

Firefly Property Owners Association, Inc.

Board Meeting

July 2, 2020

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by Melva Dye at 6:30 pm
- Directors present: Joy Ciocca, Melva Dye, Mike Frosaker, and Mike Kirkman
- Directors present by phone: None
- Directors Absent: Mark Helms
- Property Owners present: Joe Pritchett
- Property Owners present by phone: None

Quorum:

- There being a sufficient number of Board members present a quorum was established.

Approval of Minutes:

- The minutes from the Firefly Cove Board meetings of May 21, 2020 were approved by motion, second, and a unanimous vote 4-0.

Property Owners Input/Comments/Concerns

- None

Updates:

- Mike Kirkman reported the bank balances as of July 2, 2020; Operating account balance is \$25,757, Un-Restricted Reserve account balance \$37,884 and the Restricted Reserve account balance \$4,095. These balances are inclusive of \$5,000 refundable compliance fees. As of July 1, 2020, 17 property owners had paid their 3rd Quarter Dues as well as 5 that were prepaid.
- Joe Pritchett reported that no further dredging will be completed while the lake is up. The lake will be lowered again this winter so it will enable us to repeat the push out that was done this year to keep up with any silt that may have deposited.

- Mike Frosaker reported that there was one serious interested party in Lot 56 but they ended up purchasing a different lot in Lake Lure.
- Joy Ciocca reported that the gate/lodge security system upgrade will be completed by the end of July. All Property Owners will receive an email explaining the new system and when and how to pick up their new fobs. The new system will be hosted on a cloud-based program, it is user friendly and provides flexibility.

Discussion Items:

- Joy Ciocca reported that the current lawn care service provider, Excel Lawns, will not be renewing the contract for the 2020–2021 year. Discussion was had regarding the state of the common area grass and how to proceed. It was agreed to continue with the current plan to have weed/crab grass control and insecticide treatments as well as aeration, lime, and over-seeding. We will contact some contractors to get pricing and a program of service so that we can make a final decision by the end of August when the current contract expires.
- A discussion was had about the establishment of committees and hiring a caretaker/maintenance person. Mike Kirkman volunteered to work on the responsibilities of a caretaker/maintenance person and once done it will be discussed at a future meeting.
- A discussion was had regarding the Annual Meeting for 2020. Due to the COVID–19 pandemic restrictions it was agreed to explore alternatives. Mike Frosaker will contact the POA attorney to discuss options.
- Mike Frosaker reported he received a quote of \$1800 from Asheville Painting to paint the dock boards and front all one color, as well as the new pool equipment room doors. The quote was approved, and the work would be completed in the winter when the lake is down. Color was discussed and decided on dark brown to match the existing wood color of the dock pavilion structure.
- Joy Ciocca reported that she will be obtaining a quote to replace the pool fence from Asheville Fence. It was discussed to go with an aluminum fencing, to put in two gates with safety latches, to eliminate the pergolas and the existing fence lighting.
- Joy Ciocca reported the following:
 - There was a request for a property owner party in the lodge for August 15th from 5pm–9pm. Paperwork has not been received yet, however communications to the property owner indicated that the party would need to comply with the current COVID–19 pandemic restrictions. At this time those would limit an indoor gathering to 10 people, and they would be required to wear masks.
 - The annual gym equipment maintenance is scheduled for July 13th. Same cost as last year, \$175.00 from Wilson’s Triad Fitness.
 - Contact was made with Smith Environmental, Travis Smith, to discuss the Kudzu treatment as a follow up from last year’s treatment. Expecting information on July 6th.

- Lot 30 settlement is scheduled for this month.
- Mike Kirkman reported there is boat in the storage area that can not be attributed to a property owner. The Secretary will send an email to all property owners to identify, if not, we will proceed to consider removal. Discussion was had to develop a policy for property owners to report/request usage of the storage area.
- Mike Frosaker stated that there seems to be an issue again with unauthorized usage of the dumpster by non-Firefly owners. We will put another lock on the dumpster to help to stop this and possibly put a camera and notify police. It was noted that the dumpster pick-up is every other Wednesday. Next scheduled pick up is July 8.
- The date of the next board meeting will be July 30, 2020 at 6:30PM.

Adjournment:

- The meeting was adjourned at 7:33pm.