

Firefly Property Owners Association, Inc.

Special Board Meeting

September 12, 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 9:00am

- Directors present: Joe Pritchett, Greg Gardner, Mark Helms, and Al Joyner
- Directors Absent: (Raul Romero was present by video conference call)
- Property Owners present: Joy Ciocca and (Mike Kirkman was present by video conference call)
- Quorum: there being a sufficient number of Board members present a quorum was established.
- Approval of the Minutes from August 12 & 14 was tabled until the next Board Meeting.

**Updates and Old Business**

- Balances of Bank Accounts as of September 8, 2022: Operating Account: \$22,883, Unrestricted Reserve Account: \$107,781, and Restricted Reserve Account: \$4,095
- Greg Gardner reported that the repair to the East Creek is being delayed until an ample amount of river rock can be delivered
- Mark Helms reported the fees required to begin construction on Lot 42 have been received. Mark Helms also reported that Lot 19 has submitted plans for approval. The plan from Lot 19 required changes to conform to the ARC Guidelines. The property owner will submit the updated plans shortly.

**Board Discussion**

- A discussion began on the use of the Lodge parking area for long term parking. Long term parking of vehicles should be in the storage area, not the Lodge Parking area.
- A discussion began on assessing a fee for the use of the storage area. Board members expressed different opinions that will require more time to discuss. This was tabled until the next Board Meeting.

## Executive Session

- The Board entered executive session at 9:19am and exited executive session at 10:14am
- A motion was made to approve the document titled: Use of Firefly Cove Property Owner's Association Storage Area. The motion was seconded, and approved with a vote 5-0 (See Attachment A)

**Next Board Meeting:** October 11, 2022 in the Lodge at 5:00pm

**Adjournment:** The meeting was adjourned at 10:20am

## Attachment A

### Use of Firefly Cove Property Owner's Association Storage Area

The Firefly Cove Property Owner Association uses a portion of Lot 36 as a storage area for the property owners to store boats, trailers RVs. Etc. Lot 36 is owned by a property owner, however part of Lot 36 is designated as Common Area.

By utilizing the storage area a property owner accepts that the use of the storage area is at their own risk. The property owner assumes the full personal risk and responsibility for damage to their personal property. The property owner acknowledges they have adequate insurance coverage to protect the stored asset.

In consideration of the Firefly Cove Property Owners Association, Inc. permitting the property owner to utilize the storage area, property owner does hereby RELEASE, WAIVE, AND DISCHARGE Firefly Cove Property Owners Association, Inc., its agents, employees, officers and directors from any claim, action, liability, suit for death or injury or for loss to or damage to personal property which occurs as a result of the property owners presence or use of the storage area, whether due to the negligence of Firefly Cove Property Owner's Association, Inc., its agents, employees, officers, directors, or otherwise.

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Signature of Property Owner

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Date