

Firefly Property Owners Association, Inc.
Board Meeting
September 28, 2014

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by President Bob Cameron at 2:57pm.
- Directors present: President Bob Cameron, Vice President Joe Pritchett, Treasurer Bob Cobbett, Secretary Mike Kirkman, and Director Jonathan Hinkle.
- Directors Absent: None
- Property Owners present: None
- Others present: 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 August 1, 2014 were approved without changes by motion, second, and a unanimous vote 5-0.

Updates:

- None

Discussion Items:

- Vice President Pritchett started a discussion on the results of the meeting with Board's attorney and Vice President Pritchett and Secretary Kirkman. The Board's attorney provided direction and suggestions on various procedural topics.

- On the advice of the Board's attorney, Secretary Kirkman started a discussion on modifying the single family home rental policy. Secretary Kirkman recommended that the current rental policy as passed by the Board on November 19, 2011 that states

No house located within Firefly Cove may be rented.

be changed to

The renting of a house located within Firefly Cove shall not be rented for less than one (1) year and shall otherwise conform to the Rules and Regulations and be subject to the Firefly Cove Property Owners Association, Inc. Covenants and Bylaws. Any property Owner who enters into a lease of his/her house shall use the Association's Rental Agreement (as provided by the Secretary of the Association), shall promptly notify the Association of the name and address of each lessee, the house rented, and the term of the lease. Each Owner shall be deemed to have appointed the Association as his/her agent for purposes of enforcing against a tenant any default arising under the lease from a violation of the Covenants, Bylaws or Rules and Regulations. Any failure of the lessee to comply with the terms of such documents shall be a default under the lease.

After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.

- Director Hinkle started a discussion on using the Firefly Cove common area during the Dirty Dancing Festival as a fund raising project for the association. Director Hinkle stated that after observing this year's Dirty Dancing Festival there is not a great enough financial incentive to subject the property owners to the increased traffic and liability in the common area and recommended that the Board not pursue any fund raising projects associated with the Dirty Dancing Festival. The recommendation was approved by motion, second, and a unanimous vote 5-0.
- President Cameron started a discussion on the role of each Board member for the Annual Property Owners Association Meeting on Saturday October 18, 2014 at 10am in the Lodge. Each Board member will provide Secretary Kirkman with any information that needs to be presented in PowerPoint format by October 4, 2014.
- The date for the next Board meeting will be on Friday October 17, 2014 at a time and place to be determined.

Adjournment:

- The meeting was adjourned at 4:38pm.