

Firefly Property Owners Association, Inc.

Board Meeting

October 13, 2013

Location:

- Firefly Cove Lake Lure, North Carolina – Firefly Cove Lodge

Roll Call/Call to Order:

- The meeting was called to order by President Bob Cameron at 9:00 am.
- Directors present: President Bob Cameron, Treasurer Scott Flowers, Secretary Mike Kirkman, Director Joe Pritchett, and Director Bob Cobbett
- Directors Absent: None
- Property Owners present: None

Quorum:

- There being a sufficient number of Board members present a quorum was established.

Approval of Minutes:

None

Updates:

- Director Pritchett reported that two of the construction projects have been given final approval by the ARC and that the \$3,000 compliance fee had been returned to the property owner. Two other construction projects were in their final phases of completion and that in the absence of any unforeseen circumstances that both projects would be approved by ARC and that the \$3,000 compliance fee would be returned to the property owners as well. Director Pritchett stated that a new construction project has been granted approval to begin construction.
- Director Cobbett reported the cost for the pool for 2013. Director Cobbett stated the pool was open 153 days in 2013 and 131 days in 2012. Director Cobbett stated that the 2014 budget for the pool should be adequate. Director Cobbett stated that the pool needs to be drained and painted in the next few years.

- Director Cobbett opened a discussion on adding additional boat slips. Director Cobbett contacted the builder that expanded the boat docks at Rumbling Bald for recommendations. Director Pritchett reported that he, Mike Kirkman, and Jonathan Hinkle have also submitted recommendations for expanding the boat docks. Director Cobbett stated that the Board needs to consider raising the boat slips fees from the current amount of \$300 to \$500. Treasurer Flowers reminded the Board that the additional proposed boat slips would be funded by the boat slip fees and no property owner's dues would be used. President Cameron recommended that the new Board should discuss this.
- Treasurer Flowers started a discussion on the construction of the columns for the bridge. He stated that there is a concern that the construction of the columns was not in the budget. President Cameron stated that he constructed the columns for several reasons.
 1. the erosion of the soil around edges of the bridge was becoming a safety issue
 2. some of the pipes from the public works of the Town of Lake Lure were exposed by the bridge and needed to be repaired by the Town of Lake Lure
 3. the bridge was identified as a liability for the POA
 4. including the permit from the Town of Lake Lure with the construction of the security gate saved the POA money
 5. the excess block and stone donated from the Kirkman house construction saved the POA money.
 6. having the stone mason complete the columns at the same time the stone work on the Kirkman house was being done saved the POA money

President Cameron stated that the timing of all these factors coming together necessitated proceeding with the project at that time. Secretary Kirkman stated that he and Director Pritchett met with the insurance adjuster a year ago and that the bridge was identified as a safety issue. Secretary Kirkman said he informed President Cameron that something needed to be done to address the safety issue. President Cameron stated that he alone acted to construct the columns when he did because it was a safety issue and he knew this was the time he could get it done as cheaply as possible.

- Treasurer Flowers started a discussion on adopting a policy by the Board on unbudgeted spending. Treasurer Flowers made a motion to accept his proposal as a policy for unbudgeted spending by the Board. After discussion Treasurer Flowers recommended that the Board table the motion to adopt a Board policy for unbudgeted spending and the new Board should discuss an unbudgeted spending policy. The recommendation was approved by motion, second, and a unanimous vote 5-0. Treasurer Flowers gave a copy of his proposal to Secretary Kirkman.
- Secretary Kirkman started a discussion on the duties of each of the Board members at the annual property owners meeting.
- The time and date of the next Board meeting will be immediately after the conclusion of the Annual POA meeting on Saturday October 19, 2013 in the Lodge.

Adjournment

- The meeting was adjourned at 10:22 pm.