

Firefly Property Owners Association, Inc.
Board Meeting
January 5, 2013

Location:

- Firefly Cove Lake Lure, North Carolina – Firefly Cove Lodge

Roll Call/Call to Order:

- The meeting was called to order by President Bob Cameron at 9:04am.
- Directors present: President Bob Cameron, Treasurer Scott Flowers, Secretary Mike Kirkman, Director Joe Pritchett, and Director Tim Shellenberger
- Directors Absent: None

Approval of Minutes:

The minutes from the Firefly Cove Board meeting of July 16, 2012 and the minutes for the Firefly Cove Property Owners Association meeting of October 28, 2012 were approved by motion, second, and a unanimous vote 5-0.

Discussion Items:

- President Cameron started a discussion on providing a bank of mailboxes for homeowners instead of each homeowner having their own mailbox in front of their house. Some property owners have requested that there be no mailboxes in front of the homes in the village area. These mailboxes would be unsightly. The Board wants the input from the property owners and will ask the Vision Committee to survey the property owners. Director Pritchett reminded the Board that any mailbox must be approved by the ARC and conform to the overall architectural beauty of Firefly Cove.
- Secretary Kirkman opened a discussion on revising the By-Laws and Covenants of Firefly Cove to eliminate the reference to the “declarant” in order to make the two

documents easier to read and understand. The Board decided to have Secretary Kirkman email a copy of the By-Laws and Covenants to each Board member for revision. The Board will revise the documents and then present the revised documents to all the property owners at the annual meeting in November for approval.

- Secretary Kirkman started a discussion on the responsibility of the Board to honor the contract between John Cloud, Declarant and the owners of Lot 36. The Board acknowledges that it has the obligation to mow the grass, provided weed control, trim the bushes, and blow off the leaves. In return for providing this service the owners of Lot 36 will allow the Firefly Cove property owners to continue to use the boat storage area, which is located on Lot 36. Director Pritchett and Secretary Kirkman will meet with the owners of Lot 36 to determine the specific area of Lot 36 that the Board is responsible for. Once the document is drafted by the Board and agreed to by the owners of Lot 36 the document will be forwarded to the Board's attorney and recorded in the county records.

- Director Pritchett recommended that the executed agreement for the fence on Lot #38 be placed in the board minutes. See ATTACHMENT "A" below.

- Director Pritchett opened a discussion on the submittal of the house plans to the ARC. Director Pritchett requested that the Secretary scan and email the final executed agreement between the property owner of Lot 17 and the ARC to the Board.

- Director Pritchett opened a discussion on the committee members of the ARC. Currently, Joe Pritchett is the chairman of the ARC and the committee members are Tim Shellenberger, Bob Cobbett, and Ellen Osbourne. Director Pritchett recommended that Mike Kirkman, as a condo owner, be added as a committee member to the ARC. The ARC will consist of 5 permanent committee members and one committee member shall be a condominium owner. Additionally, the chairman from time to time may add "ad hoc" members as per the chairman's discretion. The recommendation was approved by motion, second, and a unanimous vote 5-0.

- Director Shellenberger opened on discussion on changing the ARC house plan submittal form. Director Shellenberger stated that the current form needs to be revised to make it easier to understand what is required and how the process works. After much discussion it was decided that Director Pritchett would ask the ARC committee to discuss this recommendation and report back to the Board.

- Director Pritchett started a budget and project discussion for the Board to pursue in 2013. Director Shellenberger indicated that the Board should list and prioritize projects that want to be completed in 2013. The list includes the construction of the security gate, resealing the pool deck, repairing the pool heater, relocating the gas grill next to the pool trellis, rezoning the common area, cleaning up the boat storage area. In order to prioritize the projects the Board will need a clear understanding of the expenses from 2012. Treasurer Flowers and Director Shellenberger will work together to review full-year 2012 expenses on a recurring versus non-recurring basis in an effort to help project future cash availability for discretionary spending. This will be presented to the Board at the next board meeting for discussion.

- President Cameron stated that the six underground trash cans located by the curb on the east side of the Lodge will be removed. The POA will locate a trash dumpster in the boat storage area for the use of the condominium owners and other property owners. All trash should be deposited in the trash dumpster.

- Secretary Kirkman recommended that Bob Cameron remain as president, Scott Flowers remain as Treasurer, Mike Kirkman remain as Secretary, Director Pritchett remain the chairman of the ARC, and Tim Shellenberger be Vice-President. With no discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.

- Vice-President Shellenberger recommended that Shawn Fisher design the new security gate. The design would cost \$750 and would be completed by the end of January. After discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.

- The time and date of the next Board meeting will be on Saturday March 9, 2013 at 9:00am in the Lodge.

Adjournment:

- The meeting was adjourned at 12:11pm.

ATTACHMENT "A"

*Firefly Cove Property Owners Association, Inc.
Architectural Review Committee
Post Office Box 303
Lake Lure, NC 28746-0303*

February 9, 2012

VIA ELECTRONIC MAIL - andy@tfmcarolina.com

Mr. Andy Baker
TFM Carolina

Re: Lot 38, Firefly Cove – request for fence approval

Dear Andy:

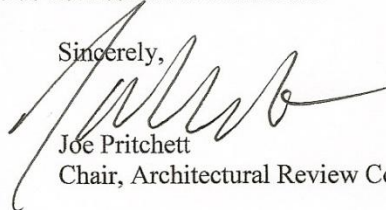
I am responding to your request of January 30, 2012 in which you asked that the contract purchaser of Lot 38 at Firefly Cove be given permission to construct a fence similar to what was approved and built on Lot 37 at Firefly Cove.

Please be advised that both the Architectural Review Committee (the "ARC") and the Board of Directors of the Firefly Cove Property Owners Association, Inc. (the "Board") have reviewed your request on behalf of the contract purchaser of Lot 38. Both the ARC and the Board have given **CONDITIONAL APPROVAL** to a fence being constructed on Lot 38, provided that the following conditions are met relative to the proposed fence:

1. The fence will be substantially similar in height, materials and appearance to the fence on Lot 37; and
2. The location of the fence on Lot 38, sample materials for the fence and a detailed drawing of the fence are submitted to the ARC along with the building plans for Lot 38, so the final look and location of the fence can be reviewed at the same time as the formal architectural plans for the home to be constructed on Lot 38 are reviewed (as required by the architectural covenants for Firefly Cove).

If you or the contract purchaser for Lot 38 have any questions or require anything further on this matter at this time, please do not hesitate to contact me.

Sincerely,



Joe Pritchett
Chair, Architectural Review Committee

cc. ARC members
Firefly Board

