Firefly Cove Property Owners Association, Inc.

Board Meeting

March 1, 2026

Location: The POA Lodge

Roll Call/Call to Order: The meeting was called to order at 10:01 am

- Directors Present: Melva Dye, Mike Kirkman, Steve Dunn, and Tom Pflug
- Directors present by Phone: David McKinsey
- Property Owners Present: Karen Chapman, Monty Rast, and Kathy Rast
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for March 1, 2026. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of January 31, 2026, and the Special Meeting Minutes of January 3, 2026. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

- Monty and Kathy Rast introduced themselves as the new owners of Lot 29.

Updates

- **Unrestricted Reserve Account**

  - ✓ January 28, 2026: $164,899 ($154,399 cash + I-Bond **$11,500**)
  - ✓ February 23, 2026: $62,115 ($50,615 cash + I-Bond **$11,500**)

- **Restricted Reserve Account**

  - ✓ January 28, 2026: $3,000 (cash) [Currently 0 Lots *$1,000 refundable Road Repair Fee Each Lot + Lot 56 $3,000 refundable Compliance Fee Each Lot*]
    February 23, 2026: $139,964 ($78,964 cash + $58,000 4-week T-Bill + *Lot 56 $3,000 refundable Compliance Fee Each Lot*)

- **Operating Account**

  - ✓ January 28, 2026: $54,111
  - ✓ February 23, 2026: $43,976

- **Cost of Helene Update**

✓ Lodge Renovation	$225,580
✓ Dock Area Renovation	$4,300 (Engineered Drawing)
	$21,540.03 (Downpayment to Master Dock)
✓ FEMA Bridge Renovation	$2,500.00 (Bridge Inspection)
	$656.52 (Bridge Drainpipe)
	$23,000 (Creek Stabilization Riprap)
	$813.11 (Purchase Lights for Bridge Columns)

- **ARC Update**

  Committee members: Jayne Mann, Paula Moore, Deb Gardner, Deb Pflug, Mike Knowles

  - ✓ Hansen: Lot 56 Firefly Point
    Status: Lot has been cleared

Board Discussion

- Contracts

    - ✓ Accounting – Signed by Vendor
    - ✓ Lodge Cleaning – In Progress
    - ✓ Pool – Signed by Vendor
    - ✓ Landscape - Signed by Vendor
    - ✓ Irrigation - Signed by Vendor
    - ✓ Service - Signed by Vendor

- A discussion on the Covered Dock furniture was tabled until the next Board meeting

- A discussion was started on changes to the Boat Dock Regulations. Each Section of the Boat Slip Regulations will be discussed separately at future Board Meetings. After all the Sections have been discussed at future Board Meetings the final document will be discussed and voted on. A motion was made to approve the changes to the Boat Dock Regulations the motion was seconded and approved with a 5-0 vote.

- Mike Kirkman informed the Board that he had spoken with Bob Cameron about the restoration of the Irrigation System around the Lodge and Gate area. Many sprinkler heads and pipes where destroy by the Hurricane Helene flood. A motion was made to approve repairs to the Irrigation System around the Lodge not to exceed $2,500. The motion was seconded and approved with a 5-0 vote.

- Joe Pritchett has resigned from the position of Assistant Treasurer. A motion was made to accept the resignation of Joe Pritchett and to make Mike Kirkman, Melva Dye, and Tom Pflug as signatories of the Free Business Checking-6572, Checking Plus Non-Profit-7961, and Super Money Marketing Account-3366 with United Bank. The motion was seconded and approved with a 5-0 vote. Mike Kirkman will visit with a United Bank representative to initiate the transition of Signatories for the accounts.

- Jonathan Hinkle updated the Board on the progress of the boat dock area restoration. The necessary documentation to apply for the construction permit is almost complete.

Executive Session

- The Board entered the Executive Session at 10:46am and exited at 11:48am

The date of the next board meeting:

- Friday March 27, 2026 at 10am in The Lodge

Adjournment: The meeting was adjourned at 11:52 am