

Firefly Property Owners Association, Inc.

Board Meeting

June 13, 2022

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Al Joyner at 5:05 pm
- Directors present: Joe Pritchett, Mark Helms, Greg Gardner, Raul Romero, and Al Joyner
- Directors present by Phone:
- Directors Absent:
- Property Owners present: Jayne Mann and Mike Kirkman (present by video phone)
- Quorum: there being a sufficient number of Board members present a quorum was established.

Approval of Minutes:

- The minutes from the Firefly Cove Board meetings of April 25, 2022, were approved by motion, second, and a unanimous vote 5-0

Property Owners Input/Comments/Concerns:

Jayne Mann presented a landscape plan developed by her landscaper. Jayne Mann will email the plan to Greg Gardner for implementation.

Raul Romero informed the Board that the side entrance door does not automatically shut. This could be a security issue. Raul Romero informed the Board that he would seek a solution to this problem.

Jayne Mann asked to the Board to approve funds for the July 4th Pool Party. This party was well attended until discontinued due to Corvid. Jayne Mann stated that the party would cost no more than \$300. The request was approved by motion, second, and a unanimous vote 5-0

Update and Old Business

- Mike Kirkman reported the balances as of June 8, 2022. The Unrestricted Reserve account balance is \$106,554. The Restricted Reserve account balance is \$4,095.81. The Operating account balance is \$28,629.
- Contract between Lot 45 and the POA (landscaping of the entrance to the village). Additional discussion has taken place with the owner of Lot 45 and President Al Joyner. Al Joyner updated the agreement to reflect the on-going discussion between Lot 45 and the Board. The final agreement will be presented to the Board at the next Board Meeting.

- Greg Gardner reported the landscape and repair plan to prevent erosion for east creek from Tirado Landscape has not been submitted to the Board. The work to be done is placing a landscape barrier and rocks to control the creek erosion. The barrier will be with river rock and not riprap.
- Mark Helms reported that the repair to the foundation of the lakefront bridge to control erosion has been completed. The bridge inspector stated that the repairs to the foundation of the lakefront bridge has been done correctly. The bridge inspector recommend additional large rocks be place around the foundation of the McKinsey Bridge. This bridge is the responsibility of the McKinseys. A motion was made to approve \$600 for the inspection of the bridge. The motion was approved by motion, second, and a unanimous vote 5-0

Board Discussion Items

- A discussion was started on implementing a fee for the condominium owners who rent their condominiums. A discussion of a rental fee for condo rentals was had. After a discussion it was decided that the Board would begin the process of assessing the condominium owners who rent their condominiums an annual fee. A motion was made for Joe Pritchett will talk with the Association's attorney and the condominium owners who rent their units as well as the other condominium owners to come an agreement was seconded, and with a unanimous vote 5-0 to proceed.
- A discussion was started on lighting the dock and pathway to the dock. After discussion Mark Helms stated he had extra solar ground lights that he would put along the pathway to the dock for the Board to see if it wants to proceed.
- Greg Gardner started a discussion on the donation of a kayak rack to the POA. The kayak rack would be placed by the existing kayak rack. Mike Kirkman reminded the Board that Amendment 3 to the covenants prohibits such action. There was no further discussion.

Executive Session

- The board entered the executive session at 6:11pm and exited executive session a 7:09pm.

The date of the next board meeting

- The date of the next Board Meeting will be August 1, 2022 at 5:00pm in the Lodge

Adjournment

- The meeting was adjourned at 7:11pm.