

Firefly Property Owners Association, Inc.

Board Meeting

June 26, 2015

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by President Joe Pritchett at 9:00am
- Directors present: President Joe Pritchett, Vice President Bob Cameron, Treasurer Doug Newton, Secretary Mike Kirkman, and Director Jonathan Hinkle
- Directors Absent: None
- Property Owners present: Jack Buckingham
- Others present: None

Quorum:

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

Approval of Minutes:

- The minutes from the Firefly Cove Board meeting of May 26, 2015 and June 14, 2015 were approved by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns:

- None

Discussion Items:

- Vice President Cameron reported that the installation of a chain fence and a combination lock to keep unauthorized cars from parking at The Pinnacle was complete. Secretary Kirkman stated he notified the Pinnacle property owners of the combination of the lock.
- Vice President Cameron reported that the repair to the pool fence and pool gates has been completed. Vice President Cameron reported that the re-staining of the fencing surrounding the pool, the pool gates, and the wood trellises has been completed.
- Secretary Kirkman started a discussion on vacant lots that are not being properly maintained. President Pritchett stated that most of the vacant lot owners are maintaining their vacant lots. However, because of reoccurring complaints from property owners, the Board should develop Regulations for Maintaining Vacant Lots within Firefly Cove. Secretary Kirkman stated that not all the vacant lots are the same. Some lots are fully wooded and need no maintenance, some lots are partially wooded and partially grass and need mowing/trimming once a month, and some lots are fully grassed and need mowing every couple of weeks. Vice President Cameron recommended that the Board develop community wide Regulations for maintaining vacant lots. The Regulations should be submitted to the Board's attorney for approval and then brought to the Board for final approval and implementation. After a Board discussion, the recommendation was approved by motion, second, and a vote of 5-0.
- Secretary Kirkman started a discussion on increasing the "transfer fee" when a property is sold in Firefly Cove from the current fee of $\frac{2}{3}$ of the quarterly assessment to a fee of a full quarterly assessment. The increase in the transfer fee will be no cost to any property owners as the transfer fee is paid by the Buyer. Treasurer Newton recommended that the Board set the amount of the transfer fee as equal to the current Firefly Cove POA quarterly assessment. After a Board discussion, the recommendation was approved by motion, second, and a vote of 5-0.
- Director Hinkle started a discussion on the Top Coat paving of the Lakefront road, Village road, and Lodge parking lot area. Director Hinkle stated that the base coat on the road consists of large aggregate and eventually will start to deteriorate. The Top Coat on the road consists of small aggregate and is less susceptible to the weather. The base coat is almost 9 years old and the top coat needs to be applied soon. Director Hinkle recommended that the association schedule the Top Coat paving of the Lakefront road, Village road, and Lodge parking lot area for the Spring of 2018. After a Board discussion, the recommendation was approved by motion, second, and a vote of 5-0.

- President Pritchett started a discussion on the major expenses that the association may be facing in the next 3 years.
 1. President Pritchett stated that the Town of Lake Lure has begun dredging the lake and at some unknown future time the Town of Lake Lure will come to dredge to cove for Firefly Cove. The association will be required by the Town to pay for the dredging within 10 feet of the shoreline. The cost will be approximately \$20,000.
 2. The association will need to Top Coat the roads in Lakefront area, the Village area, and the Lodge parking lot by the Spring of 2018. The cost for the Top Coat will be approximately \$65,000 to \$70,000.
 3. The association is obligated to construct a security gate to the Pinnacle lots when construction is completed on the first house within The Pinnacle. The cost to the association will be approximately \$20,000.

Each one of these major expenses can be afforded by the association provided that they do not all occur at once. However, this could happen. The Board has discussed the option of a Road Impact Fee on future construction the past few Board meetings, but has now decided this is not an option. There will be no Road Impact Fee or any future discussion of a Road Impact Fee. If funding for these major expenses is needed, the Board is considering a one-time special assessment, increasing quarterly assessments, borrowing the money or a combination of any of these options. The Board will make a detailed presentation to the property owners at the Annual Property Owners meeting on October 17, 2015 for the property owners to consider.

- Secretary Kirkman started a discussion on the agenda for the Annual Property Owners Association meeting. The Board members were reminded that they needed to have their final contributions to the agenda completed by the August Board meeting for final discussions. The Annual Property Owners Meeting informational packet will be sent to all the property owners by mid-August.
- President Pritchett recommended the Board go into Executive Session for a hearing on a covenant violation and to discuss the 2016 Board Financial Procedures. The recommendation was approved by motion, second, and unanimous vote 5-0. The executive session began at 11:05am and ended at 12:30pm. President Pritchett reconvened the regular Board meeting at 12:31pm.
- President Pritchett recommended that Secretary Kirkman forward the covenant violation response drafted by the Board to the property owner. The recommendation was approved by motion, second, and a vote of 4-0. Secretary Kirkman did not vote.

Adjournment:

- The meeting was adjourned at 12:33pm.