Firefly Cove Property Owners Association, Inc.

Board Meeting

May 29, 2026

Location: The POA Lodge

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

- Directors Present: David McKinsey, Mike Kirkman, Melva Dye, and Tom Pflug
- Directors present by Phone: None
- Property Owners Present: Tim Shellenberger, Jayne Mann, John Chapman, Bill Hansen, Mike Knowles, Maithe Enriquez (McKinsey), Jackie Beckenbach, Mark Beckenbach, Mark Weissenberger
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for May 29, 2026. The motion was seconded and approved with a 4-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of March 27, 2026 **(highlight in yellow below).** The motion was seconded and approved with a 4-0 vote.

Property Owners Input/Comments/Concerns

- Tim Shellenberger stated that he and Tom Pflug solicited a bid to have the driveway and parking area to the lake/dock area paved with asphalt. The bid was $13,500 The Board will discuss paving and solicit other bids if the Board decides to move forward with the project. His other concerns include planning for the finished landscaping and repairing the pump and irrigation system for the field and dock area.

- John Chapman informed the Board of the growth of Kudzu in the Boat Storage area. David McKinsey said he contacted Travis Smith, Kudzu removal contractor the Board used a few years ago. Tom agreed to look at the entire Firefly Cove Property with Travis Smith and present a plan to the Board. John also suggested that the POA charge property owners for the use of the boat storage area.

Financial Update

- Unrestricted Reserve Account
  - ✓ March 25, 2026: $62,144 [$25,644 + $25,000 4-Week T-Bill + $11,500 I-Bond]
  - ✓ May 27, 2026: $63,637 [$27,137 + $25,000 4-Week T-Bill + $11,500 I-Bond]

- Restricted Reserve Account
  - ✓ March 25, 2026: $186,962 [$86,962 (cash) + 4-Week T-Bill: $100,000] [0 Lots Due *$1,000 Refundable Road Repair Fee Each Lot + 0 Lots Due $3,000 Refundable Compliance Fee Each Lot*]
  - ✓ May 27, 2026: $90,120 [$15,120 (cash) + 4-Week T-Bill: $75,000] [0 Lots Due *$1,000 Refundable Road Repair Fee Each Lot + 1 Lots Due $3,000 Refundable Compliance Fee Each Lot*]

- Operating Account
  - ✓ March 25, 2026: $ 44,410
  - ✓ May 27, 2026: $34,321

- **Cost of Helene Update**

✓ Lodge Renovation	$225,580
✓ Dock Area Renovation	$4,300 (Engineered Drawing) $21,540.03 (Downpayment to Master Dock) $107,715.13 (Master Dock Contract)
✓ FEMA Bridge Renovation	$2,500.00 (Bridge Inspection) $656.52 (Bridge Drainpipe) $23,000 (Creek Stabilization Riprap) $813.11 (Purchase Lights for Bridge Columns) $146.62 Material for Bridge Column $625.00 Labor to Restore Bridge Column

ARC Update

Committee members: Jayne Mann, Paula Moore, Deb Gardner, Deb Pflug, Mike Knowles

Ongoing construction:

Hansen: Lot 56 Firefly Point: Owner forecasts completion Q2, 2028.

Other ARC business.

The ARC recommends the following addition to our CC&R's to add architectural requirements for the installation of solar panel systems:

The Firefly Cove POA and Architectural Review Committee (ARC) welcome the addition of solar collection systems to homes in our community and has adopted the following requirements for the design and installation of solar systems to comply with North Carolina General Statute 22B-20. Deed restrictions and other agreements prohibiting solar collectors.

· The preferred location for solar panels is on the rear roof of the home.

· Solar panels shall not be installed on the façade of a structure that faces open to common or public access.

· Solar panels shall not be installed on a roof surface that slopes downward toward the same areas that open to common or public access: or

· Within the area set off by a line running across the facade of the structure extending to the property boundaries on either side of the façade and those areas of common or public access faced by the structure.

All solar collector systems shall be subject to prior review and approval of the ARC for compliance. Except to the extent that compliance with the above restrictions would increase the cost or decrease the efficiency of the system by fifteen percent or more.

Any solar collectors not otherwise prohibited, and all plumbing, supports, and other components, must be located as inconspicuously as possible; and screened and colored to appear to be an integral and harmonious part of the architectural design of the home, using materials and manner of screening approved by the ARC.

A drawing describing the location of the system on the roof showing visibility from the streets and neighborhood lots shall be submitted to the ARC for review and approval.

Mike Knowles will work with Steve Dunn to develop the legal document for the change to the Covenants to present to the Board at the next Board Meeting. If the document is approved by the Board, the Board will begin the process of amending the covenants, which ultimately would require the approval of 67% of the property owners.

Covered Dock Furniture Update

Tim Shellenberger has ordered the furniture and the estimated delivery time is late July.

Boat Slip Users Assignment Update

All Boat Slips have been assigned, and all Boat Slip Special Assessments have been collected.

Dock Area Refurbishment Update

Completion of the Dock Area Refurbishment will be completed by June 5

Board Discussion

- A discussion was started on removing the unburied cable on Lot 15. It is unknown to which company the unburied cable belongs to. It is not the property of Vyve.

- A discussion was started on the flooding of the East and West Creek. Water comes from 12 mountains ranges that stretch to Ashville. David McKinsey stated he hired a water mitigation company from Ashville that helped with the flooding to his home.

- A discussion was started on providing an online payment method for assessments. Tom Pflug stated that he had talked with the association's bookkeeper, Rhonda Stockdale, and she is exploring the possibility with the association's bank. The Board will notify the property owners of this option when it becomes available.

- The Town of Lake Lure granted the POA a permit to rebuild the 13 boat slips that were lost due to Hurricane Helene. A discussion started on having 12 single user boat slips and one community boat slip. A motion was made to have 12 single user boat slips, instead of 13 single user boat slips and one community boat slip. The motion was seconded and approved with a 4-0 vote.

- A discussion was held on the Rules and Regulations for the use of the Community Boat Slip. The Board decided to table further discussion until the next Board meeting.

- A discussion was started on updating the Boat Dock Regulations for 2027. The current Regulations will be used for the remainder of 2026. Mike Kirkman stated that updating the new Regulations were approved at the March 1, 2026 Board meeting. He presented the proposal for the changes to Section 2. After a discussion A motion was made to approve Section 2 of the Regulations. The motion was seconded and approved with a 4-0 vote. The remainder of the Sections in the 2027 Regulations will be discussed at future Board meetings.

- After a discussion, a motion was made to waive the $1,000 Annual Rental Fee for renting a condo for 2026. The motion was seconded and approved with a 4-0 vote.

- It was decided that the Annual Property Owners Meeting will be held on Saturday October 31, 2026 at 10am in the Lodge

Executive Session

- The Board entered Executive Session at 10:55am and exited Executive Session at 11:07am

The date of the next board meeting:

- Friday July 3, 2026 at 10am in The Lodge

Adjournment: The meeting was adjourned at 11:11 am

Firefly Cove Property Owners Association, Inc.

Board Meeting

March 27, 2026

Location: The POA Lodge

Roll Call/Call to Order: The meeting was called to order at 9:59 am

- Directors Present: David McKinsey, Mike Kirkman, Steve Dunn, and Tom Pflug

- Directors present by Phone: Melva Dye

- Property Owners Present: Tim Shellenberger, Jayne Mann, Jonathan Hinkle

- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for March 27, 2026. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of March 1, 2026. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

- Tim Shellenberger asked the Board to approve the purchase of 2 Sofas, 4 Chairs, and 2 Tables for the Covered Dock from the La Luna Outdoor Furniture Collection. Tim Shellenberger graciously offered to pay for the outdoor furniture.

La Luna Outdoor Furniture



Financial Update

- Unrestricted Reserve Account
  - ✓ February 23, 2026: $62,115 ($50,615 cash + I-Bond $11,500)
  - ✓ March 25, 2026: $62,144 [$25,644 + $25,000 4-Week T-Bill + $11,500 I-Bond]

- Restricted Reserve Account
  - ✓ February 23, 2026: $139,964 ($80,964 cash + $58,000 T-Bill + Lot 20 *$1,000 refundable Road Fee)*
  - ✓ March 25, 2026: $186,962 [$86,962 (cash) + 4-Week T-Bill: $100,000]
    [0 Lots Due *$1,000 Refundable Road Repair Fee Each Lot + 0 Lots Due $3,000 Refundable Compliance Fee Each Lot*]

- Operating Account
  - ✓ February 23, 2026: $43,976
  - ✓ March 25, 2026: $ 44,410

Cost of Helene Update

✓ Lodge Renovation	$225,580
✓ Dock Area Renovation	$25,840.03
✓ FEMA Bridge Renovation	$2,500.00 (Bridge Inspection)
	$656.52 (Bridge Drainpipe)
	$23,000 (Creek Stabilization Riprap)
	$813.11 (Purchase Lights for Bridge Columns)

ARC Update

Committee members: Jayne Mann, Paula Moore, Deb Gardner, Deb Pflug, Mike Knowles

- Lot 56 Firefly Point
  - ✓ Status: Project in progress according to contractor's project manager.
- Other business
  - ✓ Solar Panel System Applications /Installations.

After some research to determine what options would be available to the ARC for this situation. We discovered that the State of North Carolina has mandated that the installation of solar panel systems cannot be rejected by the HOA Architectural Review Committee unless the ARC has their power to do so documented in the Community's covenants. Even then, the ARC can limit the location of the panels to the rear of the roof only if doing so will reduce the system's output by a "reasonable" amount. I cannot find any number for what constitutes a reasonable amount in any of the codes or records of litigation. I have seen 10 -15% mentioned but that needs additional research

Since additions to our CCR's require a vote of approval from our membership. I suggest that the Board add this to their agenda at the earliest opportunity. In the interim we would also recommend that the ARC does not accept any further applications for solar systems installations until our authority to review and authorize applications is documented in our CCR's.

To streamline the process of drafting a solar panel clause for our covenants, the ARC plans to contact other North Carolina communities to see if they can share their existing guidelines on this topic.

Board Discussion

- After a discussion on the Covered Dock furniture, a motion was made to approve the purchase of 2 Sofas, 4 Chairs, and 2 Tables for the Covered Dock from the La Luna Outdoor Furniture Collection. The Board accepts Tim Shellenberger's offer to pay for the outdoor furniture. The motion was seconded and approved with a 5-0 vote. Tim Shellenberger will order the furniture in the next few days.

- A discussion was started on updating the Boat Dock Regulations. Mike Kirkman will present the changes, if any, at the next Board Meeting.

- A discussion was started on determining the number of reserved boat slips and day slips to make available. It was decided that the Board will wait until the actual number of boats slips are known to make that determination.

- A discussion was started on the assignment of boat slips. Once the number of boat slips are determined the Secretary will use the Boat Slip Seniority List to have the boat slip users choose which boat slip they want.

- A discussion was started for those property owners that own 2 contiguous lots being able to combine them into one lot. Due to costs, the Board decided this was not an option the Board wanted to pursue.

- A discussion was started on the recommendation of the ARC to amend the Covenants for the use of Solar Panels. The Board asked the ARC to present the changes to the Covenants at the next Board Meeting. Upon Board approval of the changes, the Board will initiate the necessary procedures to approve the 5th Amendment to the Covenants.

- Phase 1 of the Dock Refurbishment has been permitted by the Town of Lake Lure. Construction has begun. Phase 2 of the Dock Refurbishment needs approval from the Lake Advisory Board and Lake Lure Town Council. Jonathan Hinkle will present the necessary documentation to the LAB and Town Council at the next scheduled meeting.

Executive Session

- None

The date of the next board meeting:

- Friday May 29, 2026 at 10am in The Lodge

Adjournment: The meeting was adjourned at 11:11 am