management companies. It was decided to schedule them to attend the next meeting to provide a presentation to the board and property owners.

- ARC Chairman Walker discussed some specific ARC issues that he was handling.
- The date of the next Board meeting will be Tuesday, May 29, 2018 at 6:00pm in the Lodge.

Adjournment:

- The meeting was adjourned at 8:08pm.