

Firefly Cove Property Owners Association, Inc.

Board Meeting

June 10, 2025

Location: Phone Conference Call

Roll Call/Call to Order: The meeting was called to order at 6:40pm

- Directors Present: None
- Directors present by Phone: Melva Dye, Joe Pritchett, Steve Dunn, Mike Kirkman, and Tom Pflug
- Property Owners Present: None
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for June 10, 2025. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of May 2, 2024. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

None

➤ Updates and Old Business

- **Unrestricted Reserve Account**
 - ✓ May 2, 2025: \$145,683 (\$135,683 cash I-Bond **\$10,000**)
 - ✓ June 4, 2025: \$91,427 (\$81,427 cash + I-Bond **\$10,000**)

- **Restricted Reserve Account**
 - ✓ May 2, 2025: \$15,000 (cash) [For Lot 1, Lot 20, Lot 53 \$1,000 refundable Road Fee Each Lot + Lot 1, Lot 20, Lot 53, Lot 56 \$3,000 refundable Compliance Fee Each Lot]
 - ✓ June 4, 2025: \$15,000 (cash) [For Lot 1, Lot 20, Lot 53 \$1,000 refundable Road Fee Each Lot + Lot 1, Lot 20, Lot 53, Lot 56 \$3,000 refundable Compliance Fee Each Lot]
- **Operating Account**
 - ✓ May 2, 2025: \$38,478
 - ✓ June 4, 2025: \$31,049
- **Cost of Helene Update**

Expense

Date	Vendor	Amount	Total
October 23	Marathon Builders	\$26,702.80	\$26,702.80
	(Bulk Debris Removal in and around the Lodge)		
October 23	Paul Davis Restoration	\$20,861.45	\$47,564.25
	(Removal of Damaged Walls/Flooring & Drying)		
October 23	Paul Davis Restoration	\$5,000.00	\$52,564.25
	(Removal of Damaged Walls/Flooring & Drying)		
November 1	Paul Davis Restoration	\$15,861.45	\$68,431.70
	(Removal of Damaged Walls/Flooring & Drying)		
November 1	Tirado Landscape	\$10,125.00	\$78,550.70
	(Debris Removal POA Property)		
November 6	TP Howard Plumbing	\$3,049.50	\$81,600.20
	(Repair Damaged Water Valve)		
November 11	Alpha/Omega Bridge Insp.	\$2,500.00	\$84,100.20
	(Inspect/Certify POA Bridge is Safe)		
November 27	Asheville Fence	\$1,843.74	\$85,943.94
	(Repair Ridge Gate Damage)		
January 28	Asheville Fence	\$781.47	\$86,725.41
	(Repair Village Gate Damage)		
February 5	Prichard's Heat/AC	\$604.55	\$87,329.96
	(Repair/Clean POA AC Units)		
February 19	Highland's Construction	\$16,619.90	\$103,949.86
	(1 st Draw of Lodge Renovation)		
February 26	Tom Pflug	\$470.00	\$104,419.86
	(Reimbursement for February Rental 2 Storage Units)		
March 5	Tom Pflug	\$850.00	\$105,269.86
	(Reimbursement for March Rental 2 Storage Units + Set up Fee)		
March 19	Highland's Construction	\$52,661.26	\$157,931.12
	(2 nd Draw of Lodge Renovation)		
April 1	Tirado Landscape	\$4,575.65	\$162,506.77
	(Clean Up Debris Lodge Area/Fix Rock Path to Lake/Fix Rock Ditch)		
April 18	Tom Pflug	\$470.00	\$162,976.77
	(Reimbursement for April Rental 2 Storage Units)		
April 30	Tom Pflug	\$1,432.76	\$164,409.53
	(Reimbursement Bathroom/Kitchen Sinks and Faucets)		
April 30	Tirado Landscape	\$1,813.00	\$166,222.53
	(Grass Seed, Mulch and Labor Repair)		
May 7	Tirado Landscape	\$480.00	\$166,702.53
	(invoice dated 24 April, brush removal, landfill and delivery fee)		
May 21	Tom Pflug	\$5,615.29	\$172,317.82

May 21	(Reimbursement for lodge expenses plus deposit for two couches) Highlands Construction	\$44,030.44	\$216,348.26
June 3	(Final invoice for lodge restoration) Tom Pflug	\$104.90	\$216,453.16
June 4	(Cabinet Hardware) Bob Cameron	\$954.93	\$217,408.09
	(Pool House Repair/Labor/Parts and Boat Dock Electrical Removal)		

Updates

- Steve Dunn stated that he has had ongoing communications with property owners that were affected by the flood
- Joe Pritchett stated that the repairs to the Lodge roof are continuing and encouraged property owners to stay clear of the area for safety reasons
- Joe Pritchett stated that he is in contact with a representative from a construction company to provide an additional bid for the replacement of the boat slips

Board Discussion

- None

Executive Session

- The Board entered into the executive session at 6:42pm and exited executive session at 7:53pm

The date of the next board meeting:

- The next Board meeting will be on Saturday July 5 at 10am in the Lodge

Adjournment: The meeting was adjourned at 7:57pm