

Firefly Cove Property Owners Association, Inc.

Board Meeting

August 2, 2026

Location: The POA Lodge

Roll Call/Call to Order: The meeting was called to order at 2:00pm

- Directors Present: Steve Dunn, David McKinsey, Melva Dye, and Tom Pflug
- Directors present by Phone: Mike Kirkman
- Property Owners Present: Debbie Pflug, John Chapman, Tim Shellenberger, Mark & Jackie Beckenbach
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for August 2, 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 July 3, 2026. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

- Tim Shellenberger updated the Board on the delivery of the new furniture for the dock area.
- A concern of several property owners was the storage of boat towable toys on the dock. Steve Dunn said he would address this issue with the boat slip user.

- A concern was raised about the spider webs located around the lodge. Tom Pflug stated he would call Nelson-Cole to find the status of pest control around and in the lodge.
- It was suggested that the Board examine the use of the storage area. It was recommended that storage spaces be assigned and annual fee be charged for the use of the storage area. The Board will discuss this at a future Board meeting.

Financial Update

- Unrestricted Reserve Account
 - ✓ July 1, 2026: \$67,683 [\$56,083 cash + \$11,600 I-Bond]
 - ✓ July 29, 2026: \$63,375 [\$51,775 cash + \$25,000 4-Week T-Bill + \$11,500 I-Bond]
- Restricted Reserve Account
 - ✓ July 1, 2026: \$43,363 [\$43,363 (cash)]
[0 Lots Due \$1,000 Refundable Road Repair Fee Each Lot + 1 Lot Due \$3,000 Refundable Compliance Fee Each Lot]
 - ✓ July 29, 2026: \$3,000 [\$3,000 (cash)] [0 Lots Due \$1,000 Refundable Road Repair Fee Each Lot + 1 Lot Due \$3,000 Refundable Compliance Fee Each Lot]
- Operating Account
 - ✓ July 1, 2026: \$ 30,330
 - ✓ July 30, 2026: \$44,270
- **Cost of Helene Restoration Final Totals**
 - ✓ Lodge = \$225,580.45
 - ✓ FEMA Bridge = \$26,517.37
 - ✓ Dock Area = \$233,040.13

Final Total for All Restoration = \$485,137.95

ARC Update

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

- Ongoing construction:
 - Hansen: Lot 56 Firefly Point: Owner forecasts completion Q2, 2028.
- The Board has received complaints from several property owners about a property that needs exterior and landscape updating. The Board will inform Mike Knowles of which property needs improvement. The Board requests the ARC Committee examine the property and present written recommendations to the Board for the improvements needed at a future Board meeting.

Board Discussion

- Tom Pflug updated the testing for lead in the water in the Lodge. A new test will be done by the town in September.
- A discussion was started on the need for “day slip” signs and “”no boat parking signs on the dock. A motion was made to purchase 2 “day slip” signs and 2 “no boat parking” signs for the dock do not exceed \$200. The motion was seconded and approved with a 5-0 vote. Mike Kirkman stated he would order the signs
- A discussion was started on paving the road and the parking area to the dock. Tom Pflug reported the POA received 2 bids to pave the road and parking area. One bid was for \$23,607 and the other bid was for \$13,900. A motion was made to approve the bid of the \$13,900. The motion was seconded and approved with a 5-0 vote.
- A discussion was started on updating Section 4 of the Boat Dock Regulations. The current Regulations will be used for the remainder of 2026. Mike Kirkman presented the proposal for the changes to Section 4. After the discussion a motion was made to eliminate Sections 4.12, 4.13, 4.14, and 4.15. of the current Boat Dock Regulations and approve Section 4, with these changes. See Attachment A. The motion was seconded and approved with a 5-0 vote. The Title Page and Sections 1 – 4 and 6 have been approved by the Board. Section 5 will be discussed at future Board meetings. The completed Boat Dock Regulations will go into effect in 2027.

Executive Session

- Executive Session began at 2:56pm and concluded at 3:11pm

The date of the next board meeting:

- Friday September 4, 2026 at 10am in The Lodge

Adjournment: The meeting was adjourned at 3:15pm

Attachment A

SINGLE-USER BOAT SLIP REGULATIONS SECTION 4

- 4.1 No property owner may be assigned more than one single-user boat slip.
- 4.2 A property owner of a Firefly Cove lakefront lot will not be allowed to have a POA single-user boat slip.
- 4.3 All single-user boat owners and operators should be familiar with, and practice the watercraft rules of, the State of North Carolina.
- 4.4 The Firefly Cove POA Board reserves the right to revoke a property owner's assignment of single-user boat slip if the boat assigned to that slip is, as determined by the Firefly Cove POA Board, considered an eyesore or nuisance to the community
- 4.5 The Firefly Cove POA Board reserves the right to revoke a property owner's assignment of a single-use boat slip if the boat assigned to that slip is, at any time, operated in an unsafe manner or violates the laws of the State of North Carolina or any specific rules established by the Firefly Cove POA Board.
- 4.6 The Firefly Cove POA single-user boat slips are assigned to Firefly Cove Property Owners Only. The boat of the property owner that has been assigned to a single-user boat slip must have been registered with the Secretary of the Association as outlined in Section 2 or Section 3 of the Firefly Cove POA Dock/Boat Slip Regulations.
- 4.7 The Secretary will, from time to time, verify that the boats occupying the single-user slips are titled/registered to the individual assigned a space. The Firefly Cove POA Board reserves the right to revoke the assigned single-user slip if it determines that this provision has been violated.
- 4.8 A Firefly Cove Property Owner that has the use of a single-user boat slip may not rent or loan their single-user boat slip to anyone at any time. The single-user boat slip that is assigned to a Firefly Cove Property Owners may not be used by any other property owner, friends, family, renters or anyone else at any time. The Firefly Cove POA Board reserves the right to revoke the assigned single-user slip if it determines that this provision has been violated.

- 4.9 The Property Owner of a single-user boat slip that determines they want to permanently relinquish their single-user boat slip should notify the Secretary. The property owner will be removed from the Seniority List.
- 4.10 The property owner that has the use of a single-user boat slip may not assign, sublet, or allow the use of their single-user boat slip in connection with the sale of their boat or in connection with the sale/rental of their property located in Firefly Cove.
- 4.11 A Firefly Cove single-user boat slip is not deeded property and cannot be transferred upon the sale of a property owner's lot, condo or improved property. Upon the sale of a lot, condo or improved property to a purchaser, the seller will be removed from the Seniority List unless the seller retains ownership of at least one non-lakefront lot or condominium within Firefly Cove after the sale.
- 4.12 Use of the single-user dock/boat slip is reserved for all property owners in good standing, (i.e. paid-to-date association assessments and any other fees and/or assessments). If a property owner in Firefly Cove is not in good standing with the Firefly Cove POA or COA and has an assigned single-user boat slip or is on the Seniority List, the Firefly Cove POA Board may revoke the use of the boat slip and remove this property owner from the Seniority list. The Firefly Cove POA Board will not add this property owner back to the Seniority List until the property owner is again in good standing. The Firefly Cove POA Board will then add this property owner back to the bottom of the Seniority list.
- 4.13 Any user of a single-user boat slip whose watercraft causes damage to the Firefly Cove dock/boat slip is responsible for the costs for the repairs. The Firefly Cove POA Board will select the repair company and coordinate the repairs. Once the repairs have been made a letter and a copy of the repair bill will be sent to the property owner and the property owner will have 30 Days to reimburse the Firefly Cove POA. If the bill is not paid within 45 Days, the property owner will be considered not in good standing and the Firefly Cove POA Board may revoke their single-user boat slip. At this time the Firefly Cove POA Board will also assess the cost of the repairs to the offending property owner's lot for the reimbursement amount. This property owner will not be eligible for a single-user boat slip again for 1 full calendar year after the repair bill is paid. The offending property owner will also go to the bottom of the Seniority List and lose all seniority associated with the Seniority List.
- 4.14 A copy of the Seniority List is available from the Secretary upon request.
- 4.15 The Firefly Cove POA Board has sole authority for all decisions regarding the use of the Firefly Cove dock/boat slips. The Firefly Cove POA Board reserves the right to suspend or revoke any property owner's use of the Firefly Cove boat dock/slip area for failure to follow the Firefly Cove Property Owners Association Dock/Boat Slip Regulations or the rules and regulations outlined in the Declaration of Covenants, Restrictions, Easements, Reservations, Terms and Conditions Governing Firefly Cove and the By-Laws of the Firefly Cove Property Owners Association.