

Firefly Property Owners Association, Inc.

Board Meeting

February 10, 2022

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Al Joyner at 5:02 pm
- Directors present: Raul Romero, Greg Gardner, Joe Pritchett, Mark Helms, and Al Joyner
- Directors present by Zoom: None
- Directors Absent: None
- Property Owners present: Jane Mann and Debra Garner

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 4, 2022, were approved by motion, second, and a unanimous vote 5-0 with changes suggested by President Joyner.

Property Owners Input/Comments/Concerns:

Debra Gardner expressed a concern about the theft of POA property. Joe Pritchett commented that he was going to present a proposal to the Board in the Executive Session at this meeting to address this issue.

Debra Gardner also suggested the reducing of Lodge cleaning from twice a week to once a week during the Winter due to the lack of use. There will be a discussion by the Board at the next Board Meeting.

Updates:

- Joe Pritchett reported the balances as of February 10, 2022; The Unrestricted Reserve account balance is \$102,866.17. The Restricted Reserve account balance is \$4,095.81. The Operating account balance is \$31,592.23
- Transfer of Operation Funds to Reserve Account was tabled to Executive Session to discuss.
- Dredging and Lake Front Property Owners Contributions was tabled to Executive Session.
- Mark Helms report that the Bridge Inspection will be done in February
- Al Joyner reported that the 3 HVAC units were serviced and it was recommended that an annual HVAC maintenance contract also be established.
- Mark Helms made a motion for the Board to take action to increase security in the Lodge. The motion was approved by unanimous vote 5-0.

Board Discussion Items

- A discussion was had on the annual and 5 year inspection as required by Law of the Lodge sprinkler system. A motion was made to proceed with required inspection. The motion was approved by unanimous vote 5-0. The discussion to determine the cost of the expense responsibility between the POA and/or the COA was tabled until the next Board Meeting.
- Changing Round table at dock to a round table with gas fire pit was tabled to Executive Session to discuss
- A discussion was had on the removal of Kudzu at the Ridges and Pinnacle. It was decided that the Ridges and the Pinnacle were entirely private property and the POA should not be involved in this matter.
- A discussion was had on soliciting bids for the POA property Insurance Carrier. It was decided to continue to use the current POA Insurer Carrier.
- It was decided that all the unassigned Board Duties were now covered.
- The Plans for new pool furniture schedule was tabled to Executive Session

- A discussion was had on increasing the Reserve Replacement Fee. A motion was made to set the amount of the Reserve Replacement Fee as equal to twice the current Firefly Cove Property Owners Association quarterly assessment. This fee is effective as of February 10, 2022. The Board will revisit this amount annually. The motion was approved by unanimous vote 5-0.
- The Contract between Lot 45 (Chapman) and the Association for maintenance at Village Gate was tabled to Executive Session
- Construction of stone pathway from pool to street was tabled to the next Board Meeting
- Maintenance plan for the drainage ditch which includes clean up, repairing riprap and planting of erosion control landscape was tabled to the next Board Meeting
 - The Board appreciates the thorough and quick response of the Snow Removal. It was determined by the Board that scratches to the road were negligible to be inconsequential
- The Board entered into Executive Session at 6:25pm and exited the Executive Session at 7:57pm.
- A motion was made to establish a committee of 2 property owners and one board member, with a budget of \$5,000, to bring a recommendation to the Board for the replacement of the pool furniture that needs replacing
- A motion was made to accept the bid of \$1,735 for pest extermination of the POA lawn from Go Forth Pest Control
- The date of the next board meeting: Tuesday March 24, 2022 at 5:00pm in the Lodge

Adjournment:

- The meeting was adjourned at 8:25pm