

Firefly Property Owners Association, Inc.

Board Meeting

August 24, 2017

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Bob Cameron at 6:00pm
- Directors present: Bob Cameron, Mike Frosaker, Jonathan Hinkle, Rick Stockdale and Joy Ciocca
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Joe Pritchett, Bob Robinson, Linda Robinson, Cesar Pares, Brenda Urban, Jayne Mann, Jane Frosaker, Liz Smith and Teri Pflum
- Property Owners present by phone: None

Quorum:

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

Approval of Minutes:

- The minutes from the Firefly Cove Board meeting of July 21, 2017 were approved by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns

- Bob Robinson, COA Board President, provided an update on the replacement of the Lodge roof and painting. The roof will be finished on Friday, August 25th and the painting hope to be completed by Labor Day weekend. President Cameron thanked Bob Robinson for handling and gave him the signed quote from the POA to have the painters add the painting of the trellises, pickets and arbor around the pool area. Bob Robinson requested that the landscaper trim the shrubs away from the pool area for the painting. President Cameron stated that the POA will determine the posts that are required to be replaced and would hopefully get this done before the painters do the pool area.

- Property Owner, Jayne Mann, requested that the trees be trimmed; she and other property owners are concerned that if we don't keep a handle on this then we are going to lose our views of the lake. President Cameron stated he will speak with the landscaper to do this in the winter as scheduled and will look at the areas that are of concern but that we need to take into advisement what the landscaper says as to not kill or damage the trees/shrubs and also need to make sure we are not interrupting the trout buffer.

Updates:

- Treasurer Stockdale discussed the POA Board Financial Procedures and recommended no changes for 2018. These are located on the POA Website. He reported the reserve account balance is \$47,635 and continue to put in \$2500 each quarter and the operating account balance is \$30,638 less the \$15,000 compliance deposits that will need to be refunded equals \$15,638.
- Director Frosaker discussed the attorney and insurance agent's comments on events help at Firefly Cove. The attorney is going to prepare a waiver that includes insurance requirements, which will include a hold harmless clause. Additionally, should alcohol of any kind be available at any event, there cannot be a bartender, it must be on a pour your own/self-service basis.
- Director Frosaker reported he has started the process of getting pricing from a property management firms to compare costs. Further discussion will be held at a future meeting.
- Secretary Ciocca reminded everyone of an event coming up on September 9, 2017 in the lodge. Helms Wedding schedule for April 7, 2018, in a tent on the common grounds area. The POA website will be updated to show all upcoming events.

Discussion Items:

- Treasurer Stockdale discussed the 2018 budget. Basically, the same as last year, just adjusted to the things that we need to replace in the coming year. Director Frosaker said there may need to be an increase as the insurance for the COA is going up. President Cameron stated the budget will be revised and provided for review.
- Bob Cameron, President, continued discussion of the request for additional storage space in the lodge for the Condo owners. A discussion was further had about the use some space in the POA storage area if they cannot have the other open office space area. After the meeting adjourned the board reviewed the POA storage and the open office area and decided to allow the COA to have use of the open office area. The COA would need to move the door and secure it. At any time, should the POA need that space back, the COA would need to vacate the area immediately after notice.
- Director Hinkle recommended that Firefly Cove institute the Damage Assessment Report Form to monitor the road pre and post construction as part of the application for construction. He also recommended that we access a \$2000 nonrefundable Road Impact Fee for any major construction

project on any property that is on Firefly Cove private roads to cover damage to the roads. A motion was made to accept both recommendations, seconded and approved with a 5-0 vote. This will be introduced at the Annual Meeting and take effect as of that meeting.

- Secretary Ciocca started a discussion about changing the use of the Multi-User Boat Slip to a Single User Boat Slip. She reported that history (last five years) shows that virtually no one has requested the use of the Multi-User slip yet we have nine people on the waiting list for a Single User Boat Slip. Discussion was had with regards to if we add this slip will we go over our 10% income threshold for tax purposes, we would need to change the rates or figure out if it would be worth charging more and paying the tax. It was also discussed if we should charge for the use of the Multi User slip. Additional discussion was had with regards to whether the Multi User Slip was zoned for Single User use. Joe Pritchett indicated the accountant would be getting back to him with regards to the tax situation and he would inquire with the town about the zoning. This will be brought up again and a future meeting once we have the information.
- President Cameron discussed the board is budgeting \$3000 to get two single light weight kayaks, keep one 2-person kayak, one paddle board and keep one paddle board that everyone likes. And will get the rack built down at the dock entry. Leave 3-4 spaces on the existing rack to possible rent out. We will discuss this further at the annual meeting. We are going to keep the existing licensing.
- The board went over the agenda for the annual meeting.
- The Annual Property Owners Meeting was set for Saturday, October 21st at 10AM in the lodge.
- The date of the next Board meeting Thursday, October 19, 2017 at 6PM in the Lodge.

Adjournment:

- The meeting was adjourned at 6:58pm.

Asheville Painting Co.

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Candler, NC 28715-9670
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Ted Irvin, President
Derek Irvin, Vice President
Brenda Irvin, Treasure/Sec.



Sold To: Firefly Cove, POA
Bob Cameron
121 Firefly Cove
Lake Lure, NC 28746

The following is authorization for task and billing of, to be added to your project. When this document is signed, it constitutes an agreement between Asheville Painting Co. and Firefly Cove HOA/Bob Robinson for services described below. These were not outline in original contract and yet both parties agree to add to contract.

Requested Extra's Above Contract

Options provided, please check and initial your choices

We propose to perform the following options in addition to the current contract

- | | | |
|--|------------|-------------------------|
| <input checked="" type="checkbox"/> Paint the trellace | \$ 485.00 | <i>rac</i> initial here |
| <input checked="" type="checkbox"/> Stain/Paint the pickets and arbor around the pool area | \$1,792.00 | <i>rac</i> initial here |

Signature: 
Bob Cameron , Firefly Cove POA

Date: *August 24, 2017*

Signature: 
Derek Irvin, Vice President
Asheville Painting Co.

Date: 8/22/2017

FIREFLY COVE DAMAGE ASSESSMENT REPORT

PROJECT NAME:

ADDRESS:

PART I. PRE-CONSTRUCTION INSPECTION

INITIAL INSPECTION DATE:

DIRECTOR SIGNATURE: _____ DATE: _____

APPLICANT SIGNATURE: _____ DATE: _____

Attach photos of each improvement

	Poor	Fair	Good	Excellent	Notes:
Street Surface:					
Street Shoulders:					
Ditches:					
Catchbasins:					
Culverts:					
Water:					
Sewer:					
Bridges					
Sidewalks:					
Streetlights:					
Signs/ Sign Posts:					
Other:					

PART II. POST-CONSTRUCTION INSPECTION

FINAL INSPECTION DATE:

DIRECTOR SIGNATURE: _____ DATE: _____

APPLICANT SIGNATURE: _____ DATE: _____

Attach photos of each improvement

	Poor	Fair	Good	Excellent	Notes:
Street Surface:					
Street Shoulders:					
Ditches:					
Catchbasins:					
Culverts:					
Water:					
Sewer:					
Bridges					
Sidewalks:					
Streetlights:					
Signs/ Sign Posts:					
Other:					

Damage to public infrastructure: Yes or No

If there is no damage to public/POA infrastructure, then this form should be signed by the ARC Director, and forwarded to the POA Board.

Date ARC Director determined that there was no damage resulting from the project in which this assessment was issued:

Summary of damage that resulted from the construction of this project: _____

Date damaged property repaired and approved by the ARC Director: