

Firefly Property Owners Association, Inc.

Board Meeting

November 16, 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 5:03pm

Directors present: Joe Pritchett, Greg Gardner, Al Joyner, Steve Dunn

- Directors Absent: None
- Officers present: Mike Kirkman by Zoom Call
- Property Owners present: Mike Knowles
- Quorum: there being a sufficient number of Board members present a quorum was established.

Approval of Minutes from October 11, 2022

- Approval the Minutes from October 22, 2022 was tabled until the next Board Meeting

Property Owners Input/Comments/Concerns

- None

Updates and Old Business

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of November 16, 2022: Operating Account \$21,410 Unrestricted Reserve Account \$19,572, 4-week Treasury Bill \$79,776, Treasury I-Bond \$10,000, ARC Compliance Fee \$3,000 and Restricted Reserve Account \$4,095. It was reported that the 4-week Treasury-Bill will earn approximately \$224 in interest and the I-Bond as earned approximately \$75 in interest for the month of November.
- Greg Gardner report that the new landscaping at the Village entrance has been completed. He also reported that the damage to the East Creek caused by flooding earlier in the year has been repaired.

Board Discussion Items

- A motion was made to approve Mike Knowles as a Board Member replacing Mike Quest who resigned November 6, 2022. The motion was seconded and approved with a 4-0 vote.
- Mike Knowles reported that construction of a house in the Pinnacle has begun. Additionally, house construction in the Lake Front and Village areas are set to begin shortly.
- The assignment of Board Member Areas of Responsibility was tabled until the next Board Meeting. A copy of the Area of Responsibility for 2023 will be sent to Board Members for review.
- A discussion started on the pest control for the POA property. Joe Pritchett presented a proposal from Go Forth Pest Control. The Board accepted the proposal. A motion was made to approve the proposal from Go Forth Pest Control in the amount of \$1,100 for pest control of the POA property for 2023. The motion was seconded and approved with a 5-0 vote.
- A discussion began on increasing the Boat Slip assessment. The Town of Lake Lure increased the fee for the use of a boat slip on the lake from \$100 to \$160. A motion was made to approve the Boat Slip assessment from \$1,100 per year to \$1,160 per year to cover the increase from the Town. The motion was seconded and approved with a 5-0 vote.
- A discussion was started on reimbursing John Moor for the electricity used to power the Bridge Lights. The lights on the Bridge was constructed in 2018. At that time the Board agreed to pay John Moore \$100/year for the use electricity to power the lights. A motion was made to reimburse John Moore \$400 for the years 2019, 2020, 2021, and 2022. Beginning in 2023, the POA will reimburse John Moore \$100 per year payable in December of each year. The motion was seconded and approved with a 5-0 vote.
- A discussion was started on the 2023 contracts for bookkeeping, lodge cleaning, landscaping, and pool/irrigation maintenance. It was agreed that the current independent contractors were doing a wonderful job. A motion was made to offer the current independent contractors a 2023 contract. The motion was seconded and approved with a 5-0 vote.
- A lengthy discussion began on the legal liability for the POA and the lot owners for the boat/RV/trailer/dumpster storage area. The Board will meet with a local attorney to clarify its obligation (if any).
- A discussion began on how the POA will fund the Gate at the Pinnacle. The property owners approved the construction of gates at the Village, the Ridges, and the Pinnacle at the Annual Property owners meeting in 2012.

Executive Session

- There was no executive session

The date of the next board meeting: December 20, 2022 at 5pm in the Lodge

Adjournment: The meeting was adjourned at 7:16pm