

# Firefly Property Owners Association, Inc.

## Board Meeting

March 3, 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 2:59pm

- Directors present: Al Joyner, Greg Gardner, Steve Dunn, Mike Knowles, and Joe Pritchett
- Directors Absent: None
- Officers present: Mike Kirkman, present by Conference Call
- Property Owners present: Liz Weeks Smith (Lot13)
- Quorum: there being a sufficient number of Board members present a quorum was established.

### **Approval of Minutes from January 23, 2023**

- A motion was made to approve the Board Minutes of January 23, 2023. The motion was seconded and approved with a 5-0 vote.

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

- Liz Weeks presented research she had done on purchasing a new POA kayak to the Board. After a discussion a motion was made for Liz Smith to purchase a new kayak for \$899. The POA will reimburse Liz Weeks upon receiving the receipt. The cost of the kayak will be paid from from the Reserve Account.

### **Updates and Old Business**

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of January 22, 2023
  - **Operating Account** \$55,879 (includes \$6,000 compliance fee and \$18,500 Pinnacle Gate)
  - **Unrestricted Reserve Account** \$107,120 (includes 4-week Treasury-Bill \$85,000 (\$80,000 Reserve and \$5,000 Road Impact and Treasury I-Bond \$10,000)
  - **Restricted Reserve Account** \$8,596 (includes \$2,000 refundable fee)

- Mike Kirkman report that all the financial information for the completion of the 2022 taxes was sent to the Association's CPA, Carl Shaw.
- Mike Kirkman presented a report comparing January 2022 financial information to the 2023 financial information. This report will be done for every month.
- Mike Knowles presented the report on the condition of the Firefly Point Bridge prepared by the Alpha & Omega Group. The bridge is perfectly safe and capable of handling carrying any vehicle that is currently permitted to travel on North Carolina roads and highway and, therefore, does not need to be posted with a weight limit.
- Mark Helms joined the meeting at 3:31pm
- A discussion was started on the annual cost to use the Boat Storage Area. An Assessment of \$100 per year was discussed. There will be a designated short term (1 month) area for temporary storage for use at no charge. The short term parking area will be located next to the rock wall as you enter the storage area. Steve Dunn developed the Use of the Storage Area Rules and Regulations. There will be no defined storage spot. Steve Dunn provided a RELEASE AND WAIVER OF LIABILITY AND INDEMNITY AGREEMENT. This form shall be signed by all Property Owners using the storage area for storage of boats, trailers, RV, etc. of the Firefly Cove POA. A final plan will be presented at the next Board Meeting.
- A motion was made to approve Property Owner Mark Helms to oversee the boat storage area. The motion was seconded and approved with a 5-0 vote.
- The Board will put a warning and usage security sign (**enter-at-your-own-risk at the entrance to the storage area, etc.**) Steve Dunn will determine the wording of the sign and Mike Kirkman will research the cost of the signs and present findings to the Board at the next Board Meeting for approval
- Al Joiner provided a Memorandum of Understanding between the POA and Lot 45 for landscaping the Village Gate entrance area entry (sign/rock, gate entry pad, and gate support is located on Lot 45). The final Memorandum of Understanding will be presented at the next Board Meeting for the Board to discuss and vote to approve. The Memorandum of Understanding will be published in the Minutes of the next Board Meeting.
- Joe Pritchett presented a report on the Dredging in and around Firefly Cove. Firefly Cove is responsible for dredging the east and west creek and within 10 feet of the Firefly Cove docks. The amount of dredging and the cost is yet to be determined. A motion was made authorized Joe Pritchett to approve any dredging and the cost is not to exceed \$4,000. The motion was seconded and approved with a 5-0 vote.
- The landscaping for the Pinnacle was discussed. The sides of the roads have been cleared and the POA needs to remove the excess debris to maintain the road and culverts. Greg Gardner will contact Tirado's' Landscaping Company for an estimate of the cost to do this. The estimate will be presented at the next Board Meeting.

## **Board Discussion Items**

- Al Joyner agreed to be the POA contact person for the Annual Fire Inspection of the Lodge. A motion was made to approve Diboco Fire Sprinklers Inc. to conduct the annual fire inspection of the Lodge on March 21, 2023 for the amount of \$1,025. The motion was seconded and approved with a 5-0 vote.
- Joe Pritchett updated the Board on the pest control of the carpenter bees at the Lodge and Boat Dock. Go Forth Pest Control will begin treatment shortly. A discussion on the use of Carpenter Bee traps determined the need for the traps. It was decided that Greg Gardner will install up to 3 bee traps in the pool area.
- A discussion was shortening the past due dates for assessments. It was decided to table the discussion to a future Board Meeting.

## **Executive Session**

- There was no executive session

**The date of the next board meeting:** March 30, 2023 at 3pm in the Lodge

**Adjournment:** The meeting was adjourned at 4:53pm