

Firefly Property Owners Association, Inc.

Board Meeting

March 16, 2017

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Bob Cameron at 5:30pm
- Directors present: Bob Cameron, Mike Frosaker, Jonathan Hinkle, Rick Stockdale and Joy Ciocca
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Joe Pritchett, Mark Helms, Jayne Mann and Tibor Pflum
- Property Owners present by phone: 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 February 3, 2017 were approved by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns

- None

Updates:

- President Cameron informed the board on the POA's that all first quarter dues and all the special assessments have been received.
- Treasurer Stockdale informed the board that as of March 16, \$2500 of the dues money was deposited into the Reserve account.

- Director Hinkle advised that Tri-City Paving expects to begin the top coat resurfacing project in 4-5 weeks.
- Joe Pritchett, former POA President, updated the board on the POA's current financial situation with regards to the collection of the first quarter dues, the special assessment and the boat dock fees. He indicated all payments of operating expenses were up to date and the POA has no debt and a good balance in the Reserve Account. The POA is in good financial position.
- Secretary Ciocca reminded everyone of two events coming up in March and August and said the website will be updated to show all upcoming events.
- Vice President Frosaker informed the board that the COA accepted and received the settlement from CertainTeed, the roof shingle manufacturer, regarding the claim submitted on the Lodge roof. The COA has not determined when they will initiate roof repair at this time.

Discussion Items:

- President Cameron started a discussion on the paving of the service road from Chapel Point Road to the Firefly Cove Boat Storage Area at the same time as the top coat road project is done at an additional cost of approximately \$10,000. Director Frosaker motioned for approval to add this area to the paving project; the motion was seconded, and approved by a unanimous vote 5-0.
- Vice President Frosaker confirmed with Treasurer Stockdale, that the current operating account balance includes the \$18,000 Compliance Deposits for construction that will eventually need to be refunded. He also requested that the Board be provided on a monthly basis a statement of activity showing Beginning Balance, any receipts and payments and ending balance.
- A discussion was had with regards to the collection any dues or fees and procedures for notification of past due payments. Director Hinkle suggested that it is handled the same in all cases.
- A discussion was held regarding the request from property owners, Mark and Genevieve Helms, to hold a wedding event on the outside common area. The wedding is expected to be at the end of March, early April 2018 on a Saturday between 4PM and 10PM, approximately 100-125 guests. There would be no use of the Lodge. It was discussed that parking would need to be offsite and guests shuttled in however, parking in the boat storage area would be permitted. There may be a need for a gate attendant. The event would require the use of a tent which would be erected the day before and dismantled the day after the event. The property owner would be completely responsible for any damage to the irrigation system that may be caused by the tent. The board instructed the property owners to go to the Town of Lake Lure to determine if a permit is needed for the tent, if it is even allowable and report back for further consideration.
- President Cameron started a discussion regarding maintenance of the pool and pool area. He indicated he has voluntarily taken care of the pool for five years. The pool is open approximately

120 days, which requires daily chemical tracking as well as daily pool area clean up and pool skimming, 4x weekly backwashing, weekly vacuuming and chemical treatment as needed. President Cameron indicated that he won't be able to continue to volunteer to care for the pool forever. It was discussed that even if other volunteers signed up, it is something that we can't rely on and the board needs to consider finding a service to perform this work. Based on the information President Cameron has from our current pool servicer, the cost per season may be over \$6000. The Board needs to get further pricing and begin to budget for the pool maintenance for the future.

- The date of the next Board meeting TBD.

Adjournment:

- The meeting was adjourned at 6:00pm.