

Firefly Cove Property Owners Association, Inc.

Board Meeting

July 5, 2025

Location: The POA Lodge

Roll Call/Call to Order: The meeting was called to order at 10:00 am

- Directors Present: Melva Dye, Joe Pritchett, Mike Kirkman, Steve Dunn, and Tom Pflug
- Directors present by Phone: None
- Property Owners Present: Jonathan Hinkle, Tim Shellenberger, John Moore, Amy Olsen, Jeff Olsen, Debbie Pflug and Jayne Mann
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for July 5, 2025. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of June 10, 2024. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

- Jonathan Hinkle started a discussion on the rebuilding of the boat docks. The Board has received a bid to rebuild the boat docks as floating docks. The Board has solicited bids to rebuild the boat docks using traditional materials. Jonathan Hinkle suggested an alternative construction consisting of a concrete sea wall and docks attached to the sea wall.
- Jonathan Hinkle stated that the new flooring in the gym is putting off an odor. Tom Pflug will order and install charcoal air filters that suppresses the odor.

Updates and Old Business

- **Unrestricted Reserve Account**
 - ✓ June 4, 2025: \$91,427 (\$81,427 cash + I-Bond **\$10,000**)
 - ✓ July 2, 2025: \$87,403. (\$77,403 cash I-Bond **\$10,000**)
- **Restricted Reserve Account**
 - ✓ June 4, 2025: \$15,000 (cash) [For Lot 1, Lot 20, Lot 53 \$1,000 refundable Road Fee Each Lot + Lot 1, Lot 20, Lot 53, Lot 56 \$3,000 refundable Compliance Fee Each Lot]
 - ✓ July 2, 2025: \$12,000 (cash) [For Lot 1, Lot 20, Lot 53 \$1,000 refundable Road Repair Fee Each Lot + Lot 20, Lot 53, Lot 56 \$3,000 refundable Compliance Fee Each Lot]
- **Operating Account**
 - ✓ June 4, 2025: \$31,049
 - ✓ July 2, 2025: \$38,193
- **Cost of Helene Update**

Expense

Date	Vendor	Amount	Total
October 23	Marathon Builders (Bulk Debris Removal in and around the Lodge)	\$26,702.80	\$26,702.80
October 23	Paul Davis Restoration (Removal of Damaged Walls/Flooring & Drying)	\$20,861.45	\$47,564.25
October 23	Paul Davis Restoration (Removal of Damaged Walls/Flooring & Drying)	\$5,000.00	\$52,564.25
November 1	Paul Davis Restoration (Removal of Damaged Walls/Flooring & Drying)	\$15,861.45	\$68,431.70
November 1	Tirado Landscape (Debris Removal POA Property)	\$10,125.00	\$78,550.70
November 6	TP Howard Plumbing (Repair Damaged Water Valve)	\$3,049.50	\$81,600.20
November 11	Alpha/Omega Bridge Insp. (Inspect/Certify POA Bridge is Safe)	\$2,500.00	\$84,100.20
November 27	Asheville Fence (Repair Ridge Gate Damage)	\$1,843.74	\$85,943.94
January 28	Asheville Fence (Repair Village Gate Damage)	\$781.47	\$86,725.41
February 5	Prichard's Heat/AC (Repair/Clean POA AC Units)	\$604.55	\$87,329.96
February 19	Highland's Construction (1 st Draw of Lodge Renovation)	\$16,619.90	\$103,949.86
February 26	Tom Pflug (Reimbursement for February Rental 2 Storage Units)	\$470.00	\$104,419.86
March 5	Tom Pflug (Reimbursement for March Rental 2 Storage Units + Set up Fee)	\$850.00	\$105,269.86
March 19	Highland's Construction (2 nd Draw of Lodge Renovation)	\$52,661.26	\$157,931.12
April 1	Tirado Landscape (Clean Up Debris Lodge Area/Fix Rock Path to Lake/Fix Rock Ditch)	\$4,575.65	\$162,506.77
April 18	Tom Pflug (Reimbursement for April Rental 2 Storage Units)	\$470.00	\$162,976.77

April 30	Tom Pflug (Reimbursement Bathroom/Kitchen Sinks and Faucets)	\$1,432.76	\$164,409.53
April 30	Tirado Landscape (Grass Seed, Mulch and Labor Repair)	\$1,813.00	\$166,222.53
May 7	Tirado Landscape (invoice dated 24 April, brush removal, landfill and delivery fee)	\$480.00	\$166,702.53
May 21	Tom Pflug (Reimbursement for lodge expenses plus deposit for two couches)	\$5,615.29	\$172,317.82
May 21	Highlands Construction (Final invoice for lodge restoration)	\$44,030.44	\$216,348.26
June 3	Tom Pflug (Cabinet Hardware)	\$104.90	\$216,453.16
June 4	Bob Cameron (Pool House Repair/Labor/Parts and Boat Dock Electrical Removal)	\$954.93	\$217,408.09
June 17	Mike Kirkman (Replacement of Condo Parking Lot Signs)	\$189.66	\$217,597.75
June 17	John Moore (Reimbursement for pipe to repair drain at POA bridge)	\$656.51	\$218,254.26
July 2	Mike Kirkman (Reimbursement for Metal Stake for Condo Parking))	\$26.77	\$218,281.03
July 2	Carolina Fitness (Replace Treadmill)	\$3,425.50	\$221,706.53

Updates

- Mike Knowles provided the Board with an update of the ongoing construction and new construction being planned.
- Joe Pritchett provided an update on the POA Bridge Stabilization. The bridge engineering study stated that the POA Bridge was in excellent condition. The stabilization of the westsides creek is waiting for the approval of FEMA. There was no estimate of when this work will begin.
- Tom Pflug reported that the Lodge was completely renovated except for a few minor cosmetic items. The new couches and the new treadmill have been delivered and set up.
- The repair of the erosion of the road to the storage area is scheduled to begin by the end of July
- The Reserve Parking signs for the condo owners have been replaced

Board Discussion

- A discussion was started on the term expiration date for Board Members. There was no Annual Meeting in 2024 due to Hurricane Helene, thus no election of new Board Member in 2024. The Board members serving at that time agreed to serve another year. The terms for Joe Pritchett and Tom Pflug will expire in October 2025. The terms for Mike Kirkman and Steve Dunn will expire in October of 2026. The term of Melva Dye will expire in October of 2027.
- A discussion was started on the 2026 Budget. A motion was made to approve the 2026 budget. The motion was seconded and approved with a 5-0 vote. See Below.
- With the renovation of the Lodge, the Board will present an updated **Use of Lodge Common Area Facilities** to the property owners at the Annual Meeting October 18. The property owners will have an opportunity to discuss and provide any changes to the document. A vote will be held at the Annual Property Owners meeting to implement the new procedures

Executive Session

- The Board entered the Executive Session at 11:12am and exited at 12:31pm

The date of the next board meeting:

- Friday August 15, 2025, at 10am in The Lodge

Adjournment: The meeting was adjourned at 12:31pm

Firefly Cove	Operating Budget	2025	2026
Deposits			
	Notes		
POA Dues	\$650.00 X 4 Quarters X 58 Lots	\$150,800.00	\$150,800.00
Boat Dock Fees	13 Boat Slips X \$1,160	\$15,080.00	
Kayak Storage Fee	5 Kayak Storage Spots X \$150	\$750.00	
Reserve Account Funds			
ARC Fee			
Insurance Payout			
Special Assessment			
Lodge Rental Fee			
Prior Year Carryover			
Miscellaneous			
Total Deposits		\$166,630.00	\$150,800.00
Administrative Expenses			
Bookkeeping Contract	\$575/month	\$6,900.00	\$6,900.00
POA Insurance	Estimated payable for 9 months	\$4,100.00	\$6,000.00
Legal		\$300.00	\$300.00
Office Supplies/Refunds/Charges/ Entertainment		\$750.00	\$750.00
Permit/Licenses/Tax	Town Fee \$160 X 12 boat slip	\$2,080.00	\$1,920.00
Tax Prep/CPA	Preparation Annual of POA Tax Forms	\$800.00	\$800.00
Concierge Service Contract	\$250 X 12 months	\$3,000.00	\$3,000.00
Sanitation	Removal of trash from dumpster weekly	\$2,600.00	\$2,700.00
COA Quarterly Dues	\$1,148.38/qtr. for COA dues for Lodge	\$4,600.00	\$5,100.00
Website	Estimated Website and Domain Fee	\$350.00	\$350.00
Pest Control	Carpenter Bees (Lodge \$1,100) + Landscape Pest Control (Lodge Area \$1,700) + Carpenter Bees (Kayak/Boat House \$250)	\$3,050.00	\$3,050.00
Transfer to Unrestricted Reserve	25% of 2024 Dues Increase as Per Board Re-	\$5,700.00	
Total Administrative Expense		\$34,230.00	\$30,870.00
Lodge Expenses	Notes		
Cleaning Contract	\$400 X 12 months	\$4,800.00	\$4,800.00
Cleaning Supplies		\$400.00	\$400.00
Gym		\$400.00	
Fireplace			
Internet/Telephone		\$2,300.00	\$2,300.00
Propane		\$300.00	\$400.00
Electric Lodge/Gate/Dock/Bridge		\$8,000.00	\$8,200.00
Water / Sewer		\$4,500.00	\$4,750.00

Emergency Maintenance		\$3,000.00	
Annual Sprinkler Inspection		\$1,025.00	\$1,025.00
Sprinkler System 5 year inspection			
Fire Extinguisher Inspection		\$50.00	\$50.00
Fire System Monitoring		\$540.00	\$540.00
Fire Monitoring System Inspection		\$400.00	\$400.00
Total Lodge Expenses		\$25,715.00	\$22,865.00
	June 4 2025		
Landscaping Expenses	Notes		
Landscape Contract	Tirado 12 X \$4450	\$53,400.00	\$53,400.00
Kudzu/Tree Work/New Landscaping/Storm Cleanup/Misc	Kudzu Removal (\$2,000) + Mulch and Pine Straw (\$2,500) + Storm Clean Up (\$2,400)	\$15,000.00	\$6,900.00
Snow Removal		\$450.00	\$450.00
Irrigation Start Up		\$2,400.00	\$2,400.00
On Call Irrigation	\$200/month May - September	\$1,000.00	\$1,000.00
Irrigation Shut Down		\$200.00	\$200.00
Total Landscaping Expenses		\$72,450.00	\$64,350.00
Pool Expenses	Notes		
In-Season Pool Service Contract	\$1,200 X 5 months	\$6,000.00	\$6,000.00
Off Season Pool Service Contract	\$120 X 7 months	\$840.00	\$840.00
Pool Furniture Set-Up and Clean		\$150.00	\$150.00
Clean and Store Pool Furniture		\$150.00	\$150.00
Maintenance/Supplies		\$500.00	\$500.00
Pool Repair		\$2,200.00	\$1,000.00
Propane	Pool Grill	\$250.00	\$100.00
Total Pool Expenses		\$10,090.00	\$8,740.00
Capital Expenses			
Capital Repair/Replacement	Storage Area	\$2,100.00	\$1,975.00
	Gates	\$2,500.00	
	Lodge	\$2,500.00	\$3,000.00
	HVAC	\$1,000.00	\$1,500.00
	Boat Dock	\$2,000.00	

Capital POA Projects	Dredging	\$2,500.00	
	Pressure Wash Pool Deck	\$150.00	\$150.00
	Pressure Wash Boat Dock	\$150.00	\$150.00
Capital POA Purchases	Furniture for Lodge	\$2,000.00	\$3,700.00
	Gym Equipment		
	Pinnacle Entrance Sign	\$2,500.00	\$2,500.00
Capital Miscellaneous		\$2,000.00	\$5,000.00
Capital Unbudgeted		\$3,000.00	\$6,000.00
Total Capital Expenses		\$22,400.00	\$23,975.00
Total Operating Deposits		\$166,630.00	\$150,800.00
Total Operating Expenses		\$164,885.00	\$150,800.00
	July 20 2024		