

Firefly Property Owners Association, Inc.

Board Meeting

November 30, 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 6:28 pm
- Directors present: Joy Ciocca, Melva Dye, Mike Frosaker, and Mark Helms
- Directors present by phone: None
- Directors Absent: None
- Property Owners present: Mike Kirkman and Joe Pritchett
- Property Owners present by phone: None

Quorum:

- There being a sufficient number of Board members present a quorum was established.

Guests:

- Ryan Krishnan was present at the request of Mike Frosaker to discuss his qualifications and opportunity to work for Firefly Cove POA as a caretaker/handyman.
- Board Discussions agreed that Ryan would be a good fit for our community needs. Mike Frosaker will contact Ryan to confirm he is still interested after hearing our requirements. The board will work to finalize responsibilities for next meeting.

Approval of Minutes:

- The minutes from the Firefly Cove Board meetings of October 22, 2020 were approved by motion, second, and a unanimous vote 4-0.

Property Owners Input/Comments/Concerns

- None

Updates:

- Mike Kirkman reported the bank balances as of November 30, 2020; Operating account balance is \$19,261, Un-Restricted Reserve account balance \$36,025 and the Restricted Reserve account balance \$3098.81.
- Mike Frosaker reported that he contacted a few stone and concrete companies to review the pool deck area. Only one company came out and provided an estimate at a cost of \$15,250.00. Discussions were had regarding the timeline before major damage and alternate solutions. It was determined that we would try to get an assessment/quote from a foundation shoring company. Mark Helms agreed to handle getting this assessment/quote.
- Joy Ciocca reported that we received preliminary approval from the NC pool inspector for our fence plan. She will return the previously approved Asheville Fence quote and scheduled for February/March 2021.
- Melva Dye reported that Karen Donovan has agreed to work as the lead on the landscaping project with Melva as the Board Lead contact. Joy Ciocca reported that Karen never heard back from the original landscaper after three attempts. She has contacted three other area landscapers and has a meeting set up for December 11th. She will not move forward with the project until a contractor can be secured, likely now in the Spring. Mike Kirkman noted that the fall project budget could then be combined with the spring project. Joe Pritchett noted that landscape project work should be scheduled around annual clean up and mulching.
- Joe Pritchett updated on the dredging plan. The lake drawdown will be January 4 through January 31. We will try to schedule Tim Edwards to perform the same dredging as last year in the stream and in front of the dock after the lake is back up.
- Joy Ciocca reported that the extender for the gate was installed on November 19th. It was working and they something else malfunctioned preventing any opening. Also issue with gate automatically opening when power cut, could be battery or limit issue. A service call has been made, gate will remain open until repair. Must resolve the connection issue or will need to look for alternatives, we need the gate operating.

Discussion Items:

- Melva Dye reported about an aggressive dog report from a property owner. Mike Frosaker stated that he spoke to the property owner of the dog and they have agreed to walk the dog outside Firefly Cove.
- Joy Ciocca reported that the Town of Lake Lure will be implementing an annual cluster mooring fee of \$100 per slip that will apply to the 13 Firefly Cove motorized boat slips beginning in 2021 and due March 15 as per the letter dated November 10, 2020. A motion was made, seconded, and

passed by a vote of 4-0 to increase the annual fee of the Firefly Cove Motorized Boat Slip Space to \$1100.00/year.

- Mike Frosaker reported that the contract with the current realtor, Mike Holden, for the sale of Lot 56 expires on December 12th. It needs to remain off the market for 60 days before we relist it with a new realtor, so it shows as a new listing. It was recommended that we choose Doug Kelly as he has preliminarily agreed to list at a reduced fee. Mike Frosaker contacted the board attorney who has sent a letter on November 23rd regarding the driveway easement. It was also reported that a property owner may be interested in purchasing the property, they were told we would be glad to consider any offer.
- President Dye called an Executive Session at 8:00PM. Executive Session ended at 8:15PM.
- Joy Ciocca reported the following:
 - The treadmill was repaired, and a part was ordered for the stationary bicycle. Also, disinfectant wipes were ordered, extras are in the office.
 - Condo 204, Lot 1 and Lot 36 sales were completed, and all reserve replacement fees were received, and Lot 33 is under agreement.
- The date of the next board meeting will be December 30, 2020 at 6:30PM in the lodge.

Adjournment:

- The meeting was adjourned at 8:35pm.



Town of

Lake Lure

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North Carolina

Revised 11/16/20 lw

November 10, 2020

Dear Ms. Ciocca,

The purpose of this letter is to inform you of the new cluster mooring fee schedule for 2021 in our effort to create a self-sustaining Parks, Recreation and Lake Department.

The Town has been working to create self-funded enterprises and enhance its capacity to repair aging infrastructure. The Parks, Recreation, and Lake Department will now be self-funded starting in 2021. Basic Lake maintenance and operations are funded from Lake user fees like commercial and residential boat permits, concession agreements, and boat slip rentals and must cover the cost of annual maintenance dredging.

In spite of great efforts to limit sedimentation and debris from entering our Lake, it is estimated that more than 40,000 tons or 33,000 cubic yards of sediment move through the watershed and into Lake Lure each year. Approximately \$425,000 per year is needed to conduct annual maintenance dredging alone.

The Lake Lure Town Council has implemented an annual \$100 per slip fee for cluster moorings on Lake Lure. These will be due by March 15th of each year. According to our records, at this time there are 12 slips in the Firefly Cove slip area, resulting in a fee of \$1,200 due by March 15th. Please confirm that the number of slips is correct when submitting payment.

If you have questions about this matter, contact me 828-625-9983, extension 501.

Sincerely,

Dean Givens
Town of Lake Lure
Parks, Recreation and Lake Director
loa@townoflakelure.com