

# Firefly Cove Property Owners Association, Inc.

## Board Meeting

March 30, 2023

**Location:** Firefly Cove Lake Lure, North Carolina – The Lodge

**Roll Call/Call to Order:** The meeting was called to order by President Al Joyner at 1:02pm

- Directors present: Al Joyner, Greg Gardner, Steve Dunn, Mike Knowles, and Joe Pritchett
- Directors Absent: None
- Officers present: Mike Kirkman, present by Conference Call
- Property Owners present: Paula and John Moore
- Quorum: there being a sufficient number of Board members present a quorum was established.

### **Approval of Agenda for March 30, 2023 Board Meeting**

- Al Joyner added a discussion on the purchase of an Elliptical Machine in the Exercise Room. A motion was made to approve the Board Agenda of March 30, 2023. The motion was seconded and approved with a 5-0 vote.

### **Approval of Minutes from March 3, 2023**

- A motion was made to approve the Board Minutes of March 3, 2023. The motion was seconded and approved with a 5-0 vote.

### **Property Owners Input/Comments/Concerns**

- Paula and John Moore requested that the birch trees located at the NE side of the docks be removed. A text from Jayne Mann was also received by the Board requesting the same birch trees be removed. Greg Gardner stated that to remove the trees that are located inside the 995 lake lines, the Town of Lake Lure would have to approve it. A motion to remove the 3 birch trees on the NE part of the of the dock area was made and second. After a discussion, the motion was tabled until the next Board meeting. John Moore will speak with the town officials and report to the Board his findings. Al Joyner will ask Secretary Joy Ciocca to poll the 13 boat owners to find out their opinion.

## Updates and Old Business

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of March 29, 2023
  - **Operating Account** \$51,910 (includes \$6,000 compliance fee and \$18,500 Pinnacle Gate)
  - **Unrestricted Reserve Account** \$112,458 (includes 4-week T-Bill \$80,000 and I-Bond \$10,000)
  - **Restricted Reserve Account** \$8,596 (includes \$5,000 4- week T-Bill and \$2,000 refundable fee)
- Mike Kirkman requested approval to purchase a new life preserver ring for the pool and a new pool clean out net to remove debris. A motion was made to approve the request but not to exceed \$125. The motion was seconded and approved with a 5-0 vote.
- Mike Kirkman requested approval to purchase two warning signs to be placed at the entrance to the storage area. (See Below) A motion was made to approve the request but not to exceed \$125. The motion was seconded and approved with a 5-0 vote.
- A discussion was started on the annual cost of using the Boat Storage Area. An Assessment of \$100 per year for each storage space used was discussed. The Board decided against charging property owners to store items in the storage area.
- A discussion was started to Amend the Firefly Cove POA covenants to Indemnity Firefly Cove POA for circumstances in which injury or property damage occurs anywhere on POA owned property or common area. A motion was made to draft an amendment to the covenants providing Indemnification. The motion was seconded and approved with a 5-0 vote.
- Al Joiner provided a draft of a Memorandum of Understanding between the POA and Lot 45 for landscaping the Village Gate entrance area entry (sign/rock, gate entry pad, and gate support is located on Lot 45). The final Memorandum of Understanding will be presented at the next Board Meeting for the Board to discuss and vote to approve. The Memorandum of Understanding will be published in the Minutes of the next Board Meeting.
- The Pinnacle Gate was discussed. A motion was made to approve Bob Cameron to contact Duke Energy to have a temporary power pole erected for the Pinnacle Gate. The cost to install the temporary power pole is approximately \$1,500. The motion was seconded and approved with a 5-0 vote. Mike Kirkman will contact Bob Cameron to provide a rough drawing and to get a bid for the stonework and being project manager for the completion of the gate. Greg Gardner reported that the bid to construct the gate and hardware from Asheville Fence Co. was \$15,000. Al Joyner will contact Gaston Fence Co for a second bid. Steve Dunn will contract the Owners of Lot 43 to inform them of the construction of the Gate on their property.
- The sides of the roads have been cleared and the POA needs to remove the excess debris to maintain the road and culverts. Greg Gardner will contact Tirado's' Landscaping Company for an estimate of the cost to do this. The estimate will be presented at the next Board Meeting.

## Board Discussion Items

- Mike Knowles started a discussion of stacked stone to prevent sloughing at the Bridge wing wall. He will provide a cost for the work at the next Board meeting.
- A discussion was started on replacing the Elliptical Machine. It was determined that the machine cannot be repaired. A motion was made to purchase a new or used Elliptical Machine not to exceed \$3,000. The motion was seconded and approved with a 5-0 vote. Al Joyner and Greg Gardner will present a recommendation for the cost of an Elliptical Machine
- A discussion was started on the purchase of new pool furniture. A motion was made approval of buying pool furniture not to exceed \$2,500. The motion was seconded and approved with a 5-0 vote. Jackie Joyner will be asked to lead that project.
- A discussion was started about funding the purchase and/or replacement of equipment A motion was made to transfer the cost of the Elliptical Machine, the cost of new Pool furniture, and the cost of a kayak from the Unrestricted Reserve Account to the Operating Account. The motion was seconded and approved with a 5-0 vote.

## Executive Session

- The Board entered Executive Session at 2:29pm and exited Executive Session at 2:35pm

**The date of the next board meeting:** April 26, 2023 at 3:30pm in the Lodge

**Adjournment:** The meeting was adjourned at 2:37pm

Entry and Storage is  
at Your Own Risk  
Firefly Cove is Not  
Responsible for  
Accidents/Injuries  
or Damage

This Storage Area is  
for the Use of  
Firefly Cove Residents  
**ONLY**  
All Other Items will be Removed