Firefly Cove Property Owners Association, Inc.

Board Meeting

September 4, 2026

Location: The POA Lodge

Roll Call/Call to Order: The meeting was called to order at 10:00am

- Directors Present: Melva Dye, Tom Pflug, and Mike Kirkman
- Directors present by Phone: Steve Dunn, David McKinsey
- Property Owners Present: Debbie Pflug, Doug Whiteley
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for September 4, 2026. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of August 2, 2026. The motion was seconded and approved with a 5-0 vote.

Property Owners Input/Comments/Concerns

- None

Financial Update

- Unrestricted Reserve Account
  - ✓ July 29, 2026: $63,275 [$51,775 cash + $11,500 I-Bond]
  - ✓ September 2, 2026: $63,304 [$51,804 cash + $11,600 I-Bond]

- Restricted Reserve Account
  - ✓ July 29, 2026: $3,000 [$3,000 (cash) [0 Lots Due *$1,000 Refundable Road Repair Fee Each Lot + 1 Lot Due $3,000 Refundable Compliance Fee Each Lot*]
  - ✓ September 2, 2026: $3,000 [$3,000(cash)]
    [0 Lots Due *$1,000 Refundable Road Repair Fee Each Lot + 1 Lot Due $3,000 Refundable Compliance Fee Each Lot*]

- Operating Account
  - ✓ July 30, 2026: $44,270
  - ✓ September 2, 2026: $ 21,566

- Cost of Helene Restoration Final Totals

  - ✓ Lodge = $225,580.45
  - ✓ FEMA Bridge = $26,517.37
  - ✓ Dock Area = $233,040.13

  Final Total for All Restoration = $485,137.95

ARC Update

Committee members: Jayne Mann, Paula Moore, Deb Gardner, Deb Pflug, Mike Knowles

- Ongoing construction:

  - Hansen: Lot 56 Firefly Point: Owner forecasts completion Q2, 2028.

- Mike Knowles contacted the owner of a property that needed exterior and landscape refurbishment. The owners of the property refurbished those requests for the ARC and are now compliant with the ARC Regulations.

Board Updates

- Tom Pflug reported the testing for lead in the water in the Lodge was completed. The POA has not received any further information from the Town.

- Mike Kirkman reported that 2 “day slip” signs and 2 “no boat parking” signs for the dock have been installed.

- The paving of the road and the parking area to the dock has been completed.

Board Discussion

- A discussion was started on updating Section 5 of the Boat Dock Regulations. The current Regulations will be used for the remainder of 2026. Mike Kirkman presented the proposal for the changes to Section 5. After the discussion a motion was made to approve Section 5. The motion was seconded and approved with a 5-0 vote. This completes the revision of the Boat Dock Regulations. After Board approval of the final document the new Boat Dock Regulations will go into effect in 2027.

- A discussion was started on developing Regulations for the use of the Boat/RV Storage Area. The Board had discussed this issue for many years, and each time decided not to develop Regulations until the Storage Area was full to its capacity. That time has now arrived as the Storage Area is almost full. Steve Dunn will develop Storage Area Regulations, a Waitlist Form, and an Application Form and present them at the next Board meeting for discussion. It was discussed that an annual rental fee of $250 be charged for the use of a storage space. The revenue generated would be deposited into the POA Unrestricted and Operating Accounts as determined by the Board. Tom Pflug reported that he estimated that there are 25 – 35 storage spaces. Mike Kirkman said he would purchase a few 12" X 12" concrete stones to show as an example. See Attachment A. It was suggested that the Storage Area Regulations be discussed during the Open Forum at the Annual POA Meeting on October 31, 2026

Executive Session

- Executive Session began at 10:56am and concluded at 11:01am

The date of the next board meeting:

- Friday October 30, 2026 at 10am in The Lodge

Adjournment: The meeting was adjourned at 11:05am

Attachment A

