

# Firefly Cove Property Owners Association, Inc.

## Board Meeting

August 8, 2023

**Location:** Firefly Cove Lake Lure, North Carolina – The Lodge

**Roll Call/Call to Order:** The meeting was called to order by President Al Joyner at 3:00pm

- Directors present: Al Joyner, Greg Gardner, Mike Knowles and Joe Pritchett
- Directors Absent: Steve Dunn (present by Conference Call)
- Officers present: Mike Kirkman
- Property Owners present: Bob Robinson
- Quorum: There being enough Board members present a quorum was established.

### **Approval of Agenda for August 8, 2023, Board Meeting**

- A motion was made to approve the Board Agenda of August 8, 2023. The motion was seconded and approved with a 5-0 vote.

### **Approval of Minutes from June 22, 2023**

- A motion was made to approve the Board Minutes with changes of June 22, 2023. The motion was seconded and approved with a 5-0 vote.

### **Property Owners Input/Comments/Concerns**

- The Board was asked to consider forming a dock committee to address any issues with the dock area. The Board has discussed in brief what the Dock Committee would do and the future budget. The committee would take care of the dock after the refurbishment. This request will be added as a Board Discussion Item at the next Board Meeting on October 4, 2023.
- The Board was asked to address properties that need repair or refurbishment. The Board stated that property owners are responsible for maintaining their home and property. The ARC committee will contact individual property owners to address any repair or refurbishment needed.
- An email was sent to the Board to address timers for the lodge lighting and fans, address the pool umbrellas that are left open, address the speed limit in the neighborhood, and address the trash left at the dock. The Board would welcome any suggestions to address these situations.

## Updates and Old Business

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of August 8, 2023
  - **Operating Account** \$49, 028 (includes \$6,000 compliance fee and \$18,500 Pinnacle Gate)
  - **Unrestricted Reserve Account** \$111,773 (includes 4-week T-Bill \$80,000 and I-Bond \$10,000)
  - **Restricted Reserve Account** \$8,596 (includes \$5,000 4-week T-Bill and \$2,000 refundable fee)
  
- Mike Knowles presented the ARC Report
  - It was reported that there was concrete spillage, from the construction of the house on Lot 1, at the entrance gate to the village. Joe Pritchett suggested that once the construction is completed that the contractor be notified to fix the necessary repairs and clean up.
  - The stabilization of the bridge to the lakefront lots was completed within the budget.
  - Olson: New Home Build, 183 Firefly Point - Lot #1. Status: Construction underway
  - Dunn: New Home Build, 153 Kellerman Point, The Pinnacles – Lot #44  
Status: Construction underway
  - Bryant: New Home Build, 250 Firefly Cove - Lot #19. Status: Construction drawings reviewed
  
- Mike Kirkman reported that the temporary power pole for the Pinnacle Gate has been installed and has passed inspection from Rutherford County. Duke Energy has scheduled the electrical hookup. Update: Duke Power has completed the installation of power to the temporary power pole. The Board has received a bid to install the gate at the Pinnacle from Asheville Fence Co. The Board is waiting for a bid to complete the stone columns.

## Board Discussion Items

- The Association had a table and chairs donated to the Lodge. The Board decided that the table and chairs did not match the decorum of the Lodge and will be removed.
  
- A motion was made to accept the bid of Tirado Landscaping to kill the existing weeds, aerate, and reseed that area from the road to the dock for \$2,800. The motion was seconded and approved with a 5-0 vote.
  
- Steve Dunn presented the final version for the Hold Harmless Covenant change (See Below) The covenant will be presented to the property owners for a 10-day review and then a vote by the property owners. A motion was made to accept the language as written by Steve Dunn in his July 9, 2023, email. The motion was seconded and approved with a 5-0 vote.
  
- A motion was made to have Bob Cameron complete the following work in 2023.
  - Repair Carpenter Bee damage Lodge \$300
  - Sand and Refinish Lodge Doors to Pool \$300

- Refurbish the 8 exterior lights on the Lodge \$425
- Pressure wash & seal pool deck \$1,200
- Seal block wall in pump room \$1,200

The motion was seconded and approved with a 5-0 vote.

- A motion was made to transfer \$5,700 for the refurbishment done on the West bridge on the West creek from the Reserve Account to the Operation Account. The motion was seconded and approved with a 5-0 vote.
- A motion was made for Greg Gardner to explore the changing of the Telephone, TV, and Internet service to Vyve Communications. The motion was seconded and approved with a 5-0 vote.
- A discussion was started on finalizing the Agenda for the Annual Property Owners Meeting. A motion was made to accept the Final Agenda for the 2023 Annual Meeting as presented (See Below). The motion was seconded and approved with a 5-0 vote.
- A discussion was started on increasing the quarterly assessment from \$550 per quarter to \$650 per quarter. The increase will be used
  - to pay for the inflation cost increases for the operations of the POA
  - to pay for the cost of large purchases that are forecast to be needed in the next few years
  - to Increase to Reserve Account

A motion was made to increase the quarterly dues by \$100 per lot to \$650 per quarter beginning January 2024. The increase will be placed in the POA bank accounts as follows.

- \$4,275 per quarter will go into the Operating Account
- \$1425 per quarter will go into the Reserve Account

The motion was seconded and approved with a 5-0 vote.

- A discussion was started on finalizing the Budget for the Annual Property Owners Meeting. A motion was made to accept the Final Budget for the 2023 Annual Meeting as presented (See Below). The motion was seconded and approved with a 5-0 vote. The Final Approved Budget will be sent to the Property Owners as part of the Annual Meeting Notice (See Below).

**Executive Session:** None

**The date of the next board meeting:** October 4, 2023, at 3:00pm in the Lodge

**Adjournment:** The meeting was adjourned at 5:29pm

## **Hold Harmless Covenant Proposal**

The Declaration of Covenants, Restrictions, Easements, Reservations, Terms and Conditions Governing Firefly Cove, a Master Planned Community, in Rutherford County North Carolina, Article V "Common Elements" is hereby amended to include a new Section 6 as follows:

### **Section 6. Waiver of Claims and Indemnification.**

Each Owner expressly waives and releases the Declarant, Master Association, including its Board and any member thereof, Firefly Lodge Condominium Owners Association, including its Board and any member thereof, and any Owner whose property includes a Common Element or Common Area, from any liability, claim, loss, harm, injury, or damage of any kind sustained on or about any Common Element or Common Area. Each Owner shall indemnify, hold harmless, and defend the Declarant, Master Association, including its Board and any member thereof, Firefly Lodge Condominium Owners Association, including its Board and any member thereof, and any Owner whose property includes a Common Element or Common Area, against any such liability, claims, demands or lawsuits, including attorneys' fees and costs, based on such Owner's negligence, use of, or presence upon any Common Element or Common Area.

# Firefly Cove Property Owners Association, Inc.

PO Box 303 Lake Lure, NC 28746

## 2023 ANNUAL MEETING AGENDA

1. Call to Order (President, Al Joyner)
  
2. Call for Proxies (Secretary, Joy Ciocca)
  - a) Certifying of Proxies
  - b) Confirmation of a Quorum
  
3. Certification of the Minutes from October 22, 2022, POA Meeting (Secretary Joy Ciocca)
  
4. Financial Report – (Joe Pritchett)
  
5. New Business
  - a. 2024 Budget (Joe Pritchett)
    - Discussion / Motion / Ratification Vote
  - b. ARC Annual Report – (Jayne Mann)
  - c. New Covenant Report – (Steve Dunn)
  - d. Dues Increase Report (Greg Gardner)
    - \$650/Quarter beginning January 1, 2024
  - e. President's Report – (Al Joyner)
    - 2023 Annual Report
  
7. Open Forum
  
8. Election to the Board of Directors (President, Al Joyner)
  - a) Solicitation for nominees from the floor and introduction of candidates
  - b) Questions from the floor of candidates
  - c) Vote by ballot
  - d) Appointment of overseer of ballot count (President, Al Joyner)
  - e) Results of the vote
  
9. Adjournment (President, Al Joyner)

Firefly Cove	Operating Budget	2024
<b>Deposits</b>		
	Notes	
POA Dues	\$650.00 X 4 Quarters X 57 Lots	\$148,200.00
Boat Dock Fees	13 Boat Slips X \$1,160	\$15,080.00
Kayak Storage Fee	5 Kayak Storage Spots X \$150	\$750.00
Reserve Account Funds		
Easement Fee		
Reserve Replacement Fee		
ARC Fee		
Road Impact Fee		
Compliance Fee		
Insurance Payout		
<b>Special Assessment</b>		
Lodge Rental Fee		
Miscellaneous		
<b>Total Deposits</b>		<b>\$164,030.00</b>
<b>Administrative Expenses</b>		
Bookkeeping Contract	\$550/month	\$6,600.00
POA Insurance	Estimated payable for 9 months	\$3,500.00
Legal		\$300.00
Office Supplies/Refunds/Charges/ Entertainment		\$750.00
Permit/Licenses/Tax	Town Fee \$160 X 13 boat slip and \$150 X 5 non-motorized kayaks	\$3,000.00
Tax Prep/CPA	Preparation Annual of POA Tax Forms	\$800.00
Sanitation	Removal of trash from dumpster - increase from twice a month to once a week	\$2,600.00
COA Quarterly Dues	\$1,148.38/qtr. for COA dues for Lodge	\$4,600.00
Website	Estimated Website and Domain Fee	\$350.00
Pest Control	Carpenter Bees (Lodge \$1,100) + Landscape Pest Control (Lodge Area \$1,700) + Carpenter Bees (Kayak/Boat House \$250)	\$3,050.00
Returned Compliance Fee	No need to budget POA funds - money comes from property owner	
<b>Total Administrative Expense</b>		<b>\$25,550.00</b>
<b>Lodge Expenses</b>		
	Notes	
Cleaning Contract	\$400 X 12 months + 5% raise	\$5,040.00
Pressure Wash Dock		\$500.00
Cleaning Supplies		\$400.00
Gym		\$400.00
Fireplace		
Internet		\$650.00
TV Cable		\$900.00
Telephone	Pool 911 - Local Phone Line	\$1,300.00
Propane		\$300.00
Electric Lodge/Gate/Dock/Bridge		\$7,500.00
Water / Sewer		\$4,500.00
Emergency Maintenance		\$3,000.00
Gate Maintenance		\$500.00
Annual Sprinkler Inspection		\$1,025.00
Sprinkler System 5 year inspection		

Fire Extinguisher Inspection		\$50.00
Fire System Monitoring		\$450.00
Fire Monitoring System Inspection		\$400.00
<b>Total Lodge Expenses</b>		<b>\$26,915.00</b>
<b>Landscaping Expenses</b>	Notes	
Landscape Contract	Tirado 12 X S4250	\$51,000.00
Tree Work/New Landscaping/Storm Cleanup/Misc	Mulch and Pine Straw (\$7,350) + Pinnacle Name Boulder (\$2,500) + Storm Clean Up (\$2,000) + Firepit Clean Out (\$100)	\$11,950.00
Kudzu		\$2,000.00
Snow Removal		\$450.00
Irrigation Start Up		\$2,100.00
On Call Irrigation		\$1,000.00
Irrigation Shut Down		\$200.00
<b>Total Landscaping Expenses</b>		<b>\$68,700.00</b>
<b>Pool Expenses</b>	Notes	
Pool Service Contract		\$6,000.00
Off Season Pool Maintenance		\$840.00
Pool Furniture Set-Up and Clean		\$150.00
Clean and Remove Pool Furniture		\$150.00
Maintenance/Supplies		\$500.00
Pool Repair		\$2,200.00
Propane	Pool Grill	\$500.00
<b>Total Pool Expenses</b>		<b>\$10,340.00</b>
<b>Capital Expenses</b>	Notes	
Plumbing Emergency		\$500.00
Pool Furniture		
HVAC/Maintenance		\$250.00
Misc/other		\$250.00
<b>POA Project</b>		
Dredging		\$1,000.00
boat maintenance	recover cushion on dock furniture	\$1,000.00
<b>POA Purchases</b>		<b>\$3,000.00</b>
HVAC		
Miscellaneous/Other		
Unbudgeted POA Repairs/Replacements		
Other Capital Expenses		
<b>Total Capital Expense</b>		<b>\$6,000.00</b>
<b>Total Operating Deposits</b>		<b>\$164,030.00</b>
<b>Total Operating Expenses</b>		<b>\$137,505.00</b>