Firefly Cove Property Owners Association, Inc.

Board Meeting

August 2, 2026

Location: The POA Lodge

Roll Call/Call to Order: The meeting was called to order at 2:00pm

- Directors Present: Steve Dunn, David McKinsey, Melva Dye, and Tom Pflug
- Directors present by Phone: Mike Kirkman
- Property Owners Present: Debbie Pflug, John Chapman, Tim Shellenberger, Mark & Jackie Beckenbach
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for August 2, 2026. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of July 3, 2026. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

- Tim Shellenberger updated the Board on the delivery of the new furniture for the dock area.
- A concern of several property owners was the storage of boat towable toys on the dock. Steve Dunn said he would address this issue with the boat slip user.

- A concern was raised about the spider webs located around the lodge. Tom Pflug stated he would call Nelon-Cole to find the status of pest control around and in the lodge.

- It was suggested that the Board examine the use of the storage area. It was recommended that storage spaces be assigned and annual fee be charged for the use of the storage area. The Board will discuss this at a future Board meeting.

Financial Update

- Unrestricted Reserve Account
  - ✓ July 1, 2026: $67,683 [$56,083 cash + $11,600 I-Bond]
  - ✓ July 29, 2026: $63,375 [$51,775 cash + $25,000 4-Week T-Bill + $11,500 I-Bond]

- Restricted Reserve Account
  - ✓ July 1, 2026: $43,363 [$43,363 (cash)]
    [0 Lots Due *$1,000 Refundable Road Repair Fee Each Lot + 1 Lot Due $3,000 Refundable Compliance Fee Each Lot*]
  - ✓ July 29, 2026: $3,000 [$3,000 (cash) [0 Lots Due *$1,000 Refundable Road Repair Fee Each Lot + 1 Lot Due $3,000 Refundable Compliance Fee Each Lot*]

- Operating Account
  - ✓ July 1, 2026: $ 30,330
  - ✓ July 30, 2026: $44,270

- **Cost of Helene Restoration Final Totals**

  - ✓ Lodge = $225,580.45
  - ✓ FEMA Bridge = $26,517.37
  - ✓ Dock Area = $233,040.13

  Final Total for All Restoration = $485,137.95

ARC Update

Committee members: Jayne Mann, Paula Moore, Deb Gardner, Deb Pflug, Mike Knowles

- Ongoing construction:

  - Hansen: Lot 56 Firefly Point: Owner forecasts completion Q2, 2028.

- The Board has received complaints from several property owners about a property that needs exterior and landscape updating. The Board will inform Mike Knowles of which property needs improvement. The Board requests the ARC Committee examine the property and present written recommendations to the Board for the improvements needed at a future Board meeting.

Board Discussion

- Tom Pflug updated the testing for lead in the water in the Lodge. A new test will be done by the town in September.

- A discussion was started on the need for "day slip" signs and ""no boat parking signs on the dock. A motion was made to purchase 2 "day slip" signs and 2 "no boat parking" signs for the dock do not exceed $200. The motion was seconded and approved with a 5-0 vote. Mike Kirkman stated he would order the signs

- A discussion was started on paving the road and the parking area to the dock. Tom Pflug reported the POA received 2 bids to pave the road and parking area. One bid was for $23,607 and the other bid was for $13,900. A motion was made to approve the bid of the $13,900. The motion was seconded and approved with a 5-0 vote.

- A discussion was started on updating Section 4 of the Boat Dock Regulations. The current Regulations will be used for the remainder of 2026. Mike Kirkman presented the proposal for the changes to Section 4. After the discussion a motion was made to approve Section 4 of the current Boat Dock Regulations. The motion was seconded and approved with a 5-0 vote. The completed Boat Dock Regulations will voted on at a future Board Meeting and go into effect in 2027.

Executive Session

- Executive Session began at 2:56pm and concluded at 3:11pm

The date of the next board meeting:

- Friday September 4, 2026 at 10am in The Lodge

Adjournment: The meeting was adjourned at 3:15pm