

Firefly Property Owners Association, Inc.
Annual Meeting
October 20, 2012

Location:

- Firefly Cove Lake Lure, North Carolina – Firefly Lodge

Roll Call/Call to Order:

- The meeting was called to order by President Bob Cameron at 11:04am.
- Directors present: President Bob Cameron, Vice President Beth Voltz, Treasurer Scott Flowers, Secretary Mike Kirkman, and Director Joe Pritchett
- Directors Absent: None
- Property Owners Present: Condo 102, Condo 202, Condo 203, Lot 2, Lot 4, Lot 5, Lot 7, Lot 8, Lot 11, Lot 12, Lot 14, Lot 15, Lot 17, Lot 19, Lot 21, Lot 25, Lot 28, Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 37, Lot 41, Lot 44, Lot 45, Lot 50, Lot 51, Lot 52
- Property Owners Represented by Proxy: Condo 101, Condo 201, Lot 6, Lot 10, Lot 13, Lot 18, Lot 23, Lot 26, Lot 37, Lot 38, Lot 40, Lot 43, Lot 45, Lot 47, Lot 48, Lot 49, Lot 53, Lot 55

Certification of 2011 Annual Minutes:

The minutes from the Annual Board meeting of October 8, 2011 for the Firefly Cove Property Owners Association was approved by motion, second, and a unanimous vote.

President's Report:

President Cameron presented a PowerPoint presentation highlighting many of the tasks that were accomplished on behalf of the association from October of 2011 through September of 2012. See the Firefly Cove website for the presentation.

Financial Report:

Treasurer Flowers presented a PowerPoint presentation of the financials of the association from January 2012 through September 2012. Treasurer Flowers presented the proposed 2013 budget to the property owners. Treasurer Flowers made the motion that the association approves the proposed 2013 budget. The motion was seconded by Doug Kelly. After a discussion from several property owners the motion was approved by a unanimous vote.

Election of New Board Member:

Vice President Voltz introduced the nominees for the Firefly Cove Board. The nominees are Bob Cobbett, Ellen Osbourne, and Tim Shellenberger. Each nominee made a brief statement to the property owners. Vice President Voltz called for a vote of the property owners. Jack Buckingham (lot 51) volunteered to count the results.

Temporary Adjournment:

Vice President Voltz called for the meeting was temporarily adjourned 12:50pm to take a break. The meeting was called back to order at 1:00pm.

Election of New Board Member Results:

Vice President Voltz announced that Tim Shellenberger was elected to the Firefly Cove POA Board. Director Shellenberger is replacing Vice-President Voltz whose term expires as of today.

New Business:

1. Audit

Vice President Voltz opened a discussion on the annual audit of the POA financials. After a discussion by the property owners a motion to do a financial audit of the Firefly Cove POA for

the year 2012 was made by Bob Cameron and seconded by Loretta Leclerc. The motion was not approved by a unanimous vote.

Spencer Robinson opened a discussion about doing a compilation of the assets of Firefly Cove this year. There was a discussion about doing a review, a compilation, and an audit. Joe Pritchett made a motion to a compilation of the Firefly Cove assets this year; the motion was seconded by Doug Kelly. The motion was approved with 47 yes votes and 1 no vote. Doug Newton volunteered to do the compilation for the association. This discussion will be revisited next year at the annual property owners meeting.

Spencer Robinson stated that a compilation is not just taking the association's financial statements and putting it in a book. He suggests that the compilation has full footnote disclosures, write all the footnotes which are labor intensive, spend the time determining general accepted accounting principles and get the associations financial statements in order in accordance with them. It is fine to do cash basis accounting for 11 months, but on the 12th month it needs to be on an accrual basis under generally accepted accounting practices. The association needs to get all of this behind it and get a good set of financials and operate from those for the succeeding years.

2. Rezoning

President Cameron opened the discussion on rezoning the Firefly Cove POA common area property down by the lake (tax parcel #1643142 and #1647493). Director Pritchett stated that there are actually 2 parcels and the Town of Lake Lure will allow us to apply for rezoning from R-1 to R-3 as one piece. The cost will be approximately \$650. A motion to accept the ARC's recommendation and move forward with the rezoning of the Firefly Cove POA common area from R-1 to R-3 was made by President Cameron and seconded by Brooks Gearhart. The motion was approved by a unanimous vote.

3. Barbeque Pit/Fire Pit

Joe Pritchett and Doug Kelly opened a discussion on the construction of the barbeque pit. The cost is approximately \$5,000. This would be paid for from generate surplus assessments. Bob Cobbett offered the opinion that this is early in the evolution of Firefly Cove. There are other priorities that are needed before the barbeque pit. After much discussion Director Pritchett made the motion that the property owners vote on whether they want a barbeque pit and if the property owners approve the barbeque pit that the construction of the barbeque pit is subject

to approval by the Vision Committee, a review by the Board, and a vote of the property owners. The rezoning will be delayed until the Vision Committee makes a final report to the Board with all the items that are wanted by the property owners are included. The motion was seconded by Mark Beckenbach. The motion approved by a unanimous vote. A motion to approve the construction of the fire pit is subject to approval of the Vision Committee, a review by the Board, and a vote of the property owners was made by Vice-President Voltz and seconded by Christine Garvale. The motion was approved by a unanimous vote.

4. Security Gate

President Cameron started a discussion of installing a security gate to protect the Firefly Cove assets. Many property owners expressed opinions for and against the security gate. After much discussion Vice-President Voltz made the motion to install a gate to the Village area as soon as possible. A gate will be installed at the Pinnacle when a Pinnacle lot owner applies for and receives approval for their house plans by the ARC. A gate will be installed at the Ridge when a Ridge lot owner applies for and receives approval for their house plans by the ARC. The motion was seconded by Tim Shellenberger. The motion was approved with 42 yes votes and 6 no votes.

5. Cost of Security Gate

President Cameron started a discussion on the how to pay the security gate to the Village area. The cost is estimated to be approximately \$20,000. President Cameron made the motion to wait on the construction of the gate to Village area until Treasurer Flowers can determine the amount of surplus money above the reserve amount from the 2012 budget. The motion was seconded by Brooks Gearhart. The motion was approved by a unanimous vote.

A motion was made by Vice-President Voltz that if the surplus money in the budget does not cover the cost of the construction of the gate then the construction will be placed on hold until such time that there is sufficient funds. The motion was seconded by Treasurer Flowers. The motion was approved by a unanimous vote.

6. Community Boat

President Cameron started a discussion on a community boat. President Cameron presented an alternative to a boat club by offering a partial ownership in his boat. Secretary Kirkman will send the information to all of the property owners and publish it on the website. President Cameron's partial boat ownership has nothing to do with the Firefly Cove POA.

Treasurer Flowers made a motion to **not** have a community boat. The motion was seconded by Director Pritchett. The motion was approved by a unanimous vote.

7. Parking in the Common Area

Director Pritchett started a discussion on parking in the common area down by the lake. The ARC examined various alternatives and suggestions for parking in the common area. After

much discussion among the ARC members it was recommended that no parking area be built. Any parking will take away from the beauty of the lakefront area. The ARC recommends that parking in the common area by the lake be limited to no more than 15 minutes for loading and unloading passengers and supplies. Parking is available in the parking lot next to the lodge.

Adjournment of Meeting

- The meeting was adjourned at 2:45pm by motion, second, and unanimous vote.