

Firefly Property Owners Association, Inc.

Board Meeting

June 23, 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 5:00pm
- 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, Carol Pritchett, Bob Robinson, Cesar Pares, Brenda Urban, Jayne Mann and Tibor 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 March 16, 2017 were approved by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns

- Bob Robinson, COA Board President, led a discussion on the replacement the lodge roof. He explained the current issues/repairs needed. He presented the quotes he had received and explained the options that were considered for repair or replacement. COA President Robinson reported that the COA Board had a meeting on June 12, 2017, (meeting minutes can be found on the POA website), and the COA Board had voted to remove the existing shingles and metal roofing and underlay and replace it entirely with new underlay and shingles for a cost of \$39,700. (Contractor selected–RPK Builders, providing a 25-year warranty on labor, 50-year on shingles) Additionally, the COA Board voted to get the lodge painted immediately after the roof work was completed because there would be new/exposed wood; this will be at a cost of \$19,622.

(Contractor selected–Asheville Painting Co.) Total cost of the project will be \$59,322 less the money the COA received from the settlement with CertainTeed, the current roof shingle manufacturer. The COA Board decided they needed a special assessment to pay for this work and has sent a notice to all COA members and will hold a special assessment meeting on July 14, 2017 with payment due by July 28, 2017. The assessment is expected to pass. The POA will be responsible for 25% of this project costs.

Further discussions were had regarding the timing of the project. COA President Robinson indicated he would do his best to schedule this project with as little disrupting to POs as possible but for everyone's safety, the pool may need to be closed while the roofers are working in that area. POs will be sent notification of any closures once dates are set. Additional discussions were had regarding the removal of the metal on the roof and if it would comply with the ARC regulations. It was agreed that although everyone would prefer to keep the metal on the roof, repair of the defects of the metal section of the roof would provide no warranty and it is not cost prohibitive to replace the metal roof. Director Hinkle, ARC Chairman indicated that an all shingle roof would be within the ARC guidelines.

President Cameron closed the discussion and called for a Board vote to accept the COA special assessment. Director Frosaker motioned for acceptance; the motion was seconded, and approved by a unanimous vote 5-0. President Cameron directed Treasurer Stockdale to send the check to the COA by July 20.

- Secretary Ciocca reported on several requests she had received from POs looking for access to the boat rack. President Cameron recommended that the board monitor the current usage of the existing POA owned boats during this season. It is estimated that most are not being used or are in bad condition. It was proposed that the Board budgets for next year for the purchase of two new single kayaks and to sell/scrap any old ones. We would install at the dock a rack to keep these two new kayaks. This would free up eight spots on the existing rack for POs use at a nominal annual cost. A seniority list would be established as needed to assign spots. Removing the old/unused boats will save the POA money in permits and the additional rack fees will help to offset expenses. PO Pritchett noted that the Board needs to make sure that the additional fees do not go over the 10% revenue threshold for tax purposes. He volunteered to speak with the POA accountant to determine the amount.

President Cameron mentioned that renters use the boats but they do not return them back to the racks and he and other POs have had to consistently put them back up. He requested that the COA make it part of the renter's agreement to make it the renters responsibility to put anything they use back as the found it, including the paddles and life jackets. PO Urban stated that she has donated two child life jackets and have placed them in the closet. She also asked who is responsible if anyone gets hurt using the boats. President Cameron noted that the POA carries liability insurance however, there is a hold harmless clause in the renter's agreements as well.

- Secretary Ciocca reported on several requests she had received from POs to change how the boat slips are assigned. President Cameron indicated that this issue has been addressed on several

occasions and the current policy is fair and will not be changed. There are 13 slips available, 12 assigned and 1 multi user/day slip. Anyone wishing to use the multi user slip may submit a request to the Board Secretary. Information can be found on the website. Additionally, PO's boats may be stored in the boat storage area by the dumpster. President Cameron stated that unfortunately, the Town of Lake Lure will not allow Firefly to add any more boat slips to our area but they do anticipate adding 40 additional slips at the Marina.

- President Cameron lead a discussion on the landscaping in the Ridges. Recently the POA used part of the landscape budget to clean up some areas after the fire last year. This was done as a courtesy as this area is not part of the POA responsibility. This area is a wooded/natural setting area and is not maintained by the POA. The only responsibility the POA has in this area is the install and maintenance of the gate.
- President Cameron opened a discussion on the Tryon Equestrian Center holding the World Games in September 2018 (11th-23rd). This event is expected to draw 500,000 people daily which will create a need for housing. There is an opportunity for POs to make 4,000-5,000/week on rentals. POs have requested that the board allow a one-time exception to the rental rule and allow for homes to be rented during the period from September 4, 2018-September 30, 2018. Concerns were raised about security, damage and additional fees to be charged. A preliminary board consensus was 4-1 for a rental exception however, the POA Board is looking for public comment on this before taking a vote on the exception. The discussion was tabled until the next meeting. Secretary Ciocca will email all POs notifying them of the issue, the meeting and requesting any input regarding a onetime exception.

Updates:

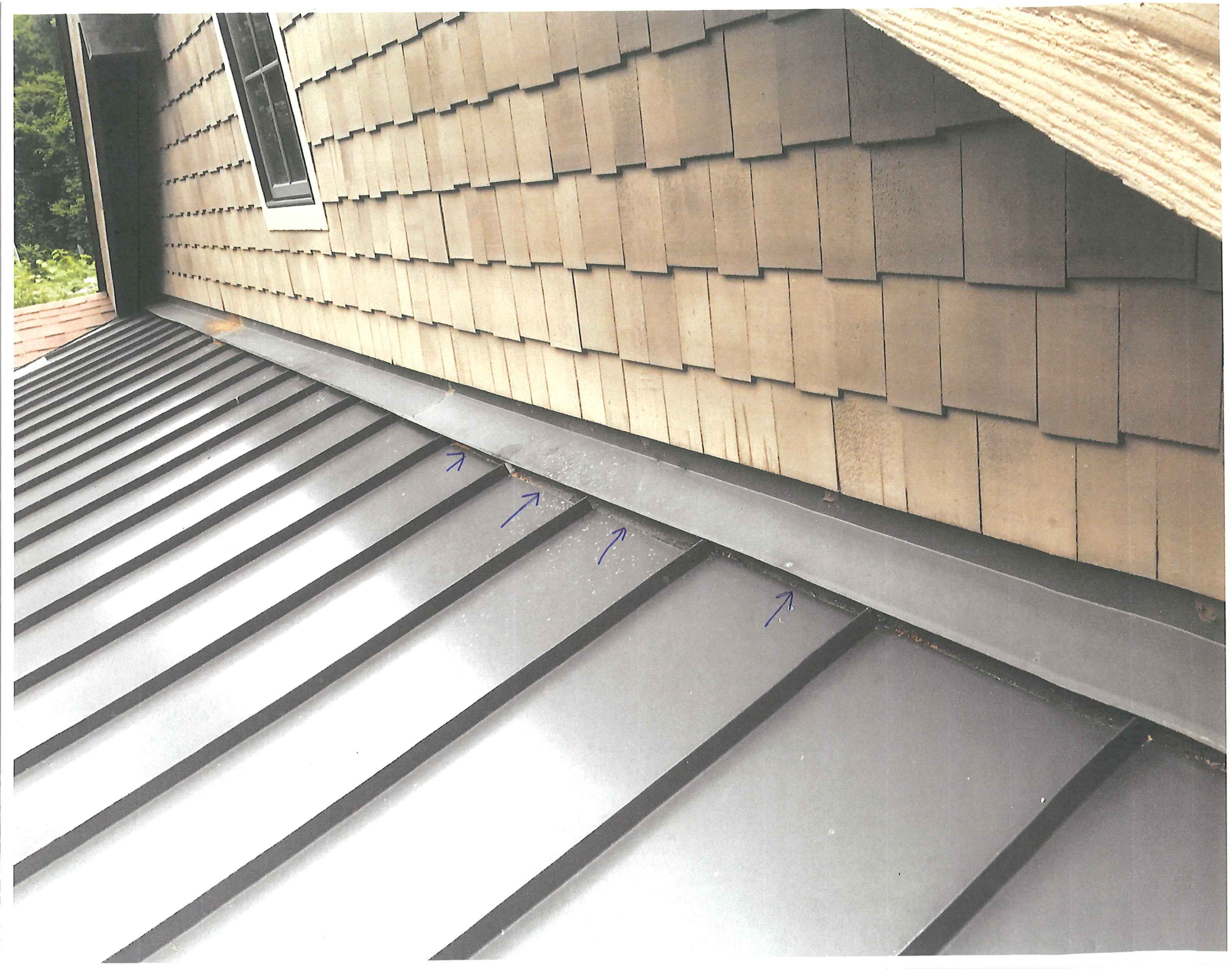
- Director Hinkle advised that Tri-City Paving completed the top coat resurfacing project for a final cost of \$73,610. The Board now needs to consider a way to monitor the road for damage from construction or other major project and to consider a Road Impact Fee to cover any costs of repairs. A fee schedule would need to be determined and there may be a need to change the ARC guidelines. Director Frosaker will check with the POA attorney to determine what is needed to implement the fee. Further discussion will be held at the next meeting.
- Secretary Ciocca reminded everyone of an event coming up on August 5, 2017, PO Cobbett wedding. Regarding PO Helms wedding event in 2018 the Board determined that a refundable \$250 damage deposit would be required for this outdoor event because of the tent. The POA website will be updated to show all upcoming events.
- Treasurer Stockdale informed the board that after the payment for the road work, the reserve account balance was \$60,252 and the operating account balance was approximately \$21,000 less the \$12,000 compliance deposits that will need to be refunded equals \$9,000. This puts us in good shape as the third quarter dues will be collected in July.

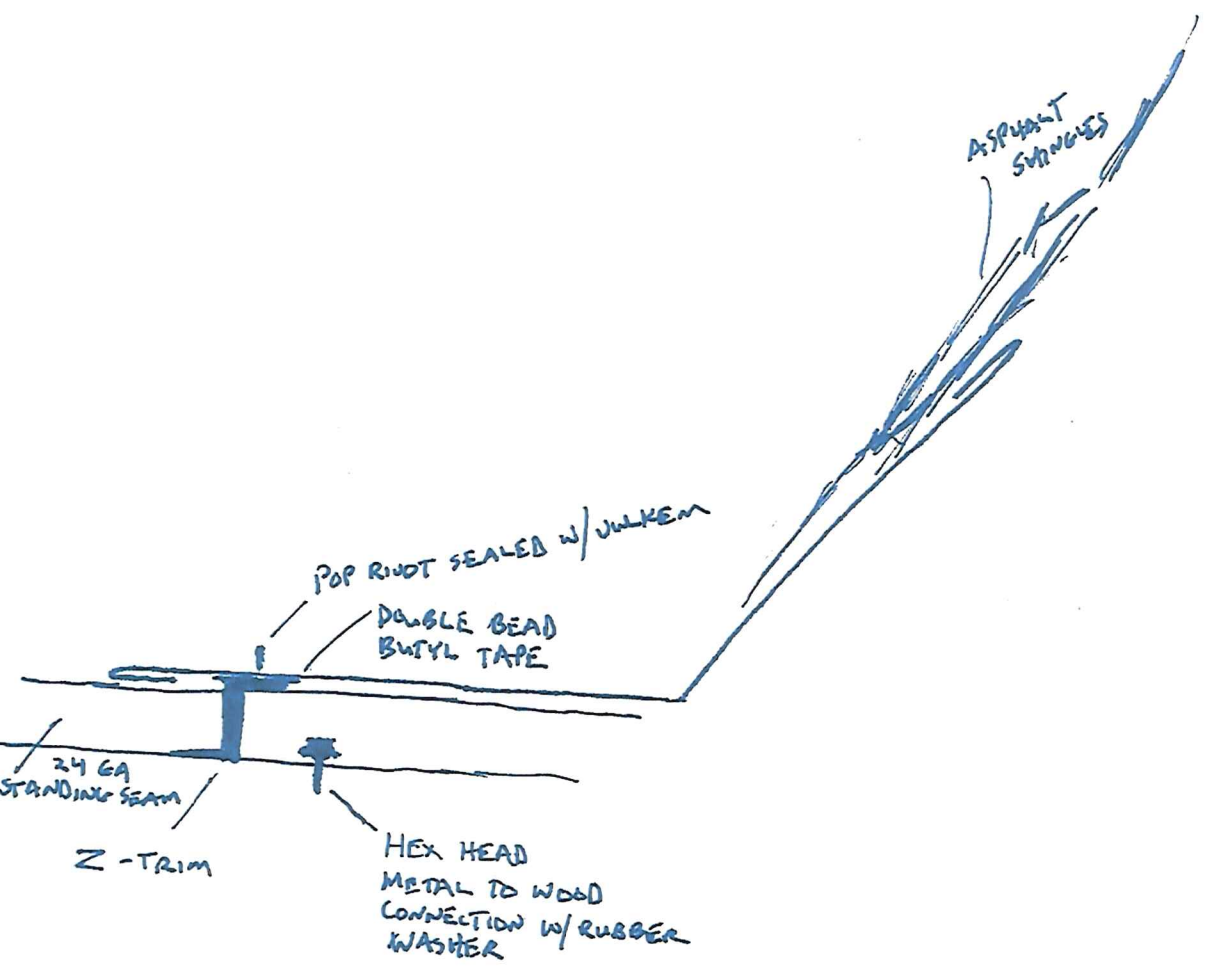
Discussion Items:

- The Annual Property Owners Meeting was preliminarily set for Saturday, October 21st at 10AM in the lodge. Secretary Ciocca was to confirm that this date does not conflict with local school breaks and will report back at next meeting.
- President Cameron continued a discussion regarding maintenance of the pool and pool area. He indicated he has voluntarily taken care of the pool for six years. The pool is open approximately 120 days, which requires daily chemical tracking as well as daily pool area clean up and pool skimming, 4x weekly backwashing, weekly vacuuming and chemical treatment as needed. President Cameron provided the Board with a breakdown of costs and a proposal to keep the current pool contractor at \$50/week and to contract himself for the work at a cost of \$120/week. He requested the Board to consider this proposal and to open it up for further discussions and a vote at the next meeting.
- The date of the next Board meeting July 21, 2017 at 5PM in the Lodge.

Adjournment:

- The meeting was adjourned at 6:19pm.





24 GA
STANDING SEAM

Z-TRIM

POP RIVET SEALED W/ VULKEM

DOUBLE BEAD
BUTYL TAPE

HEX HEAD
METAL TO WOOD
CONNECTION W/ RUBBER
WASHER

ASPHALT
STRIPES



53 Harris Road
 Fairview, NC 28730
 Phone 828-338-5001

DATE: June 12, 2017

FOR:

WHOLE
 Architectural
 shingle Re-Roof

121 Firefly Cove
 Lake Lure, NC

DESCRIPTION	AMOUNT
<p>This bid includes permits, materials and qualified labor to complete the following:</p> <ol style="list-style-type: none"> 1. Tear off existing roofing materials (metal and shingles) 2. Nail off wood decking to meet code requirements. 3. Install GAF Synthetic Underlayment. 4. Install GAF Pro Start Shingles. 5. Install new 6" eave drip metal,color _____ 6. Install new 50 year GAF Timberline HD Shingles, color _____ 7. Install new plumbing boots 8. Install new GAF Cobra 3 ridge ventilation 9. Install new GAF Weatherwatch peel & stick underlayment at valleys, roof to wall meetings, chimneys, low slopes, skylights, and roof penetrations. 10. Install GAF Seal-A-Ridge shingles 11. Install new copper flashing/counter around 3 chimneys and build crickets to code 12. Replace all rotten decking <p style="color: red;">Additional Wood to be charged at \$4.50 LF cedar fascia, siding, trim</p> <ol style="list-style-type: none"> 13. Provide 25 years labor Golden Pledge GAF warranty against leaks. 14. Remove all debris from site. <p>This quote accepted by: _____</p> <p>Date: ____/____/____</p> <p>This quote offered by: Ryan Kerschen</p>	
TOTAL	\$ 39,700.00

IMPORTANT NOTICE: Please notify occupants of building/ household that they are not to stand under the roof's perimeters while we are working. In addition please do not park vehicles, boats, trailers, etc... near the roof's perimeters.



53 Harris Road
 Fairview, NC 28730
 Phone 828-338-5001

121 Firefly Cove
 Lake Lure, NC

DATE: June 8, 2017

FOR: Architectural
 shingle Re-Roof

DESCRIPTION	AMOUNT
<p>This bid includes permits, materials and qualified labor to complete the following:</p> <ol style="list-style-type: none"> 1. Tear off existing roofing materials to wood deck. 2. Nail off wood decking to meet code requirements. 3. Install GAF Synthetic Underlayment. 4. Install GAF Pro Start Shingles. 5. Install new 6" eave drip metal,color _____ 6. Install new 50 year GAF Timberline HD Shingles, color _____ 7. Install new plumbing boots 8. Install new GAF Cobra 3 ridge ventilation 9. Install new GAF Weatherwatch peel & stick underlayment at valleys, roof to wall meetings, chimneys, low slopes, skylights, and roof penetrations. 10. Install GAF Seal-A-Ridge shingles 11. Install new copper flashing/counter around 3 chimneys and build crickets to code 12. Replace all rotten decking Additional Wood to be charged at \$4.50 LF cedar fascia, siding, trim 13. Provide 25 years labor Golden Pledge GAF warranty against leaks. 14. Remove all debris from site. <p>This quote accepted by: _____</p> <p>Date: ____/____/____</p> <p>This quote offered by: Ryan Kerschen</p>	
TOTAL	\$ 31,700.00

IMPORTANT NOTICE: Please notify occupants of building/ household that they are not to stand under the roof's perimeters while we are working. In addition please do not park vehicles, boats, trailers, etc... near the roof's perimeters.



53 Harris Road
 Fairview, NC 28730
 Phone 828-338-5001

DATE: June 8, 2017

FOR: *Metal Transition
 Repairs*

Firefly Cove
 121 Firefly Cove
 Lake Lure, NC

DESCRIPTION	AMOUNT
<p>This bid includes permits, materials and qualified labor to complete the following:</p> <ol style="list-style-type: none"> 1. Remove existing metal roofing transitions 2. Screw down panels at top to prevent sliding with hex head rubber washer screws 3. Install new 24 ga Transitions with Z Closure, pop rivets, vulkem selant, & butyl tape seams 4. Install new 26 ga Standing Seam NCR metal roof sheets in repaired area 5. Remove all related debris from site. <p>This quote accepted by: _____</p> <p>Date: ___ / ___ / ___</p> <p>This quote offered by: Ryan Kerschen</p>	
THANK YOU FOR YOUR BUSINESS!	TOTAL \$ 7,900.00



53 Harris Road
 Fairview, NC 28730
 Phone 828-338-5001

DATE: June 8, 2017

FOR: NCR Panel Metal
 Re-Roof

Firefly Cove
 121 Firefly Cove
 Lake Lure, NC

DESCRIPTION	AMOUNT
<p>This bid includes permits, materials and qualified labor to complete the following:</p> <ol style="list-style-type: none"> 1. Tear off existing roofing materials to wood deck. 2. Install GAF StormGuard Underlayment 3. Install new 24 ga Transition with Z Closure, pop rivets, vulkem selant, & butyl tape seams 4. Install new 6" eave drip metal,color _____ 5. Install new custom 24 ga Standing Seam NCR metal roof sheets, color_____ 6. Install new custom 24 ga End Wall/ Side Wall Trim 7. Replace ALL rotten decking 8. Provide 10 years warranty against leaks. 9. Remove all debris from site. <p>This quote accepted by: _____</p> <p>Date: ____/____/____</p> <p>This quote offered by: Ryan Kerschen</p>	
TOTAL	\$ 17,750.00

THANK YOU FOR YOUR BUSINESS!

Asheville Painting Co.

270 Asbury Rd
Candler, NC 28715-9670
Office: (828) 279-4801
Fax: (828) 670-1360
Email: office@ashevillepainting.com

Ted Irvin, President
Derek Irvin, Vice President
Brenda Irvin, Treasure/Sec.



Sold To:

Bob Robinson
121 Firefly Cove
Lake Lure, NC 28746

(954) 658-2723

Date: 06/09/2017

Terms: 50% due when project is 50% complete.
Balance due upon completion.
Make checks payable to: Asheville Painting Co.

The following is a quote for the services you requested. When you sign this document, it constitutes an agreement between Asheville Painting Co. and, Bob Robinson contractor for services at 121 Firefly Cove, Lake Lure, NC 28746 with the payment terms listed above. This contract supersedes any verbal discussions; if there is work that was discussed during the time of the quote that is not listed below please advise us so that the contract can be revised.

Additional work will not be performed without prior signature authorization. Job supervisors carry these forms. Asheville Painting Co. carries one million dollars in liability insurance and workers' compensation. Verification certificates are available upon request. The company has a dependable crew and prompt turnaround.

Pressure Wash: Clean/Locate and kill mildew

Customer will supply water for project. Asheville Painting will bring all other equipment to for the project, beyond water supplies.

Mildew may be confused with dirt. It can be green, gray, brown, or black. Mildew can also be spotty or uniform. Mildew must be killed or it will grow through the finish coat of paint. Paint will not adhere to a dirty surface.

1. We will locate, and remove mildew.
2. We will apply one coat of a special biodegradable outdoor bleach-cleaner made by Clorox. We will leave cleaner on the surfaces long enough to fully kill mildew, about twenty-minutes. We don't use or recommend the use of regular household bleach!
3. Make sure all windows are closed and breakable items are removed from any decks or porches.
4. Pressure washing (Condo units, decks, patio and lodge, then rinse off), removing dirt, dust, and mildew.
5. We will completely rinse all surfaces, including any nearby plants and shrubs.
6. Wet rings from flower pots or other furniture may not come out.
7. Sometimes mildew and mold imbed themselves into the wood- these may not come out during pressure washing or sanding without damaging the wood.
8. Customer is responsible to protect windows and doors that may leak when wet. Please advise below if there are areas that we need to be careful around.
9. We will use caution when pressure washing around windows and doors and will not use direct pressure, but we are not responsible for damage that may be caused by water getting inside the home.
10. Does not include stripping to bare wood or removing 100% of paint/stain, numbers, scuffs or stamps.

Asheville Painting Co.
270 Asbury Rd
Candler, NC 28715-9670
Office: (828) 279-4801
Fax: (828) 670-1360
Email: office@ashevillepainting.com

Ted Irvin, President
Derek Irvin, Vice President
Brenda Irvin, Treasure/Sec.



What to expect after you choose Asheville Painting Co.

- Return signed contract with the picture and yard sign release.
- Schedule your job with the office.
- Submit your colors in writing at least 3 days prior to the scheduled start date.
- 2-3 days before start date the office will contact you to confirm.
- First day: The supervisor will introduce themselves and go over the project.
- You are welcome to discuss any changes, concerns or questions with the supervisor or you may call the office.
- Last day: The supervisor and lead painter will inspect the completed job by completing a walk through.
- We encourage customers to join them to review the job, if possible, and sign the completion sheet. **In order to save on time and costs we will not be able to arrange for additional trips to complete the walk through once the job is complete.*
- The balance of the contract is due when the job is complete.
- The balance can be paid by Check, Visa, MasterCard or Discover.
**We do not accept American Express at this time, we apologize for any inconvenience.*
- Approximately 2 weeks after the job is completed you will receive a survey about your job, our employees and your experience. We appreciate all feedback that is returned on the survey.



Exterior: We propose to perform the following scope of work:

- Paint (117) Window trim (Sash not painted)
- Paint the band & trim boards, Approx. (480) L.F.
- Paint the soffits & fascia, approx. (639) L.F.
- Paint (6930) Sq. Ft. of Siding
- The Dormers and Cables are included to be painted

****We are quoting and specking the Sherwin Williams product, Resilience


Resilience is the top-quality paint from Sherwin Williams for the exterior painting. This product is resilience to moisture when apply and short after, such as dew or rain.

- The drive thru, (21x28) we will stain the ceiling, beam & ceiling supports with Cabot's, Semi-Transparent in Spanish moss.
- Stain (4) doors

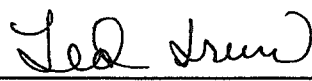
***Not to be painted:

- Window Sashes
- Down spouts & gutters
- Arbors
- Doors other than (4)
- Electrical Boxes
- Brown Vents
- Rails, pickets, deck floor and steps.

Materials & Labor: \$ 19,622.00

Signature:  _____ Date: _____
 Bob Robinson, (828) 625-2149

Signature:  _____ Date: _____
 Authorized Personnel Owner

Signature:  _____ Date: 6/9/2017
 Ted Irvin, President
 Asheville Painting Co.



Picture Release

Our business is built on satisfied customers and referrals. We would like to take before, during and after pictures of this project to use in future presentations of our work. Please initial the appropriate statement.

- _____ Yes, I grant permission for you to take and use photos of my project.
 _____ No, I would rather you not take photos.

Yard Signs

Yards sign assist us in letting others in the area know who we are while we are working on your project. They are displayed during your job and removed on the last day. Please initial the appropriate statement.

- _____ Yes, I grant permission
 _____ No, I would rather you not place a yard sign.

Color Choice(s)

Please list your color choices (brand, name and number) as well as the location where you want the color.

Location	Brand	Color Name	Color Number

Ford Painting
 405 Painters Gap Road
 Rutherfordton NC 28139
 828-286-3044

Estimate

Number **E131**

Date **6/4/2017**

Bill To
BOB ROBINSON

Ship To

PO Number	Terms	Project
		FIREFLY COVE CONDO

Date	Description	Hours	Rate	Amount
	EXTERIOR: WASH, CAULK WHERE NEEDED. PRIME NEW WOOD. PAINT OR STAIN 1 COAT. PAINT ALL SOLID STAIN 1 COAT, SATIN PAINT 1 COAT.			
	LABOR AND MATERIAL			\$20,160.00
	TAX			\$1,360.80
	FRONT ENTRY PORCH CEILING AND BEAMS. WASH AND STAIN 1 COAT.			
	LABOR AND MATERIAL			\$1,080.00
	TAX			\$72.90

Amount Paid	\$0.00	Discount	\$0.00
Amount Due	\$22,673.70	Shipping Cost	\$0.00
		Sub Total	\$22,673.70
		Total	\$22,673.70