

Firefly Cove Property Owners Association, Inc.

Board Meeting

August 18, 2025

Location: Phone Call

Roll Call/Call to Order: The meeting was called to order at 6:32pm

- Directors Present: None
- Directors present by Phone: Melva Dye, Joe Pritchett, Mike Kirkman, Steve Dunn, and Tom Pflug
- Property Owners Present: None
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for August 18, 2025. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- None

Property Owners Input/Comments/Concerns

- None

Updates and Old Business

- None

New Business

- After the Board existed Executive Session
 1. A motion was made to solicit bids for the construction of the Wood Frame Dock without Seawall presented as Option 4 from Jonathan Hinkles presentation to the Board on August

15, 2025 (See Document A) The motion was seconded and approved with a 5-0 vote. Mike Kirkman will contact Jonathan Hinkle and Tim Shellenberger with the Board's decision. They may proceed with soliciting bids.

2. A motion was made to solicit bids for the construction of the Seawall at the Western Creek abutting to the Hickory Construction Property presented as Option 1 from Jonathan Hinkles presentation to the Board on August 15, 2025 (See Document A) The motion was seconded and approved with a 5-0 vote. Mike Kirkman will contact Jonathan Hinkle and Tim Shellenberger with the Board's decision. They may proceed with soliciting bids.
3. A motion was made to solicit a written opinion from a Home Owner Association attorney confirming the scope of the Board's authority to determine a Special Assessment. The motion was seconded and approved with a 5-0 vote. Steve Dunn will contact a Home Owner Association attorney to provide the written opinion

Executive Session

- The Board entered the Executive Session at 6:33pm and exited at 7:26pm

The date of the next board meeting:

- TBA

Adjournment: The meeting was adjourned at 7:44pm

Document A

Proposal to Firefly Cove POA for Marina Construction

Tim and I have been working on a plan to rebuild the boardwalk and piers at Firefly Cove. The goal is to determine what kind of rebuild the POA is looking for so that we can proceed with a unified goal. The plan that we have put together has some hurdles as well as many great attributes. There would need to be cooperation with Hickory Construction with the work to be performed on their property. The town of Lake lure may require FFC to re submit our condition use permit. If that is the case then we may have some set back issues that would need to be addressed. The new plan is much safer, lower maintenance and allows for more daytime mooring. We have put together 4 options for this project. The three options presented include a cost to build estimation. The estimation is very conservative and that the contractor selected should be able to construct within our budget.

Option #1 Seawall at Western Creek abutting the Hickory Construction property.

Description of project.:Construct 80 LF of seawall 4ft tall and 10" thick. Footing shall be 24" wide and 12" thick. Install minimal Rip rap at toe of wall for stabilization. Regrade shoreline and adjoining land to create a walkway and gently sloped yard. Use existing boulders incorporated into landscaping and seawall termination points. Supply engineered plans and permits.

Option #4 Wood Frame Dock without seawall

Description of project:1248 sq ft of boardwalk, pier and sundeck using Wood framing, composite decking and wood pilings. Supply engineered plans and permits.