

Firefly Property Owners Association, Inc.
Board of Directors Meeting
March 17, 2012

Location:

- Firefly Cove Lodge located at 121 Firefly Cove Lake Lure, NC 28746.

Roll Call/Call to Order:

- The meeting was called to order by President Bob Cameron at 1:00pm.
- Directors present: President Bob Cameron, Vice President Beth Voltz, Treasurer Scott Flowers, Director Joe Pritchett, and Secretary Mike Kirkman.
- Directors Absent: None
- Property Owners Present: James Voltz (lot 44), Tim Shellenberger (lot 24), Gerald Stoker (condo 203), Angela & Scott Heath (lot 5), Pam & Jack Buckingham (lot 51), Bob & Loretta LeClerc (lot 31 & 32), Karen Kirkman (lot 11 & condo 202), Jeanna Flowers (lot 8), and Anita Cameron (29).

Approval of Minutes:

- The minutes from the Board meeting of January 4, 2012 for the Firefly Cove Property Owners Association was tabled by Director Pritchett.
- The minutes from the Board meeting of February 8, 2012 for the Firefly Cove Property Owners Association was approved by motion, second, and a unanimous vote 5-0.

Updates:

- President Cameron presented the update of the progress of the new security system for the lodge. The installation of the key card reader security system previously approved by the Board (See minutes from November 19, 2011 Board meeting) is being ordered and installed and should be completed with the next 45 days.

- Vice President Voltz presented an update on the ongoing negotiations with the attorney for Mountain First Bank for an easement to the 27 acre parcel adjacent to Firefly Cove. Vice President Voltz gave a brief history on why the bank has to negotiate with the Firefly Cove POA Board for an easement for the 27 acre parcel. A final proposal for an easement to the 27 acres will be presented to the Board upon the completion of the negotiations.
- Treasurer Flowers presented a brief update of the financials for the Firefly Cove POA. Treasurer Flowers stated that going forward the financials of the association are in good shape.
- Director Pritchett presented an update of the Architectural Review Committee. Director Pritchett recommended that the Secretary provide all the owners with a copy of the Architectural Design Guidelines.

Property Owners Input:

- Mr. Buckingham (lot 51) opened a discussion on a community boat. Mr. Buckingham is concerned about the liability of the community and individual property owners with the operation of a community boat. Vice President Voltz responded that if and when the community decided to have a community boat that the users of the community boat would be required to have a certificate of insurance on file with the POA to use the community boat. There would also have to be a "waiver form" holding the association harmless.
- Mr. Bryant (lot 19) inquired about being able to rent a house within Firefly Cove. Secretary Kirkman read the policy established by the Board at the November 19, 2012 board meeting. No house located within Firefly Cove may be rented.
- Mrs. Bryant (lot 19) asked the Board to keep the future owners in mind when establishing a Boat Slip Policy. President Cameron stated that the results of the recent survey indicated that there is currently a limited interest in a boat slips, but that would increase as more owners built their home in the future. The Board will remain flexible as interest in the use of the boat docks increases. President Cameron said there have been ideas like "a community boat", "a boat club", and "co-owning a boat".
- Mr. Stoker inquired about the elevator maintenance. Secretary Kirkman said that the elevator is the responsibility of the condominium association and the elevator is serviced every 3 months.

Discussion Items:

- President Cameron presented a contract for the pool maintenance negotiated by Mr. Bob Cobbett on behalf of the Board with Dylan Dyer. The pool will be open from Memorial Day through Labor Day. The contract was discussed. There was no action taken.
- Treasure Flowers opened a discussion on developing a “Welcome Packet” for new homeowners. Treasurer Flowers and Secretary Kirkman will put together the “Welcome Packet”. Vice President Voltz said that she is currently working to get the homeowners website functioning. There was no time frame given for completion.
- President Cameron presented a bid from Burnett Landscaping for landscaping around the lodge. There was no discussion. There was no action taken.
- President Cameron started a discussion on the purchase of the 3 remaining village lots. There was a discussion by the Board and property owners. There was no action taken.
- Vice President Voltz presented an “Exclusive Common Area and Facilities Use Agreement” form for property owners to reserve the use of the lodge, pool, or common areas. There was no discussion. There was no action taken.
- President Cameron started a discussion on a “Master Community Site Plan” type committee. President Cameron mentioned various ways that this might be accomplished if the Board wanted to proceed. There was no action taken.

Adjournment:

- The meeting was adjourned by motion, second, and a unanimous vote at 2:23pm.