

Firefly Property Owners Association, Inc.

Board Meeting

January 2, 2018

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Joe Pritchett at 6:00 pm
- Directors present: Joy Ciocca, Mike Frosaker, Joe Pritchett, and Bill Walker
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Mike Kirkman, Cesar Pares, Brenda Urban, Tibor and Teri Pflum and Jayne Mann
- 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 November 27, 2017 were approved by motion, second, and a unanimous vote 4-0.

Property Owners Input/Comments/Concerns

- Tibor Pflum expressed concerns about the trash dumpster being full, the speed some visitors drive around the cove and the tree trimming. He suggested a larger or weekly pick up for trash, a speed limit sign and to make sure we have the tree trimming scheduled before the spring.

Updates:

- President Pritchett provided an update on the operating account \$1,344.29 and the reserve account \$52,766.00 balances. Specifically discussing the reserve account: at 1/1/17 the balance was \$64,912.62 we deposited \$74,993.88 which includes interest, the special assessments, boat dock fees and allocations from the quarterly dues, we paid out \$87,140.50 which includes payments for

the Road Work and the Lodge Roof Repairs. Even though we did not make one of the \$2,500 quarterly deposits that the board originally voted to do in 2017 we are still in fantastic financial shape and our balance sheet looks good and is appealing to prospective buyers.

Discussion Items:

- President Pritchett started a discussion about the landscaping. Andy Burnette from Burnette Landscaping was in attendance. Andy reported that he has completed the irrigation system but it still needs to be checked, he needs to wait until the weather is warmer to test. He will then winterize it again after the test.

President Pritchett began a further discussion on the plans for future landscaping and encouraged the property owners present to offer their ideas, opinions and input. He also solicited the property owners to help, if they see something say something so we know what needs to be addressed.

Suggestions for landscaping in the 2018 year include:

- Fix the grass in the common areas to remove the weeds and restore it to grass
 - Cut the grass on a scheduled basis
 - Eliminate all weeds and treat for weed control on a weekly schedule
 - Spray plants and grass for bugs and keep on schedule (weed killer used is safe for pets and people after 10-15 minutes-drying time)
 - Flow of information from Property Owners to Board (via Secretary call or email)/ Board Approved Point of Contact direct Andy Burnette.
 - Work on ideas for removal of pine needles and seasonal plantings. Discussions were had to change to mulch and plantings in the spring only. Eliminate pine mulch and fall plantings. Also to eliminate some areas and restore to grass.
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- President Pritchett presented a discussion of what we have already planned for the 2018 year.
 1. We are going to pressure wash, spray for bees and paint the boat dock and canoe rack at a cost of +/- \$8000. Should be completed by the end of March, weather permitting.
 2. Complete the Irrigation system, which as reported is already completed. This came in under budget at a cost of \$900, budget was \$2800.
 3. The rotten timber and fence post in the pool area must be replaced. Estimate the cost of this to be \$1500.
 4. The path to the Boat Dock area needs to be redone. Andy provided photos and suggestions to use a rock border with pea gravel to include drainage. The ARC is going to take on this project and review the proposal and make recommendations. Estimated cost is \$8000.
 5. Kudzu removal on common property adjacent to the Lodge parking. Andy will provide price. Estimate \$1500
 6. Tree Trimming to be completed as required. Andy is aware of what trees are needed to be trimmed and will provide price.

7. Pool Area Stone needs to be resealed. We are currently looking at what needs to be done and the costs. Prior estimate was \$1250.
8. Pool Surfaces are chipping. We need to review and determine if this can wait to be completed in 2019.
9. Purchase of two new light weight single user kayaks and one light weight paddle board. Keep two that we have and dispose of the others. And build a rack right on the water to put the two heaviest ones. Estimated cost \$2000.

Estimated costs of those items above is approximately \$27,000. With Quarterly Dues we collect just under \$100,000. Operating Costs are \$70,000 leaving us with \$30,000. It is feasible to complete the above items. Most items will be done and completed before May/June. It will be tight but we should be okay to get these projects started. The reserve account is set aside for replacement (kayaks). We can only borrow money from the reserve account for maintenance or new items. President Pritchett recommends we put all the \$9600 from the boat dock fees into the reserve account for a new balance of \$62,300.

- Director Walker started a discussion regarding the pool and repairs needed. It was agreed that we need to determine exactly what is wrong with the pool, what is leaking and what is needed before we can commit to any repairs. Concerns are if the pool is leaking the sealing the stone is only a temporary fix, if the water damages the equipment the cost could be up to \$7000 to repair/replace.
- A discussion was had about the cost of dumpster, a larger one or an extra pick up. Current cost is \$128/mo with every other week pick up. If we go to a larger dumpster, the cost would be \$400/mo. If we call for an extra pick up at any time, it is an additional \$400/pickup. Suggestions included reviewing camera footage for unauthorized dumping, putting up a gate or a chain and locking to prevent unauthorized dumping, add a recycling container and to call other vendors for cheaper pricing.
- Director Walker made a resolution that the Board approves a Mike Kirkman as a board member and treasurer to replace Rick Stockdale who resigned effective January 1, 2018. Mike Kirkman was approved by motion, second, and a unanimous vote 4-0.
- President Pritchett recommended the Board go into Executive Session to discuss a complaint about a property owner and various contracts for services. The executive session began at 7:10pm and ended at 8:33pm. President Pritchett reconvened the regular Board meeting at 8:34pm.
- The Board voted 5-0 to change the ARC Guideline that requires a home to be completed within one year of the permit date to 16 months to correspond with the length of time stated in the Covenants. The Board also voted 5-0 to amend the ARC Guidelines to require property owners building homes to provide the ARC Chairman with a copy of the building permit. The Board voted 5-0 to issue no fines, with respect to ARC guidelines to any property owner. The Board has voted 5-0 not to impose any fines with respect to the Covenants to any property owner at this time. The Board will continue to monitor the progress of the construction and looks forward to their timely completion.

- The Board voted 5-0 not to put up a speed limit sign at this time.
- The date of the next Board meeting will be determined.

Adjournment:

- The meeting was adjourned at 8:50pm.