

Firefly Property Owners Association, Inc.

Board Meeting

October 19, 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 6:00pm
- Directors present: Bob Cameron, Joy Ciocca, Mike Frosaker, Joe Pritchett and Rick Stockdale
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Jonathan Hinkle, Mike Kirkman
- 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 August 24, 2017 and October 4, 2017 were approved by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns

- None

Updates:

- Treasurer Stockdale discussed reported the reserve account balance is \$48492.81 and the operating account balance at September 30, 2017 is \$17223.29 less the \$12,000 compliance deposits that will need to be refunded equals \$5,223.29. As of today we have received all but 7 quarterly dues payments for fourth quarter 2017. He also reported that today a deposit was made of \$2500 into the reserve account.

- Secretary Ciocca reported the information that Joe Pritchett received from Lake Lure, that the Firefly Cove POA has thirteen (13) boat slips to use in any manner they desire. It was determined that it is a board decision to decide how they are used. It was decided to keep the one Multi-User Boat Slip at this time as there has been interest from property owners for future use. Discussion was also had to request property owners who currently have assigned boat slips to make them a multi user slip if they do not plan to use the slip in any given year.
- Director Frosaker presented the attorney prepared waiver of liability. This will be added to the Use of Common Area Regulations as well as the requirement that should alcohol of any kind be available at any event, there cannot be a bartender, it must be on a pour your own/self-service basis.
- Secretary Ciocca reminded everyone of an event coming up on December 2, 2017, 9AM-1PM in the lodge. Helms Wedding schedule for April 7, 2018, in a tent on the common grounds area. The POA website will be updated to show all upcoming events.

Discussion Items:

- Bob Cameron, President, began a discussion on the removal of the Kudzu in the area next to the parking lot and the boat storage area. He indicated that this would need to be done in January 2018, once it is colder than 30 degrees at night. Will be an initial cost and then an annual estimated cost of \$500. Will need repeated treatments and continued maintenance. We are only responsible what is on POA property.
- Bob Cameron, President, reported that he handled the request received from a non-Firefly Cove Property Owner to attach to our sewer connection. The request has since been rescinded.
- Treasurer Stockdale discussed the 2018 budget. The 2018 budget was approved by motion, second, and a unanimous vote 5-0.
- President Cameron discussed the board plan for 2018 to install a boat rack on the lower dock area for two single use kayaks. Additional we would purchase two single light weight kayaks and one paddle board. We would sell, give or dispose of all other POA owned except one 2-person kayak, and one paddle board. This will open up 3-4 spaces on the existing rack. He recommended to keep the existing licensing and noted that the applications for these boats are due by November 1, 2017 for 2018; there is a \$45 application fee and each commercial license costs \$100, currently we maintain seven permits, however we will end up with only five boats.
- Secretary Ciocca discussed that she will update the ARC Guidelines to include the Road Impact Fee and the Assessment Report and update the website. Discussion was had to set up a separate bank account for any Road Impact Fees collected in order to keep the money separate.
- The date of the next Board meeting will be determined at a later date.

Adjournment:

- The meeting was adjourned at 6:35pm.