

**Firefly Property Owners Association, Inc.**

**Board Meeting**

**October 22, 2020**

**Location:**

- Firefly Cove Lake Lure, North Carolina – The Lodge

**Roll Call/Call to Order:**

- The meeting was called to order by Melva Dye at 6:30 pm
- Directors present: Joy Ciocca, Melva Dye, Mike Frosaker, and Mike Kirkman
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Joe Pritchett and Bob Robinson
- 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 meetings of September 3, 2020 were approved by motion, second, and a unanimous vote 4-0.

**Property Owners Input/Comments/Concerns**

- None

**Updates:**

- Mike Kirkman reported the bank balances as of October 22, 2020; Operating account balance is \$25,412.47, Un-Restricted Reserve account balance \$35,013.96 and the Restricted Reserve account balance \$3098.81. All compliance fees have been refunded.
- Bob Robinson inquired if there was an amount required to be in the reserve account. Mike Kirkman informed him that it is a goal of the board to have \$50,000-60,000 up to \$100,000.

- Mike Frosaker reported that the contract with the current realtor, Mike Holden, for the sale of Lot 56 expires in December. It was discussed to try listing with a new realtor. Also discussed was obtaining an easement for use of the adjoining property's driveway. The realtor sent a letter previously but has gotten no response. Mike Frosaker will contact the board attorney to send a letter regarding the easement.

#### **Discussion Items:**

- Joy Ciocca reported that the Town of Lake Lure will be increasing the non-motorized boat fees from \$100 to \$150 in the 2021 year as per the letter dated September 30, 2020. A motion was made, seconded, and passed by a vote of 4-0 to increase the annual fee of the Firefly Cove Non-Motorized Boat Storage Space to \$150.
- Mike Frosaker reported that he contacted five companies to review the pool deck area. Only one company came out and provided an estimate at a cost of \$20,313.95. Discussions were had and determined that we would try to get quotes from stone and concrete companies. Mike Frosaker agreed to handle getting more estimates.
- A discussion was had regarding the gravel surface in the dumpster/boat storage area. It was discussed to have the landscape contractor make minor repairs (rake and add gravel to area by dumpster to fill holes and eliminate puddles) but not to perform any major grading/maintenance until after the Town of Lake Lure completes the Utility Project, which is moving forward, just delayed. Town update as of October 2<sup>nd</sup>, they are awaiting final design, and then it will go out for bid.
- A discussion was had about how to handle the lake debris that builds up in the cove/west stream after major storms. Currently property owners are the ones to pull the debris out. Melva Dye reported that she spoke to Dean Givens at the Town of Lake Lure and he indicated that we can either pull it out and put it on the dock and then call the town to come pick up or we could drag it out to the main channel and let the current take it to the catch at the damn. After discussions, it was agreed that it would not be good to drag the debris out to the channel as it will only clog up other coves/properties. It was suggested that we at this to the caretaker position to help with removal. The discussion was tabled for a future meeting.
- A discussion was had regarding various landscape maintenance and landscape projects. Various property owners' input was mentioned, including the cutting down and trimming of trees and shrubs. Joy Ciocca reported that the original landscaper for the fall project emailed to see if we still wanted to have the work done. Mike Kirkman stated that if we have a landscaper to do the work, then we should move forward. Melva Dye agreed to coordinate the project with a lead person; she would discuss with Karen Donovan to see if she still wanted to be the lead.

- Mike Frosaker reported that he has found another person to be the caretaker/maintenance person at a cost of \$25/hour. It was agreed that we would have this person meet at the next board meeting. Mike Frosaker would also finalize the responsibilities of the position.
- Joy Ciocca reported that there was sufficient number of Property Owners participating in the 2020 Annual Property Owners Meeting Vote to establish a quorum. Total votes tallied was 39, 37 to approve the 2021 Firefly Cove Operating Budget and 2 to reject. The 2021 Firefly Cove Operating Budget passed. Joy Ciocca reported that there were no nominations to run for the open board seat so there was no vote. Mike Kirkman provided an update to send to Property Owners to show what the board has done in 2020 and the plans for 2021. Joy Ciocca will send this with the election results in an email to all property owners.
- President Dye called an Executive Session at 7:22PM. Executive Session ended at 8:15PM.
- Joy Ciocca reported the following:
  - The treadmill part has been received and will be stored in the office for future use.
  - Condo 204, Lot 1 and Lot 36 are all expected to settle by the end of the month and Lot 33 is up for sale.
- The date of the next board meeting will be November 30, 2020 at 6:30PM in the lodge.

**Adjournment:**

- The meeting was adjourned at 8:30pm.

September 30, 2020

To Commercial Boat Owners,

The purpose of this letter is to inform you of changes that are taking place for commercial boat owners in the new year. These changes will include increased Lake Fees and a new system to monitor commercial boat usage through hour meters. Please note the details below along with background information which provides further information regarding the necessity for these changes.

**A. Deadline:** All applications must be completed and received by the Town of Lake Lure by **November 1, 2020** to be considered for a license in 2021.

**B. Fees:**

- **Commercial License Fee:** \$45 (Note: Please include the license fee of \$45 for all classifications of boats. This fee is per application and not per boat.)
- **Surcharge for Processing a Commercial License Application After Deadline:** \$100
- **Livery:** \$2,000
- **Towed Water:** \$2,000
- **Tour Boats:** \$3,000
- **Fishing Guides:** \$500
- **Service Boats:** \$500
- **Vacation Rentals:** \$2,000
- **Commercial Non-motorized:** \$150
- **Cluster Mooring fee:** \$100

**C. New Requirement for hour Meters:** In September 2020, the Marine Commission approved a requirement to place hour meters on all commercial motorized boats in the new year. The hour meters will provide valuable information for the Lake Model and on lake usage.

- Please obtain an hour meter if you do not already have one and **report your monthly hours to Dean Givens by the 3<sup>rd</sup> of each month to [loa@townoflakelure.com](mailto:loa@townoflakelure.com)**. Hourly meters may be obtained and installed through your boat mechanic.
- Submit installation receipt or photo of installed hour meter. Please provide current reading.

**D. Reason for Changes:** The Town has been working to create self-sustaining operational enterprises to maintain a balanced budget and increase our capacity to assume

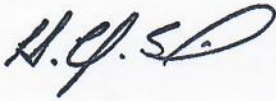
infrastructure debt. Basic Lake maintenance and operations are funded from Lake user fees and taxes. Increased Lake user fees, (commercial and residential boat permits, marina and golf concessions, boat slip fees etc.) are required to supplement revenues for the Parks, Recreation, and Lake Department, including annual dredging. The Parks, Recreation, and Lake Department will be self-sustained by 2021.

- E. Dredging:** Despite efforts to limit sedimentation and debris from entering our Lake, it is estimated that more than 40,000 tons or 33,000 cubic yards of sediment move through the watershed and into Lake Lure each year. This requires an annual contribution of approximately \$425k per year going forward to conduct maintenance dredging.
- F. Community Involvement:** The Lake Lure Town Council held three Community Forums on 7/28/20 to present critical updates that impact our community. We realize this was a challenging time to hold an in-person meeting, but we found a way to conduct those forums safely so we could share important information with the community. If you were unable to attend the meeting, you may view a recording of the meeting at the following link: <https://youtu.be/kNkNHFE72AA> . You may review all of the questions and answers that were addressed during the meeting at the following link on the Town's website: <http://www.townoflakelure.com/community-forum.php>.
- G. Forward Focus:** The Town is moving forward with an extensive plan for Lake maintenance, Lake Lure Dam renovations and Sewer System rehabilitation. Protecting and maintaining our Lake and community requires an aggressive plan to foster federal and state support, promote partnerships, and increase tax payer investments to set the conditions for our long-term success. The Town has addressed these issues with our FY20-21 Budget; however, these projects will be funded one budget at a time over many years to come.
- H. Partnership:** We have partnered with the best engineering firms available and have worked closely with state agencies to develop a long-term infrastructure plan. The Town is working to fund the plan from multiple sources. We are implementing efficiency measures to mitigate the financial stresses on local taxes and user fees, but more is required. Higher Lake use fees, water and sewer rates, and taxes are required to build capital reserves and provide vital seed money for infrastructure repair and rehabilitation.
- I. Reminders:**
- Permits for all boats requested and approved on the application must be purchased by April 15 to be considered valid.
  - All boats not permitted by this deadline will lose their space in the model, requiring the applicant to re-apply for approval on those boats through the Marine Commission.
  - The Marine Commission meets quarterly in March, June, September, and December.

- Please review your renewal forms carefully and complete or correct any information that is missing or incorrect. Be sure to mark out any boats that are no longer being used. All incomplete applications may be denied.
- Required paperwork includes a copy of the proper insurance for the respective boats and copies of all registration for each motorized boat every year.
- If you previously provided the necessary certificates for the boating safety course, you do not have to submit these again. You do need to provide certificates for all new drivers.
- Obtain an hour meter if you do not already have one and submit installation receipt or photo of installed hour meter. Please provide current reading.
- **Report your monthly hours to Dean Givens by the 3<sup>rd</sup> of each month to [loa@townoflakelure.com](mailto:loa@townoflakelure.com).**

**Please complete and sign the attached checklist and return with your renewal application and payment.** If you have questions about the application, please do not hesitate to contact Linda Ward at 828-625-9983, extension 129.

Sincerely,



Dean Givens  
Parks, Recreation and Lake Director  
Town of Lake Lure



To: **Firefly Cove**  
121 Firefly Cove, Lake Lure, NC 28746  
Mike Frosaker- 847-477-4627 – frosakerm@bellsouth.net

From: Glenn LaPlante with ASP of Asheville (828) 318-4850

Date: October 19, 2020

Re: Deck Repair Quote

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<b>Repair Grout Lines.....</b>	<b>\$ 10,590.00 + tax</b>
1) Over approximately 20% of deck, chase and rout out loose mortar joints. RegROUT using mortar. Allow to cure 7 days before final cleaning and sealing. Color will vary from existing grout lines.	
<b>Final Cleaning and Sealing.....</b>	<b>\$ 6,670.00 + tax</b>
1) Clean existing deck. 2) Seal with clear seal.	
<b>Distance Trip Charge.....</b>	<b>\$ 1,725.00 + tax</b>
<hr/>	
<b>Sub-Total Bid Quote.....</b>	<b>\$ 18,985.00</b>
<b>NC (Rutherford County) Sales Tax at .....</b>	<b>\$ 1,328.95</b>
<b>Total Bid Quote.....</b>	<b>\$ 20,313.95</b>

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Sales Tax Note: North Carolina law requires local sales taxes to be charged on the entire cost of pool related services and repairs.

**NOTE:** *Due to the nature of renovation work, there may be problems unforeseen at this point. With notification to the customer first, ASP reserves the right to use any additional material and/or labor necessary to correct any problems that may arise during any of these installations.*

**Payment Terms:** 70% of payment down at contract signing, 30% upon completion.

Please do not hesitate to call Glenn LaPlante at (828) 318-4850 with any questions or concerns. Thank you for the opportunity!

**America's Swimming Pool Company of Asheville**  
**Glenn LaPlante**  
**Renovation Manager**

Election Results for 2020 Annual Meeting Vote

2021 Firefly Cove Operating Budget

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Option	Votes	Percentage
Yes - I approve the 2021 Firefly Cove Operating Budget	37	94.90%
No - I reject the 2021 Firefly Cove Operating Budget	2	5.10%

Votes tallied: 39

2021 Firefly Cove Operating Budget		
Ballot	Yes - I approve the 2021 Firefly Cove Operating Budget	No - I reject the 2021 Firefly Cove Operating Budget
1	1	
2	1	
3	1	
4	1	
5	1	
6	1	
7	1	
8	1	
9	1	
10	1	
11	1	
12	1	
13	1	
14	1	
15	1	
16	1	
17	1	
18	1	
19	1	
20		1
21	1	
22	1	
23		1
24	1	
25	1	
26	1	
27	1	
28	1	
29	1	
30	1	
31	1	
32	1	
33	1	
34	1	
35	1	
36	1	
37	1	
38	1	
39	1	
	37	2

## Completed Work October 1, 2019 – October 1, 2020

### Firefly Cove POA

#### Landscape Maintenance

- Clean up debris under Bridge
- Dredging of Creek Area
- Purchase Net for Debris Removal
- Remove debris/undergrowth Creek Common Area
- Continued Kudzu Removal
- Spray Kudzu in POA Storage Area and on road to storage area
- Clean Up Boat Storage Area
- Removal of Dead Trees/Limbs

#### Landscape Repair

- Purchase Rock, Rock Stone, and Compact Stone for Path
- Cost of Rock to repair path to Boat House

#### Irrigation

- Replace Irrigation System Pressure Switch
- Winterize and Un-winterize irrigation system
- Irrigation System Test

#### Miscellaneous

- Survey of POA Owned Lot 56
- Purchase Street Sign

#### Pool

- Replace pool room heater
- Replace Pool Drains, Repair Pool Wall Inspection
- Pressure Wash Pool Deck Part
- Replace Pool Umbrellas
- Replace Pool Exhaust Fan,
- Replace Pool Leaking Pipe

#### Maintenance

- Replace Pool Table Felt
- Annual Fitness Equipment Maintenance
- Gate Repair
- Repair Security Gate Replace Security Gate Software and Upgrade Security System
- Replace Gate Back-Up Batteries

#### Future POA Projects and Repairs/Replacement

- Update Landscaping 2021
- Replace Pool Fence 2021
- Dredging 2021
- Security gate to Pinnacle – Future As Needed
- Replace Lodge AC Units – Future As Needed
- Paint Dock Flooring
- Replace Dock Cleats