

Firefly Property Owners Association, Inc.

Board Meeting

March 11, 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 6:32 pm
- Directors present: Joy Ciocca, Melva Dye, Mike Frosaker, Mark Helms and Mike Kirkman
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Karen Donovan, Greg Gardner, Jayne Mann, Joe Pritchett and Tom Smith

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 January 22, 2020 and February 19, 2020 were approved by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns

- Greg Gardner opened a discussion about placing a sign to distinguish Firefly Point from Firefly Cove. He presented a proposal for the board to consider. The board agreed to discuss further in Executive Session.
- Tom Smith opened a discussion about the financial procedures. He wanted to know why they are in place if the board did not follow them, specifically, Article 10 regarding reserve account funds. President Dye stated that the financial procedures were guidelines set in place for the board to follow but the board is not required to follow them.
- Karen Donovan, Chairperson of the Landscape Committee, presented a proposal to improve the landscaping in Firefly Cove in phases. The committee decided to focus on the area along Chapel Point Road as well as the area at the bottom of the horseshoe of Firefly Cove. They have selected Green Lawn Specialists for this project and provided their proposal dated March 11, 2020 to the board. A motion was made to approve the landscape committee to move forward with the two

phases with Green Lawn Specialists, with the understanding that the board be provided a copy of the final landscape plan before work commenced. The motion was seconded and passed by a unanimous vote 5-0.

Updates:

- Mike Kirkman reported the Operating account balance is \$32,281.73. Five boat dock fees had been paid. We are in good financial shape, better than we were this time in 2019.
- Mike Kirkman reported that the accountant completed the taxes and would be mailing them out for the President's signature.

Discussion Items:

- President Dye called an Executive Session at 7:10PM. Executive Session ended at 8:30PM.
- Secretary Ciocca opened a discussion on finalizing the Entertainment, Lodge/Pool, Boat Dock and Strategic/Long Range Planning committees scope of responsibility and budget. A motion was made to establish said committees as presented, the motion was seconded and passed by a vote of 5-0.
- The date of the next board meeting will be held on Thursday, April 23, 2020 at 6:30pm at the lodge. (Note: due to social distancing and stay at home restrictions, this meeting was changed to a phone meeting for Wednesday, April 8, 2020 at 6:30pm.)

Adjournment:

- The meeting was adjourned at 8:57pm.

Firefly Point Street Sign Proposal

Official Street Name Sign



reflective street sign	\$29.75
bracket	\$18.95
6" tall round galvanized post	\$36.50
50 lb. Fast setting concrete mix	\$5.45
7% Sales tax	\$6.35
Shipping	<u>\$40.96</u>
Total	\$138.96

The products above were found on the following web sites:

Street sign and post:

<https://www.safetysign.com/>

Concrete:

<https://www.homedepot.com>

Firefly Cove

AT LAKE LURE

Landscape Committee Jayne Mann, Bill Walker, Margaret Walker, Karen Donovan

Purpose: To oversee landscaper regular work as well as develop and implement a long-range landscaping plan.

Budget \$8,000 for 2020

Priority areas

1. The front of the lodge, spanning from the gate to beyond the carpark. Our main concern for this area is to provide privacy while adding some color and consistency to the area. We will also add some color and evergreens to the front entrance of the lodge.
2. The horseshoe area when you come up from the dock. Brett will design a plan to get rid of the haphazardly placed rose bushes and pampas grass and replace them with ground cover, small low-lying shrubs and phlox type plants to hang over the rocks
3. The dock area. It is not very esthetic to look at our dock from the lake. It is proposed that ground cover and colorful creeping plants be placed between the rocks. This will add much color and make it easier on the eye. This should be an easy fix and not a hugely expensive project.
4. The beautification of the Amphitheatre area, this will likely have to wait until next year as it is a considerable area and it will not be possible to complete that project based on the budget this year.

Separate to above we have asked Brett from Green Lawn Specialist to propose a plan for the grass in the common area, clearly Excel lawns plan is not working. Brett will propose what we need to do to have all grass and no weeds, he has suggested aeration, fertilizing and letting the Bermuda take over and have it lush green grass 80% of the year.



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Landscape Contractors License #2164
Irrigation Contractors License #C-872
NC Pesticide Applicators License #026-26331
SC Pesticide Applicators License # C0030509

Firefly Cove
121 Firefly Cove
Lake Lure, NC 28746

March 11, 2020

PHASE ONE SCOPE OF WORK:

- Installation of trees for privacy screening along roadside.
- We are visualizing Golden Hinoki False Cypress along with Red Cedars that will be in a staggered pattern to allow the trees to fill in as well as air flow. We will also include a Blue Ice Cedar into the design.

PHASE TWO SCOPE OF WORK:

- Removal of roses throughout the mulch bed along roadside curve.
- Installation of a Juniper (color mix variety) along with Golden Thread Cypress. This will allow for the beds to have color year-round when the annuals and perennials are not in bloom.
- Installation of the Juniper will over time reduce the amount of mulch that is needed in the beds.
- Installation of annuals and perennials throughout the bed. This will begin to incorporate color throughout the entire neighborhood.



LIST OF ANNUALS AND PERENNIALS TO BE INSTALLED THROUGHOUT THE BED:

- Trailing Petunia
- Wave Petunia
- Celosia Flower
- Impatiens
- Marigold
- Ageratum
- Alyssum
- Baby's Breath
- Caladium
- Polka Dot Plant
- Creeping Jenny

- Juniper and Gold Thread Cypress will be installed throughout the beds and rocks.

- Half of the contract amount is required upfront in order to schedule project.
- Current plant and flower selection are based on availability.

***Price includes all materials and labor**

****Quote is good for 30 days from date submitted**

*****We are fully licensed Landscape Contractors, Irrigation licensed as NC/SC pesticide application licensed*****





About Us

We know landscaping a home is an investment. And it is an **investment** that you should be proud of. With over 15 years of experience in the landscape industry, Green Lawn Specialists provides superior service for every type of home or business. Our saying "DESIGN, BUILD, MAINTAIN" was created because we believe we provide the best service in all three areas.

Design

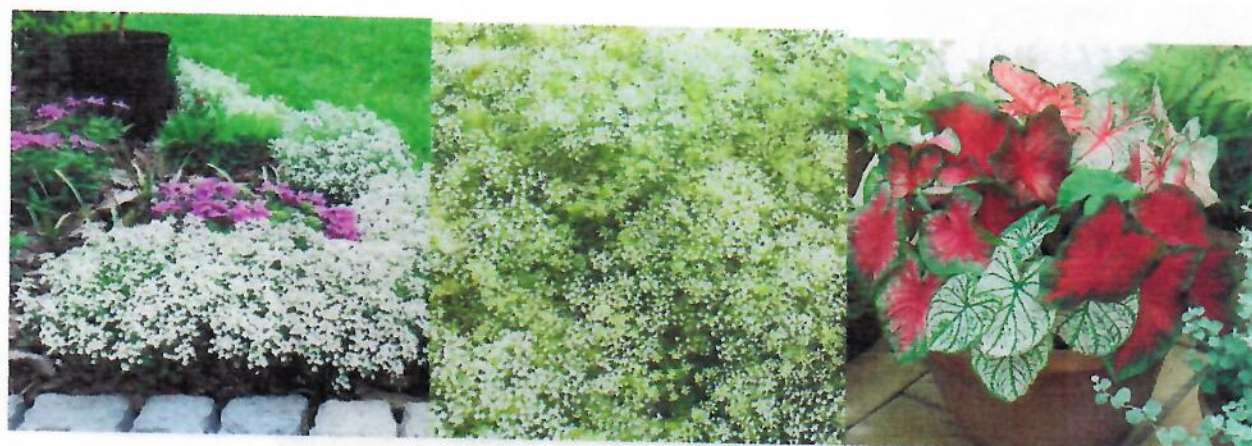
Let us put our unmatched knowledge and experience to use for you in designing your landscape needs. Wanting to change your existing landscape layout? Building from scratch but not sure where to put what? Green Lawn Specialists is happy to consult with homeowners, showing them sample trees, plants, shrubs and grass to make sure the homeowner is entirely satisfied with what they get.

Build

We have landscaped literally hundreds of homes throughout North and South Carolina. As licensed landscape contractors we know it takes more than just digging a hole in the ground and throwing a tree or shrub in there to landscape properly. Some **companies** think raking a little dirt and throwing sod on the ground means grass will grow. Put your landscaping needs in the hands of experienced professionals. From golf courses to homes to commercial buildings we've just about done it all.

Maintain

It seems that nowadays just about everybody does “grass cuttin” on the side. The problem lies in that 99% of these “companies” are only qualified to cut grass. However, to maintain a beautiful lawn there is a lot of work that goes into it, and even more knowledge. Our company is CERTIFIED in maintaining your soils pH levels. This is one of the key ingredients to maintaining a healthy lawn. We are also certified in Horticultural care as well. Caring for plants and trees is a vital part of maintaining your lawns beauty. Let us put together a maintenance package for you to keep your investment looking beautiful.





Juniper and Gold Cypress

Blue Ice



Golden Hinoki Cypress

Red Cedars



Firefly Cove Entertainment Committee
Established 03/11/2020

- Chairperson plus 3 members (must be property owners in good standing)
Chairperson: TBD
- Purpose: to Plan and Organize Community Events
- 2020 Budget: \$1,000
- Events include:
 - Memorial Day Party
 - Independence Day Party
 - Labor Day Party
 - Meet and Greet before Annual Meeting
 - Annual Meeting Refreshments
 - Holiday Party
 - Weekly Cocktail Hour at Dock
 - Any other special events they choose to organize
- Responsibilities:
 - Seasonal Lodge Decorating
 - Plan and Organize Event (Date/Time/Food/Decoration/Entertainment)
 - Communicate events to property owners
 - Set up and Clean up events

Firefly Cove Lodge/Pool Committee
Established 03/11/2020

- Chairperson plus 2 members (must be property owners in good standing)
Chairperson: TBD
- Purpose: to monitor lodge and pool area for maintenance
- Budget: Approved for spending up to \$100, any cost above \$100 must have Board Approval prior to purchase.
- Responsibilities:
 - Check all lights/fans/remotes in operating order and repair/replace or organize repair
 - Oversee cleaning of lodge and pool area.
 - Report to the Board any repairs needed above \$100
 - Check AC Filters Jan/Mar/May/Jun/Jul/Aug/Sep/Nov and replace as needed.
 - Water outside plants
 - Monitor/organize pool area/pool storage closet and recommend repairs/replacements to the Board

Firefly Cove Boat Dock Committee
Established 03/11/2020

- Chairperson and volunteers as needed (must be property owners in good standing)
Chairperson: TBD
- Purpose: to monitor boats and boat dock area
- Budget: N/A
- Responsibilities:
 - Let out boat ties as needed with rise and fall of lake
 - Report any issues found with boats directly to owners
 - Organize moving of boats if needed for dredging
 - Keep boat dock furniture and cushions organized
 - Report any issues to the board
 - Make Recommendations to the board

Firefly Cove Strategic/Long Range Planning Committee
Established 03/11/2020

- Chairperson plus 2 members (must be property owners in good standing)
Chairperson: TBD
- Purpose: to identify and plan for future improvements/replacements
- Budget: N/A
- Responsibilities:
 - Review Reserve Study and Update as needed.
 - Make Recommendations to Board