

Firefly Property Owners Association, Inc.

Board Meeting

March 24, 2021

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Melva Dye at 5:30 pm
- Directors present: Joy Ciocca, Melva Dye, and Mark Helms
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Greg Gardner, Mike Kirkman, Joe Pritchett, and Tim Schellenberger
- 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 meetings of December 30, 2020 were approved by motion, second, and a unanimous vote 3-0.

Property Owners Input/Comments/Concerns

- Several ARC concerns were mentioned. Lot 45 Woodshed–concern was with the size and location. ARC Chair reported that been approved and that once completed with paint and landscaping the structure should blend. He will address concerns with the property owners. Lot 6 Landscaping–concern that more landscaping be completed. Property Owner stated that there will be more plants added soon. Lot 27 Landscaping/Truck–concern a truck is parked there, and ground clearing may be done. Reported that property owner has been in contact with the board and ARC chair and truck will be removed in a few days and landscaping will be done in accordance with Firefly architectural regulations. Irrigation Pump at Dock–concern that it is unsightly, may need repair and needs to be installed on a slab. Board indicated we would take steps to address the issues with the pump.

Updates:

- Mike Kirkman reported the balances as of March 24, 2021; Operating account balance is \$27,938. Un-Restricted Reserve account balance \$37,543.37 and the Restricted Reserve account balance \$3,595.81. We deposited the 2021 Easement Fee for the Acres at the Ridge and three Reserve Replacement Fees for recent Lot sales. Lot 48 has not paid the first quarter dues after repeated attempts to collect. A Certified Letter was sent on March 19, 2021. As of today, four of five property owners have paid for the Non-Motorized Boat Slips and eight of thirteen property owners have paid for the Motorized Boat Slips.
- Mark Helms reported that based on the photos reviewed from initial construction and water flow observations after recent storms, it is not believed that there is a foundation issue with the pool deck and that the water problems are likely from ground water. We will have the pool drains cleaned out and test the drain water output to see if the drains may be presenting a problem. It was discussed that the pool deck replacement would be a better option than spending money on fixing cracked grout lines. The discussion was tabled for a future meeting.
- Joy Ciocca reported that the pool fence replacement was in progress and scheduled to be completed this week, weather permitting.
- Melva Dye presented the planting plans for the upcoming landscape projects for Phase one, Chapel Point Road, and Phase two, Horseshoe Area. We are currently awaiting pricing on plants and installation. This project is expected to be completed this spring.
- Melva Dye requested the board go into Executive Session at 6:11pm and ended at 6:41pm.

Discussion Items:

- Joy Ciocca noted that Mike Frosaker officially resigned from the board via email on January 25, 2021. There were three property owners that requested to be board members and provided credentials; Al Joyner, Brian Proctor and Tim Schellenberger. A motion was made and seconded to appoint Al Joyner and Tim Schellenberger to fill the two vacant seats, the motion passed by a vote of 3-0.
- A discussion was had regarding the amount, if any, to transfer from the operating account into the reserve account which was put on hold at the last meeting. This was tabled for the next meeting.
- A discussion was had regarding the previously discussed caretaker position. It was decided to wait to hire anyone for this position as there is still uncertainty as to the responsibilities that would be assigned to this position.
- The date of the next board meeting: TBD

Adjournment:

- The meeting was adjourned at 6:52pm.