

Firefly Property Owners Association, Inc.

Board Meeting

December 30, 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 Mark Helms
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Mike Kirkman and Joe Pritchett
- 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 November 30, 2020 were approved by motion, second, and a unanimous vote 4-0.

Property Owners Input/Comments/Concerns

- None

Updates:

- Mike Kirkman reported the balances as of December 29, 2020; Operating account balance is \$22,392.15, Un-Restricted Reserve account balance \$36,040.27 and the Restricted Reserve account balance \$3,095.81. These amounts are not expected to change through December 31, 2020.
- A discussion was had regarding the amount, if any, to transfer from the operating account into the reserve account. Several options we reviewed and presented. A motion was made and seconded to review and decide at the next board meeting, the motion passed by a vote of 4-0.

- Mark Helms contacted a foundation shoring company to get an assessment/quote for the pool deck. He is still waiting for them to come out. He will have them review options to include a complete redo of the deck.
- Joe Pritchett updated on the dredging plan. The lake drawdown will be January 4 through January 31. We will try to schedule Tim Edwards to perform the same dredging as last year in the stream and in front of the dock after the lake is back up. It will be necessary for any boats to out of the water, or moved while the work is being done.
- Joy Ciocca reported that a repeater for the gate was installed in December and was working for a few days until the gate malfunctioned preventing the gate from closing. A service call has been made, gate will remain open until repair.
- Mike Frosaker contacted Ryan Krishnan and he is interested in the caretaker position. He is tentatively scheduled to start in February. The board will work to finalize responsibilities for next meeting and will contact Ryan after to set up an official start date and contract.
- Mike Frosaker stated that the painting of the dock will occur when the lake is down, provided there are a few warm days. He will follow up with the vendor to make sure it is set up. We will need all boats out of the docks. Joy Ciocca will notify any boat owners.
- Mark Helms reported that he purchased and installed new boat cleats on the boat dock.

Discussion Items:

- Mike Frosaker reported that the contract with the current realtor, Mike Holden, for the sale of Lot 56 expires on December 12th. The board attorney spoke to the adjacent property owner, Mr. Hollands regarding the driveway easement. Mr. Hollands was agreeable to working out an easement with the prospective buyer. The property owner interested in purchasing the property is still considering and hopes to have a decision by the middle of January.
- Joy Ciocca indicated that the contracts for bookkeeping, cleaning, gate/pool maintenance all expire December 31, 2020. It was agreed to renew with all existing vendors. She will send out the contracts for renewal.
- The date of the next board meeting will be January 28, 2020 at 6:30PM in the lodge.

Adjournment:

- The meeting was adjourned at 7:40pm.