

Firefly Property Owners Association, Inc.

Board Meeting

August 1, 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 5:06 pm
- Directors present: Joe Pritchett, Greg Gardner, Raul Romero, and Al Joyner
- Directors present by Phone:
- Directors Absent: Mark Helms (joined the meeting at 6:10pm)
- Property Owners present: Jayne Mann, Linda and Bob Robinson, Joy Ciocca (joined meeting at 6:01pm) 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 June 13, 2022, were approved by motion, second, and a unanimous vote 5-0

**Property Owners Input/Comments/Concerns:**

Jayne Mann started a discussion on the enforcement of Section 18 of the Firefly Cove Covenants concerning signs. **(Section 18. No sign for advertising or for any other purpose shall be displayed on any Lot or on a building or a structure on any Lot, except signs approved in writing by the ARC).** The discussion was had to determine if No Signs also included No Flags. A suggestion was made that the only Flag that can be flown is the Red, White, and Blue Flag of the United States. The Board agreed to put this concern on the agenda to be discussed at the Annual Property Owners meeting October 22, 2022.

Bob Robinson asked the Board to consider checking the irrigation system periodically to see that it is working order and irrigating the area it is supposed to.

Bob Robinson informed the Board that downspouts on the Lodge appear to be clogged in some areas.

Bob Robinson, as Condo Association President, requested the Board to establish an annual fee on the condo rental owners of for protection of the assets of the residents from the usage of the non-residents. The Condo association will receive 25% and the POA will receive 75% of the rental fee. Bob Robinson, Joe Pritchett, and Mike Kirkman will draft a Rental Fee Agreement, get approval from the POA attorney, and present for Board approval at the next Board Meeting.

Bob Robinson informed the Board that the condo owners are very much against the construction of any stairs/steps/walkway from the street to the pool gates. The Board decided install 2-3 flat stone steps from the gate to control the tracking of mulch into the pool area.

Bob Robinson expressed that he is opposed to outdoor lighting including any proposed lighting of the path to the dock.

### **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 \$30,843.
- Al Joyner reported that there is a sprinkler system on the entrance to the village. Al Joyner updated the agreement to reflect the on-going discussion between Contract between Lot 45 and the POA (landscaping of the entrance to the village. The final agreement will be presented to the Board at the next Board Meeting.
- A motion was made to proceed with the landscaping of the entrance to the village in October not to exceed \$500 J was seconded, and with a unanimous vote 5-0 to proceed. Jayne Mann volunteered organized a group to install the plants.
- Greg Gardner presented the landscape bid to repair the erosion for east creek from Tirado Landscape and Jose Ibarra Landscape Company. After a Board discussion, a motion was made to award the bid to Jose Ibarra Landscape not to exceed \$4,000. The motion was seconded, and approved with a vote 5-0.
- Joe Pritchett started a discussion of Bob Robinson's request to implement of a condo rental fee to offset the use by renters of the POA assets beginning January 2023. It was decided that Bob Robinson, Joe Pritchett, and Mike Kirkman will draft document for this new regulation. Once the regulation has been drafted, the document will be sent to the POA attorney and upon approval from the attorney it will be presented to the Board at the next Board Meeting.
- Lighting of Pathway to the Dock will be table to a later date
- Greg Gardner started a discussion on placing steps from street to pool gates. The Board discussed the installation of 2-3 flat stone steps on each side of the pool from the pool gate through the mulch to control the tracking of mulch into the pool area. A motion was made to proceed with the installation of the stone steps that was seconded and passed with a 5-0 to proceed.

## **Board Discussion Items**

- Raul Romero started a discussion to add an additional trash pick-up days. After a discussion a motion was made to increase trash pick-up from twice a month to one a week. The increase in cost will increase from \$192/month to \$200/month. A motion was made to approve increasing the trash pick up to once a week. The motion was seconded, and approved with a vote 5-0.
- Al Joyner started a discussion on property owners using the Dock/Boat Slip, Canoe/Kayak/Paddle Board Storage Rack, and the Boat/Trailer Storage Area are doing so at their own risk. Joy Ciocca agreed to update the Regulations and present to the Board at the next Board Meeting for implementation.

A 5 minute break began at 6:46pm and ended at 6:54

## **Executive Session**

- The board entered the executive session at 6:55pm and exited executive session at 8:11pm.
- A motion was made to suspend the executive session until 10am Tuesday August 2, 2022. The motion was seconded, and approved with a vote 5-0.

## **Tuesday August 2, 2022**

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Al Joyner at 10:04 am
- Directors present: Joe Pritchett, Greg Gardner, Raul Romero, and Al Joyner
- Directors Absent: Mark Helms
- Property Owners present: Mike Kirkman (present by video phone)
- Quorum: there being a sufficient number of Board members present a quorum was established.

## **Executive Session**

- The board entered the executive session on Tuesday August 2, 2022 at 10:06am and exited executive session at 1:36pm.
- A motion was made to approve \$750 for the clean-up of the storage area. The motion was approved by email with a second, and an unanimous vote 5-0

## **The date of the next board meeting**

- The date of the next Board Meeting was not determined

## **Adjournment**

- The meeting was adjourned at 1:40pm. August 2 , 2022