

Firefly Cove Property Owners Association, Inc.

Board Meeting

March 27, 2026

Location: The POA Lodge

Roll Call/Call to Order: The meeting was called to order at 9:59 am

- Directors Present: David McKinsey, Mike Kirkman, Steve Dunn, and Tom Pflug
- Directors present by Phone: Melva Dye
- Property Owners Present: Tim Shellenberger, Jayne Mann, Jonathan Hinkle
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for March 27, 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 March 1, 2026. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

- Tim Shellenberger asked the Board to approve the purchase of 2 Sofas, 4 Chairs, and 2 Tables for the Covered Dock from the La Luna Outdoor Furniture Collection. Tim Shellenberger graciously offered to pay for the outdoor furniture.

La Luna Outdoor Furniture



Financial Update

- Unrestricted Reserve Account
 - ✓ February 23, 2026: \$62,115 (\$50,615 cash + I-Bond \$11,500)
 - ✓ March 25, 2026: \$62,144 [\$25,644 + \$25,000 4-Week T-Bill + \$11,500 I-Bond]
- Restricted Reserve Account
 - ✓ February 23, 2026: \$139,964 (\$80,964 cash + \$58,000 T-Bill + Lot 20 \$1,000 refundable Road Fee)
 - ✓ March 25, 2026: \$186,962 [\$86,962 (cash) + 4-Week T-Bill: \$100,000]
[0 Lots Due \$1,000 Refundable Road Repair Fee Each Lot + 0 Lots Due \$3,000 Refundable Compliance Fee Each Lot]
- Operating Account
 - ✓ February 23, 2026: \$43,976
 - ✓ March 25, 2026: \$ 44,410

Cost of Helene Update

- ✓ Lodge Renovation \$225,580
- ✓ Dock Area Renovation \$25,840.03
- ✓ FEMA Bridge Renovation \$2,500.00 (Bridge Inspection)
\$656.52 (Bridge Drainpipe)
\$23,000 (Creek Stabilization Riprap)
\$813.11 (Purchase Lights for Bridge Columns)

ARC Update

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

➤ Lot 56 Firefly Point

- ✓ Status: Project in progress according to contractor's project manager.

➤ Other business

- ✓ Solar Panel System Applications /Installations.

After some research to determine what options would be available to the ARC for this situation. We discovered that the State of North Carolina has mandated that the installation of solar panel systems cannot be rejected by the HOA Architectural Review Committee unless the ARC has their power to do so documented in the Community's covenants. Even then, the ARC can limit the location of the panels to the rear of the roof only if doing so will reduce the system's output by a "reasonable" amount. I cannot find any number for what constitutes a reasonable amount in any of the codes or records of litigation. I have seen 10 -15% mentioned but that needs additional research

Since additions to our CCR's require a vote of approval from our membership. I suggest that the Board add this to their agenda at the earliest opportunity. In the interim we would also recommend that the ARC does not accept any further applications for solar systems installations until our authority to review and authorize applications is documented in our CCR's.

To streamline the process of drafting a solar panel clause for our covenants, the ARC plans to contact other North Carolina communities to see if they can share their existing guidelines on this topic.

Board Discussion

- After a discussion on the Covered Dock furniture, a motion was made to approve the purchase of 2 Sofas, 4 Chairs, and 2 Tables for the Covered Dock from the La Luna Outdoor Furniture Collection. The Board accepts Tim Shellenberger's offer to pay for the outdoor furniture. The motion was seconded and approved with a 5-0 vote. Tim Shellenberger will order the furniture in the next few days.
- A discussion was started on updating the Boat Dock Regulations. Mike Kirkman will present the changes, if any, at the next Board Meeting.

- A discussion was started on determining the number of reserved boat slips and day slips to make available. It was decided that the Board will wait until the actual number of boats slips are known to make that determination.
- A discussion was started on the assignment of boat slips. Once the number of boat slips are determined the Secretary will use the Boat Slip Seniority List to have the boat slip users choose which boat slip they want.
- A discussion was started for those property owners that own 2 contiguous lots being able to combine them into one lot. Due to costs, the Board decided this was not an option the Board wanted to pursue.
- A discussion was started on the recommendation of the ARC to amend the Covenants for the use of Solar Panels. The Board asked the ARC to present the changes to the Covenants at the next Board Meeting. Upon Board approval of the changes, the Board will initiate the necessary procedures to approve the 5th Amendment to the Covenants.
- Phase 1 of the Dock Refurbishment has been permitted by the Town of Lake Lure. Construction has begun. Phase 2 of the Dock Refurbishment needs approval from the Lake Advisory Board and Lake Lure Town Council. Jonathan Hinkle will present the necessary documentation to the LAB and Town Council at the next scheduled meeting.

Executive Session

- None

The date of the next board meeting:

- Friday May 29, 2026 at 10am in The Lodge

Adjournment: The meeting was adjourned at 11:11 am