

Firefly Cove Property Owners Association, Inc.

Board Meeting

August 16, 2024

Location: Firefly Cove Lodge

Roll Call/Call to Order: The meeting was called to order at 10:59am

- Directors Present: Melva Dye, Greg Gardner, Steve Dunn, Joe Pritchett, and Mike Kirkman
- Directors present by Phone: None
- Property Owners Present: Debra and Tom Pflug, Jayne Mann, and Bob Robinson
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the Board Agenda of August 16, 2024 with changes. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of June 28, 2024. The motion was seconded and approved with a 5-0 vote. (See Document A)

Property Owners Input/Comments/Concerns

- Bob Robinson presented many concerns to the Board

Q. Security Cameras in the Lodge and Pool area

A. At the June 28, 2024, Board meeting a motion was made not to proceed with the installation of a security system within the Lodge. The motion was seconded and approved with a 5-0 vote. The Board now agrees that Security Cameras should be installed for the pool area and will decide how to proceed at the next Board meeting.

Q. Schedule Refurbishment of mulch and pine straw on POA common area in the Spring of each year

A. The Board has budgeted for mulch and pine straw in the 2025 budget. The refurbishment will be scheduled for Spring 2025

Q. Options besides mulch for the POA to refurbish POA area on Lot 36

A. According to the ARC Guidelines:

4.15 Mulching

4.15.1 Materials are to be pine bark, double shredded hardwood, or pine straw.

4.15.2 Mulching is required for all planted areas and any exposed soil not otherwise planted.

4.15.3 Rock, pebbles or colored mulches are not acceptable mulching material.

4.15.4 Synthetic mulch is not allowed

Q. Request the crape myrtles by the dock be trimmed and trees in the center area be trimmed

A. Greg Gardner stated that a few years ago the POA hired Epperson Tree Service (from Hendersonville) to trim the trees in the common area, the Board will get a quote from Epperson and evaluate.

As far as pruning the Crape Myrtle Trees:

Don't Overdo It When You Prune Crape Myrtles

While crape myrtles are known for producing impressive amounts of new growth after a fresh spring trim, so many people go totally overboard and hack their trees down to stumps. This is arguably worse than leaving your tree untouched because you end up with weak, spindly regrowth, and you don't get to enjoy the gorgeous, mottled bark that develops over time. This is why you have to find that happy medium and trim it back just the right amount.

You mentioned Tim Schellenberger's pruning. It is our opinion that the tree is a beautifully shaped and healthy tree and does not impede any vehicle traffic. One of Tim's has been over pruned and is spindly and does not look good.

Q. Smoking and Vaping in the Pool Area

A. The Board has ordered 2 "NO SMOKING/VAPING" signs for the pool area. Joe has spoken to the person that has been vaping and stated the pool rules and asked for them to stop vaping.

Q. Refurbishment of house that is in violation of ARC standards

A. The Board is addressing the situation and has sent a violation letter out to the owners

Q. The residents should have a voice in the use and limit of the Reserve Account

A. A discussion of the use of the Reserve Account will be added to the agenda of the Property Owners Association Annual Meeting

Updates and Old Business

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of June 19, 2024
 - **Operating Account**
 - ✓ June 19, 2024: \$31,494
 - ✓ August 14, 2024: \$23,745
 - **Unrestricted Reserve Account**
 - ✓ June 19, 2024: \$127,622
(\$22,622 cash + 4-week T-Bill \$3,000 + 4-week T-Bill \$3,000 + 4-week T-Bill \$3,000 + 4-week T-Bill \$6,000 + 4-week T-Bill \$80,000 + I-Bond \$10,000)
 - ✓ August 14, 2024: \$134,237
(\$19,237 cash + 4-week T-Bill \$10,000 + 4-week T-Bill \$3,000 + 4-week T-Bill \$3,000 + 4-week T-Bill \$3,000 + 4-week T-Bill \$6,000 + 4-week T-Bill \$80,000 + I-Bond \$10,000)
 - **Restricted Road Repair Reserve Account**
 - ✓ June 19, 2024: \$12,642 {\$7,642 cash [includes \$2,000 refundable Fee] + \$5,000 4-week T-Bill)
 - ✓ August 14, 2024: \$13,342 {\$8,342 cash [includes \$2,000 refundable Fee] + \$5,000 4-week T-Bill)
- Firefly Cove Architectural Committee Report
 - New Home Build Lot #1 Construction Underway
 - New Home Build Lot #44 Construction Completed

The motion was made to refund the Compliance Fee and the Restricted Road Assessment Fee to Lot 44. It was seconded and approved with a 5-0 vote.

 - New Home Build Lot #48 Plans have been approved. The Compliance Fee and Restricted Road Assessment have been paid.
 - New Home Build Lot #30 Waiting for revised building exterior rendering.
 - New Home Build Lot #53 Plans and Permits have been approved.
 - New Home Build Lot #20 Conceptual Design approved.
 - The ARC has been in contact with an existing property owner that is in violation of ARC rules. The ARC recommends that the Board proceed with other action allowed by the Covenants.
- There was no update from the Boat Dock Committee
- There was no update on the dredging.
- There was no update on Landscaping

Board Discussion Items

- The POA/COA Regulations state that there is no smoking/vaping allowed in the Lodge and on POA common areas. A motion was made to have Mike Kirkman order 2 “NO SMOKING/VAPING” signs for the pool area. It was seconded and approved with a 5-0 vote

- A discussion was started on the proposed 2025 budget. The motion was made to approve the 2025 Budget. It was seconded and approved with a 5-0 vote. (See Document B)

- A discussion was started on making a preliminary plan for the landscaping at the Pinnacle Gate. Mike Kirkman will ask Bob Cameron to draw up a plan for the Pinnacle Gate to present to the Board at the next Board meeting.

- A discussion was started on the installation of a cluster mailbox at the Pinnacle, as required by the US Postal Service. After a discussion Greg Gardner made a motion for up to \$3,500 for the installation of the mailboxes. It was seconded and approved with a 5-0 vote. (See Document C)

- **Executive Session:** The Board entered Executive Session at 12:29pm and exited Executive Session at 12:51pm

- **The date of the next board meeting:** October 4, 2024, at 11am

- **Adjournment:** The meeting was adjourned at 12:55pm

Document A

Firefly Cove Property Owners Association, Inc.

Board Meeting

June 28, 2024

Location: Firefly Cove Lodge

Roll Call/Call to Order: The meeting was called to order at 10:52am

- Directors Present: Melva Dye, Greg Gardner, Steve Dunn, Joe Pritchett, and Mike Kirkman
- Directors present by Phone: None
- Property Owners Present: Debra and Tom Pflug and Brian Proctor
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the Board Agenda of June 28, 2024 with changes. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of May 23, 2024. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

- Tom & Debra Pflug, owners of a pool sales and repair business for several years, have inspected the Firefly Cove pool. They reported that the condition of the pool is good and recommend that no action be taken at this time. Eventually the pool will need to be resurfaced and the use of PebbleTec or Marcite was recommended.

Updates and Old Business

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of June 19, 2024
 - **Operating Account**
 - ✓ May 16, 2024: \$47,149
 - ✓ June 19, 2024: \$31,494
 - **Unrestricted Reserve Account**
 - ✓ May 16, 2024: \$124,197
((\$28,197 cash + 4-week T-Bill \$6,000 Compliance Fee + 4-week T-Bill \$80,000 + I-Bond \$10,000)
 - ✓ June 19, 2024: \$127,622
((\$22,622 cash + 4-week T-Bill \$3,000 + 4-week T-Bill \$3,000 + 4-week T-Bill \$3,000 + 4-week T-Bill \$6,000 + 4-week T-Bill \$80,000 + I-Bond \$10,000)
 - **Restricted Road Repair Reserve Account**
 - ✓ May 16, 2024: \$9,341 {\$4,341 cash [includes \$2,000 refundable Fee] + \$5,000 4-week T-Bill)
 - ✓ June 19, 2024: \$12,642 {\$7,642 cash [includes \$2,000 refundable Fee] + \$5,000 4-week T-Bill)

- Firefly Cove Architectural Committee Report
 - New Home Build Lot #1 Construction underway,
 - New Home Build Lot #44 Construction underway, Landscape Plans Approved
 - New Home Build Lot #48 Plans have been approved.
 - New Home Build Lot #30 Waiting for revised building exterior rendering.
 - New Home Build Lot #53 Plans and Permits have been approved.
 - New Home Build Lot #20 Conceptual Design approved.
 - The ARC has been in contact with an existing property owner that is in violation of ARC rules. The ARC recommends that the Board proceed with other action allowed by the Covenants.

- The Boat Dock Committee reported that the cushions at the boat dock have been completed.
- The Boat Dock Committee reported that one boat has bungee cords for tying up the boat to the dock. These cords allow the boat to ram the dock with the action of the waves created in the lake. It is recommended that the boat owner be contacted and asked to replace these cords with static lines to prevent the boat from damaging the dock
- The Boat Dock Committee reported that there is a boat with no current Town of Lake Lure Boat Sticker
- There was no update on the dredging.
- Irrigation has been installed to the Entrance of the Village and landscaping has been planted

Board Discussion Items

- A discussion was started on the installation of a cluster mailbox, as required by the US Postal Service, at the Pinnacle. Greg Gardner will research the options and locations and present his findings at the next Board Meeting.
- A motion was made to approve the changes to Section 3.6.5 of the ARC Regulations. (See Document A) The motion was seconded and approved with a 5-0 vote.
- A motion was made for Anita Cameron to maintain the flowers in the pots for the POA common area at a cost of \$25/month until the end of October. The motion was seconded and approved with a 5-0 vote.
- A property owner requested that the Board inspect the roof of the Lodge for damage after the recent hailstorm. The request was forwarded to the Condo Owners Association.
- After a Board discussion, a motion was made not to proceed with the installation of a security system within the Lodge. The motion was seconded and approved with a 5-0 vote.
- A motion was made to donate the used POA pool furniture to Lil's Thrift Shop supporting animal care. The motion was seconded and approved with a 5-0 vote.
- A motion was made to approve up to \$500 for the Annual July 4th Property Owners Pool Picnic on July 6. The motion was seconded and approved with a 5-0 vote.
- Greg Gardner and Mike Kirkman presented a preliminary 2025 budget proposal. Greg Gardner and Mike Kirkman requested that the Board review the preliminary 2025 budget proposal and submit any ideas as soon as possible. A final 2025 budget proposal will be presented at the next Board meeting.
- **Executive Session:** The Board entered Executive Session at 12:07pm and exited Executive Session at 12:39
- A motion was made to change the Firefly Cove POA Registered Agent from Robert E. Dungan to Joseph R. Hurwitz. The motion was seconded and approved with a 5-0 vote. Joe Pritchett and Mike Kirkman will contact Joseph R. Hurwitz to discuss this topic.
- A discussion was started on investing additional funds from Unrestricted Reserve Account to T-Bills. A motion was made to invest funds more than \$10,000 in the Unrestricted Reserve Account into T-Bills. The motion was seconded and approved with a 5-0 vote.
- **The date of the next board meeting:** August 16, 2024, at 11am
- **Adjournment:** The meeting was adjourned at 12:42pm

Document A

Firefly Cove Architectural Design Standards Proposed Revision

Section 3.6 Other Design Elements

Materials

3.6.5 Porches and Decks: Materials and colors compatible with our “mountain rustic” design goals are preferred. Design and material selections are subject to ARC approval prior to construction.

Flooring:

Stained or painted wood (e.g. pine), dark colored wood (e.g. Tigerwood, Ipe) or wood colored composite material (e.g. Trex, TimberTech).

Handrail Systems:

Posts - Stained or painted wood, metal.

Railings - Stained or painted wood, vertical and / or horizontal cable and rods, tempered glass.

Document B

Firefly Cove	Operating Budget	2025
Deposits		
	Notes	
POA Dues	\$650.00 X 4 Quarters X 58 Lots	\$150,800.00
Boat Dock Fees	13 Boat Slips X \$1,160	\$15,080.00
Kayak Storage Fee	5 Kayak Storage Spots X \$150	\$750.00
Reserve Account Funds		
ARC Fee		
Insurance Payout		
Special Assessment	\$1,000 X 2 Condo Rental Assessment	\$2,000.00
Lodge Rental Fee		
Prior Year Carryover		
Miscellaneous		
Total Deposits		\$168,630.00
Administrative Expenses		

Bookkeeping Contract	\$575/month	\$6,900.00
POA Insurance	Estimated payable for 9 months	\$4,100.00
Legal		\$300.00
Office Supplies/Refunds/Charges/ Entertainment		\$750.00
Permit/Licenses/Tax	Town Fee \$160 X 13 boat slip	\$2,080.00
Tax Prep/CPA	Preparation Annual of POA Tax Forms	\$800.00
Concierge Service Contract	\$250 X 12 months	\$3,000.00
Sanitation	Removal of trash from dumpster weekly	\$2,600.00
COA Quarterly Dues	\$1,148.38/qtr. for COA dues for Lodge	\$4,600.00
Website	Estimated Website and Domain Fee	\$350.00
Pest Control	Carpenter Bees (Lodge \$1,100) + Landscape Pest Control (Lodge Area \$1,700) + Carpenter Bees (Kayak/Boat House \$250)	\$3,050.00
Transfer to Unrestricted Reserve	25% of 2024 Dues Increase as Per Board Resolution	\$5,700.00
Total Administrative Expense		\$34,230.00

Lodge Expenses	Notes	
Cleaning Contract	\$400 X 12 months	\$4,800.00
Cleaning Supplies		\$400.00
Gym		\$400.00
Fireplace		
Internet/Telephone		\$2,300.00
Propane		\$300.00
Electric Lodge/Gate/Dock/Bridge		\$8,000.00
Water / Sewer		\$4,500.00
Emergency Maintenance		\$3,000.00
Annual Sprinkler Inspection		\$1,025.00
Sprinkler System 5 year inspection		
Fire Extinguisher Inspection		\$50.00
Fire System Monitoring		\$540.00
Fire Monitoring System Inspection		\$400.00
Total Lodge Expenses		\$25,715.00

Landscaping Expenses	Notes	
Landscape Contract	Tirado 12 X \$4450	\$53,400.00

Kudzu/Tree Work/New Landscaping/Storm Cleanup/Misc	Kudzu Removal (\$2,000) + Mulch and Pine Straw (\$10,500) + Storm Clean Up (\$2,400) + Firepit Clean Out (\$100)	\$15,000.00
Snow Removal		\$450.00
Irrigation Start Up		\$2,400.00
On Call Irrigation	\$200/month May - September	\$1,000.00
Irrigation Shut Down		\$200.00
Total Landscaping Expenses		\$72,450.00
Pool Expenses	Notes	
In-Season Pool Service Contract	\$1,200 X 5 months	\$6,000.00
Off Season Pool Service Contract	\$120 X 7 months	\$840.00
Pool Furniture Set-Up and Clean	-	\$150.00
Clean and Store Pool Furniture	-	\$150.00
Maintenance/Supplies		\$500.00
Pool Repair		\$2,200.00
Propane	Pool Grill	\$250.00
Total Pool Expenses		\$10,090.00

Capital Expenses		
Capital Repair/Replacement	Stooge Area	\$2,100.00
	Gates	\$2,500.00
	Lodge	\$2,500.00
	HVAC	\$1,000.00
	Boat Dock	\$2,000.00
Capital POA Projects	Dredging	\$2,500.00
	Pressure Wash Pool Deck	\$150.00
	Pressure Wash Boat Dock	\$150.00
Capital POA Purchases	Furniture for Lodge	\$2,000.00
	Gym Equipment	
	Pinnacle Entrance Sign	\$2,500.00
Capital Miscellaneous		\$2,000.00

Capital Unbudgeted		\$3,000.00
Total Capital Expenses		\$22,400.00
Total Operating Deposits		\$168,630.00
Total Operating Expenses		\$164,885.00

Document C

