

**Firefly Property Owners Association, Inc.**

**Board Meeting**

**March 22, 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 6:04 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: Karen Donovan, Lee Fears, Jane Frosaker 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 February 5, 2018 were approved by motion, second, and a unanimous vote 5-0.

**Property Owners Input/Comments/Concerns**

- Lee Fears presented three questions:
  1. **What is the process on any proposed landscaping on a property?** Director Walker, ARC Chairman stated that all proposals should be directed to the ARC Chairman. Simple proposals will be reviewed by the ARC Chairman for immediate approval, major improvements will be sent to the ARC Committee for consideration and approval.
  2. **Is a Property Owner permitted to burn on their property?** President Pritchett stated that the Firefly Cove POA has no regulations on burning; however, the Town of Lake Lure requires a burn permit, which is offered at no cost. The town prefers if a permit is obtained on the day of the burn for precautionary measures as they won't issue a permit if conditions are not safe.

3. **Has the board considered waiving or reducing the lot assessment for property owners that own more than one lot?** President Pritchett stated that the board has not considered this but will put it on a future agenda for discussion and consideration.

- Other property owners present discussed issues with dogs in the lodge and dog excrement on property owners land and POA property. The board has previously reminded all property owners, via email, of the need to keep dogs on a leash as well as pick up after their animals. The board requested to be notified if anyone sees violations first hand so that the issue may be dealt with on a personal level.

#### **Updates:**

- President Pritchett requested an update regarding the landscaping. Andy Burnette from Burnette Landscaping was in attendance. Andy reported that the irrigation system still needs to be checked completely, he expects to do this in the coming weeks. Once needed, the system will be maintained by Burnette Landscaping and be set to run by zones on a daily basis starting at 4AM. Andy reported that the Kudzu was treated in the fall and there has been no regrowth to this point. He will monitor and treat as needed. It was discussed and decided that fine mulch will be used in all high profile areas and we would keep the pine needles in the large, low profile areas. This project will start around the second week of April. Andy was requested to tend to the four planters outside the lodge, to remove any dead and plant new ferns. Andy will also do the planting in the pots in the pool area. Andy will install misters off the irrigation system in all planters, if necessary, he will move the pots in the pool area.
- ARC Chairman Walker discussed the boat dock path suggestions from the ARC. The ARC made recommendations to use 3/4 inch stones. Andy confirmed that the bigger stones would not affect the use of the grid system as a larger grid would be used. Samples of the stones chosen have been available for view on the Walker's porch. Cost for the project, with the revisions recommended by the ARC Committee ~\$10,200. Once approved, will need a \$5000 deposit to order materials, project will take 7 days to complete once started, weather permitting. Andy will submit the final drawing for review and approval and then the project can begin.
- Treasurer Kirkman provided an update on the account balances; operating account \$19,361.46 not including \$12,000 of compliance fees and \$3,200 of the boat dock fees collected and the reserve account \$52,798.51. All March invoices had been paid. The 2017 Tax returns have been filed.
- The Treadmill has been repaired. A motion was made, seconded and approved by a vote of 5-0 to hire Wilson's Triad Fitness at a cost of \$125/year for a maintenance plan service the equipment. It was discussed and agreed to remove the Bow Flex machine from the gym and offer it to the property owners. Secretary Ciocca will handle the maintenance contract and the removal of the machine.

## Discussion Items:

- Director Frosaker indicated there are two trees, one dead and one leaning on or near Lot 8 that need to be removed. It was unclear if this was POA property. President Pritchett and Treasurer Kirkman volunteered to determine who is responsible and to get quotes for removal. Jane Frosaker also requested them to look at the leaning tree by the boat dock house.
- President Pritchett opened a discussion of a request from a property owner to paint the picnic tables and the front face board of the dock. It was agreed to paint both. The issue of the dock boards being different colors, unfortunately the material cannot be painted and at the time of installation, this was the closest color match that could be found.
- President Pritchett reported that Marathon Builders will be moving forward with a dock side storage rack installation and replacing/repairing the rotten wood and loose concrete post.
- President Pritchett reported that the valves to the pool shower were missing and need to be replaced. Proposal to replace is for \$400. Treasurer Kirkman volunteered to see if he can find them for a cheaper cost.
- Director Frosaker started a discussion regarding the CPA preparing the taxes. The cost is \$2100 per year. It was discussed that the bookkeeper could prepare the taxes at a cheaper cost for 2018. The discussion was tabled for a future meeting.
- President Pritchett stated that the POA is in good financial shape. However, most of our expenses this year, boat dock path, rack, repairs and boats, are front end loaded. Until we have more operating cash on hand, after next assessments are paid, we will wait to put the boat dock fees into the Reserve Account.
- President Pritchett opened a discussion on future projects. Some suggestions were; make the left side of the lodge landscaping match the right, improve the landscaping on horseshoe, improve the landscaping along the driveway along lot 24, dredging the lake, changes/repairs to the pool. It was discussed that the dredging project can be subsidized by the town however the costs are estimated at \$10/cubic yard for a total cost between \$10k-20K. President Pritchett suggested we allot \$10,000 for next year and start planning now. Director Walker agreed to take on the landscape planning project with the ARC. He will consider having a contractor, VanWyck LanDesign, provide a master plan, to be completed in incremental stages as funding is available. Director Walker will present recommendations at a future meeting.
- Director Frosaker opened the discussion of trying to sell the lot to fund future projects. To sell the lot would require 80% approval from the property owners. It was agreed to bring this up at a future meeting for consideration.
- A discussion on the canoe/kayak/paddle board rack and number of POA owned boats began. It was agreed that the POA would maintain 5 POA owned boats. This will allow for the rental of 5

spaces for privately owned canoes/kayaks/paddle boards. A motion was made to rent the 5 open rack spots at a cost of \$100 per spot for 2018. The motion was seconded and approved by a 5-0 vote. Sally and Spencer Robinson, Lot 14 were grandfathered rental of two of the open rack spots. Further discussion was had on how to assign the remaining initial open rack spots. It was agreed to handle just as the boat dock slips were handled; an email will be sent to all property owners with the date initial requests can be sent to the Secretary, placement by date of request, should two requests be received on the same day, seniority will go by length of ownership of FFC property. The Canoe/Kayak/Paddle Board Regulations were presented; a motion was made and seconded and they were approved by a unanimous 5-0 vote.

- Treasurer Kirkman submitted the financial report to be provided to the board on a monthly basis and posted to the website on a quarterly basis.
- Director Walker, ARC Chairman, discussed ARC Regulations and ARC Compliance. He stated that there will be some property owners that will be getting their compliance deposits returned as work has been completed to satisfaction. There are others that are still pending or need to be addressed for further updates on completion.
- President Pritchett presented the idea of an Adult Only Cocktail Hour to be held on a weekly basis during the summer. It was suggested to be on Friday's from 5:30pm-6:30pm. It was agreed to continue discussions with property owners and revisit at a future meeting.
- The date of the next Board meeting will be determined.

**Adjournment:**

- The meeting was adjourned at 8:32pm.