

Firefly Property Owners Association, Inc.

Board Meeting

April 25, 2018

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Joe Pritchett at 5:59 pm
- Directors present: Joy Ciocca, Mike Frosaker, Mike Kirkman, Joe Pritchett, and Bill Walker
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Greg and Deb Gardner, Karen Donovan, and Jayne Mann
- 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 22, 2018 were approved by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns

- Greg Gardner presented a request for a variance on the size of home they are planning to build which would be slightly under the ARC Requirements. Director Bill Walker, ARC Chairman, thanked Greg for the information provided and instructed him to submit the request, along with their submittal package to the ARC for review and approval. President Pritchett stated that if the ARC does not approve the variance, then at that time an appeal can be made to the board.
- Deb Gardner expressed interest in joining the ARC if an opening arises in the future.

Updates:

- Treasurer Kirkman provided an update on the account balances:

- Operating account \$18,006 not including \$12,000 of compliance fees and \$10,400 of the boat dock fees collected
 - Reserve account \$52,809.
- Treasurer Kirkman presented the board with the proposed quarterly reports on the income and expenses, actual vs budget. The board agreed to review again at the end of the next quarter and then begin posting to the website on a quarterly basis.
 - Secretary Ciocca reported that after further discussions with property owners it would be best to have the Adult Only Cocktail Hour at the Dock. These will be held every Friday from 5:00pm–7:00pm beginning May 18. Secretary Ciocca will notify all property owners via an email update.
 - President Pritchett reported that the five dock replacement cushions are on order and should be ready by May 15th. The upholsterer will provide some type of fasteners so that they are secure and will not blow away again.
 - President Pritchett reported that the exterminating has been completed and the carpenter bee treatment seems to be working thus far.
 - Treasurer Kirkman confirmed that a representative from Cedar Management Group will be here on Tuesday, May 1st for a walk through of the property followed by a presentation to the board and property owners.
 - President Pritchett requested an update regarding the landscaping. Andy Burnette from Burnette Landscaping was in attendance. Andy reported the following:
 - Boat Dock Path: Curbing should be completed by Thursday; the grid will be installed on Friday and work will continue on Saturday and two drains will be installed. The progress is going well but the rain has caused a delay. The parking area is leveled and grading was done from the canoe rack to the lower dock launch area.
 - Irrigation system: while the work is being done on the boat dock path, the system has been disabled. Once curbing is complete, the irrigation system will be turned on.
 - Pine needles are currently being spread and the mulching will be completed after. The willow tree and tree by the lodge will be trimmed before the mulch application.
- President Pritchett thanked Andy for removing the trash that was left in the boat storage area.

Discussion Items:

- Secretary Ciocca reported that requests have been received for the canoe/kayak/paddle board spaces. Invoices have been sent to those interested and eligible at this time. It was agreed that there will be a 30 day waiting period before assigning any remaining open spaces to any lakefront or single-user boat slip property owners; this will be for the current year only.

- President Pritchett stated he is planning on ordering the new paddle board. He and Treasurer Kirkman will go and purchase the two single user kayaks. They will also purchase life jackets and paddles as needed. All should be in place within the next week or two pending availability and delivery.
- Secretary Ciocca re-opened the discussion on the sale of lot 56. Upon review of documents from 2016 further clarification is needed as to what could be done on the site and any impact that would have on other FFC properties before proceeding. After discussions it was decided that we would walk the lot with a builder for input and work to put this topic/vote on the agenda for the annual meeting.
- President Pritchett recommended the Board go into Executive. The executive session began at 7:05pm and ended at 7:20pm and President Pritchett reconvened the regular Board meeting.
- Secretary Ciocca opened a discussion as to which board member, Ciocca, Frosaker or Pritchett, will terminate their seat in 2018 instead of 2019 as per the vote to change the election cycle that was held at the board meeting on November 27, 2017. Secretary Ciocca volunteered to terminate her seat on the board in 2018.
- The date of the next Board meeting will be determined.

Adjournment:

- The meeting was adjourned at 7:30pm.