

Firefly Property Owners Association, Inc.

Board Meeting

June 1, 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 5:56 pm
- Directors present: Joy Ciocca, Melva Dye, Al Joyner and Tim Schellenberger
- Directors present by phone: None.
- Directors Absent: Mark Helms
- Property Owners present: Mike Kirkman and Joe Pritchett
- 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 April 14, 2021, were approved by motion, second, and a unanimous vote 4-0.

Property Owners Input/Comments/Concerns

- Joy Ciocca relayed a request from property owner Bob Robinson to install security cameras in the lodge now that there are no fulltime residents. After discussions it was decided that security cameras were not needed at this time.

Updates:

- Mike Kirkman reported the balances as of June 1, 2021; Operating account balance is \$37,067.11. Unrestricted Reserve account balance is approximately \$39,000 and the Restricted Reserve account balance is \$3,595.81.
- Joy Ciocca reported that she has been in contact with our attorney handling the closing. He requested that we have the survey company rename the lot and file that with the county. This needs to be completed before the closing to convert the parcel from common to a Firefly Cove Lot.

Joy Ciocca reported she contacted the survey company, Tripod Land Surveying: he would be able to complete this if there was an official document from the board requesting the change.

- A motion was made and seconded to relabel Firefly Cove common owned Parcel #1643116 to Lot 56 – Firefly Cove Subdivision (formerly 0.95 Acre Common Area Parcel #1643116 located on Firefly Point and Sheridan Lane in Firefly Cove Subdivision). The motion passed by a vote of 4–0. Secretary Ciocca will request the surveyor make the change and file the change with the county after the due diligence period has expired.

It was decided that Joy Ciocca will contact our attorney to clarify;

1. that we are meeting the title requirements.
2. that the buyer is satisfied with the relabeling.
3. if the lot can be converted back to common should the sale fall through.

Joy Ciocca reported that our attorney requested the board officially authorize signers for the settlement.

- A motion was made and seconded to approve Melva Dye, POA Board President or Joy Ciocca, POA Board Secretary to sign any and all documents regarding the sale of Parcel #1643116. The motion passed by a vote of 4–0.

Joy Ciocca reported that the due diligence period was extended to June 16, 2021, and settlement should follow 15 days later.

Discussion Items:

- A discussion was had regarding Lot 36 request to remove a tree limb located on Lot 45 that is obstructing the view of the lake. After discussions, the following was determined:
 - Firefly Cove POA has no obligation to provide any property owner an unobstructed view of the lake.
 - The tree in question is in fact on the property of Lot 45 and is the responsibility of that property owner.
 - It will be up to the two property owners to come to an agreement as to removal of the tree limb.
 - Firefly Cove POA has an obligation to provide ground maintenance service as defined as grass cutting, weed control, bush/shrub trimming, and leaf blowing to a portion of Lot 45 which contains the Firefly Cove Entry Sign by the entrance gate.

Joy Ciocca will notify the property owners of Lot 36 and 45 accordingly.

- Tim Schellenberger reported that he tested the sprinkler system from the road to the dock and discovered 4–5 sprinkler heads that were gone, broken, or not adjusted properly. There is a contract in place with Bob Cameron (Lake Lure Electric) that is not being met. A motion was made and seconded to send Bob Cameron an email and give him 15 days to resolve the issues (repair/replace all heads as needed) and get the irrigation system in complete working order to contract. The motion passed by a vote of 4–0.

- Tim Schellenberger reported there is a dead tree stump down by the dock that is infested with insects that needs to be removed. It was agreed to have Rafael Tirardo to handle the removal.
- Tim Schellenberger opened a discussion about plant and bush trimming scheduled and suggested that the frequency increase from once a year to two or three times a year. After discussions it was decided to have the trimming done the end of February, June, and October. Joy Ciocca will work on creating a detailed scope of work to provide to Rafael Tirardo to perform the work.
- Tim Schellenberger opened a discussion about repairing the walkway from the parking area to the dock. The small stones do not stay in place and need to be removed. It was suggested to keep the flagstones and removed the small stones and put in grass. It was agreed to get a price from Rafael but to wait until it was a more suitable time to plant grass.
- Tim Schellenberger wants the board to consider an opportunity from the company he works for to get a new pool heater. They need testing sites for a new commercial pool heater and would provide and install for free in exchange for testing reports. This would be for next season.
- Mike Kirkman reported that he noticed that a section of the dock support looks like it has dropped and Joy Ciocca reported that some of the dock boards have buckled up at the ends. It was decided to ask Jonathan Hinkle to have a look at the dock to get him opinion.
- A discussion was opened regarding the Property Owners Annual Meeting. It was decided that the 2020 and 2021 Annual Meeting will be held on Saturday, October 23, 2021, at 10AM in the Firefly Cove Lodge. Joy Ciocca stated that we need to plan and have the agenda and 2022 budget for the annual meeting set by early August so that all the materials can be compiled and sent to the property owners no later than August 22, 2021. Mike Kirkman prepared a preliminary budget for review and consideration as to what projects we want to do in the next year. It was agreed that Joy Ciocca would email the board the list of possible projects and we would each review and prioritize for determining the 2022 budget.
- Mike Kirkman stated that we still need to find a someone that can perform small jobs/tasks on a regular basis. It was discussed that we would put out feelers for someone local that would be available for this and on call and see what we get and then discuss at the next meeting.
- Joe Pritchett stated that we should be able to have the dredging of the sandbar on the east stream side done this year as well as some areas in front of the dock.
- Joy Ciocca stated that Melgar's will be here in the next week or so to remove the dead trees in the boat storage area and to remove the lower limbs (new spurs) of the trees in the tree grove in the common area.
- The date of the next board meeting: Thursday, July 8 at 6PM in the Lodge.

Adjournment:

- The meeting was adjourned at 7:55pm.

ADDITIONAL PROVISIONS ADDENDUM

The parties agree to the Additional Provisions set forth below relative to the Offer to Purchase and Contract ("Contract") for Lot 56, Common Area, Firefly Cove, Lake Lure, NC ("Property") by and between Firefly Cove Property Owners Association, Inc. ("Seller") and William S. Hansen and Danelle A. Hansen ("Buyers").

EXTENSION OF DUE DILIGENCE PERIOD: The parties agree that the Due Diligence period, which expires on May 16, 2021, shall be extended for an additional thirty (30) days, through June 16, 2021.

Except as set forth above, all conditions of the original Offer to Purchase and Contract – Vacant Lot/Land between the parties shall remain in full force and effect.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE OFFER TO PURCHASE AND CONTRACT, THIS ADDENDUM SHALL CONTROL.

Seller: Firefly Cove Property Owners Association, Inc.

By: *Jay Cioccia*
Title: *POA Board, Secretary*

Buyers:

W. S. Hansen
William S. Hansen

Danelle A. Hansen
Danelle A. Hansen

Melgar's complete tree service

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Forest City, NC 28043 US
+1 8282893760
melgarscompletetreeservice16@gmail.com



Estimate

ADDRESS
POA firefly

ESTIMATE 1053
DATE 05/11/2021

| DATE | SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|-------|-----------|-------------------------------------------------------------------------------------------------|-----|--------|-----------------|
| | tree work | clean all lower limbs on trees close to the pool and cut down a tree by the boat storage place. | 1 | 950.00 | 950.00 |
| TOTAL | | | | | \$950.00 |

Accepted By

Accepted Date