

Firefly Property Owners Association, Inc.

Board Meeting

July 30, 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, Mark Helms, and Mike Kirkman
- Directors present by phone: None
- Directors Absent: None
- 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 July 2, 2020 were approved by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns

- None

Updates:

- Mike Kirkman reported the bank balances as of July 30, 2020; Operating account balance is \$35,927, 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 30, 2020, 45 property owners had paid their 3rd Quarter Dues as well as 5 that were prepaid. The 2nd Quarter Treasurer's Income and Expense Report is complete and will be included with these minutes and posted on the website.
- Joy Ciocca reported that the upgrade to the gate/security installation was completed on Tuesday. Other than the delay from the gate to the internet and back, there were no issues. We will

continue to monitor and if the internet issues continue then we will consider getting a faster internet service.

Discussion Items:

- Mark Helms, ARC Chairperson, opened a discussion on the refund of compliance fees for Lot 10. All landscaping work is not complete, it was discussed the option to refund partial. Full response from the ARC was still needed. The board agreed to follow the ARC recommendation.
- Mike Kirkman started a discussion regarding the proposed Storage Area Regulation. A motion was made to approve the Storage Area Regulations as written dated July 21, 2020. The motion was seconded and approved by a vote 5-0. The regulations are attached to these minutes and will be posted on the website. Secretary Ciocca will contact all property owners to submit an application if they are currently using the storage area. Once applications are received, we will determine if assignments are appropriate and if a seniority list needs to be established.
- Mike Frosaker opened the discussion regarding the state of the common area grass plan to have weed/crab grass control and insecticide treatments as well as aeration, lime, and over-seeding. He reported that TruGreen does not service Lake Lure and his attempts to contact other vendors was unsuccessful. Joy Ciocca reported she contacted one vendor and is awaiting a meeting. She will attempt to contact another vendor. Joe Pritchett reported that Excel Lawns may provide a quote as he may be able to continue service after all. We will provide any quotes via email and evaluate to make a final decision by the end of August when the current contract expires.
- Joy Ciocca opened a discussion regarding the Kudzu eradication project. She stated that she met with Travis Smith from Smith Environmental and Educational Consulting, Inc. and walked the areas. The treated areas from last year were about 70-80% effective, this was better than the expected 50-60%. Travis provided a quote for the second treatments as well as identified four new areas that needed an initial treatment. It was agreed to move forward with the treatment to these areas and the new areas and provide an assessment to the property owners for their portion of the treatment as per the covenants. A quote for the Storage Area was also provided. To treat this area the cost this year would be \$6000. This is a reduction of the quote given from last year. After a discussion to determine if we had the money to spend on this treatment, a motion was made to approve the quote and begin the treatment in the Storage Area. The motion was seconded and approved by a vote of 3-2, Mike Frosaker and Mike Kirkman dissenting. Secretary Ciocca will schedule the services and email the property owners the quote with their portion to pay. The quotes are attached to these minutes.
- A discussion was had regarding the Annual Meeting for 2020. Mike Frosaker reported that the POA attorney stated we have a few options due to the COVID-19 Pandemic. Our options were to postpone the meeting to a future date or have a virtual meeting. An in-person meeting is not possible at this time due to the NC restrictions that are in place. The attorney also stated that under the circumstance of the pandemic, that we are permitted to have a have voting for the 2021 Budget and Board of Directors electronically. A motion was made to postpone the 2020 Annual Meeting of the Firefly Cove POA to a future date in 2021 and to hold an electronic vote for the ratification of the 2021 Budget and the election of the one Board of Director position that ends this

year. The motion was seconded and approved by a vote of 5-0. Treasurer Kirkman will finalize the 2021 Budget for Board approval and Secretary Ciocca will work on the notification to the Property Owners. Once complete and approved by the board the information will be sent to all Property Owners.

- A discussion was had as to how to handle requests for use of the lodge during the COVID-19 pandemic. After discussions, it was agreed that the board would follow all federal, state, and local guidelines and require any property owner using the lodge for an event to follow those restriction as well as to clean and disinfect after usage. At this time those would limit an indoor gathering to 10 people, outdoor gathering to 25 and they would be required to wear masks inside and outside if social distancing is not possible.
- A discussion was had about the establishment of committees and hiring a caretaker/maintenance person. It was agreed that the establishment of a caretaker/maintenance person makes good sense. The board will review the prepared list of responsibilities for any additions and deletions and review as to how we will pay for this position and then will discuss further at a future meeting. Mike Frosaker indicated he has a lead on a possible person that would be able to fill the position. Mike Kirkman indicated we would not likely start this position until the new year. Joy Ciocca also stated that the entertainment committee be reviewed to be voted on at a future meeting.
- Joy Ciocca reported the following:
 - The annual gym equipment maintenance was completed by Wilson's Triad Fitness. The treadmill is broken and needs repair, the part is covered under warranty (currently on back order) the service call will be \$125.
 - Lot 30 settlement is scheduled for this August 3.
- The date of the next board meeting will be September 3, 2020 at 6:30PM.

Adjournment:

- The meeting was adjourned at 7:58pm.

2nd Quarter 2020

Reserve Account						
Unrestricted Funds						
			April	May	June	Total
Deposit						
	Fees		\$0.00	\$0.00	\$0.00	\$0.00
	Compliance Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Reserve Replacement Fee		\$0.00	\$0.00	\$486.00	\$486.00
	Transfer from Operating		\$3,270.26	\$0.00	\$0.00	\$0.00
	Interest Income		\$51.22	\$53.95	\$51.94	\$157.11
	Total Deposit		\$3,321.48	\$53.95	\$537.94	\$3,913.37
Expenses						
	Transfer to Operating		\$0.00	\$2,000.00	\$0.00	\$0.00
	Total Expenses		\$0.00	\$2,000.00	\$0.00	\$2,000.00
Bank Beginning Balance			\$35,970.94	\$39,292.42	\$37,346.37	
Bank Ending Balance			\$39,292.42	\$37,346.37	\$37,884.31	
	(-) Refundable Compliance Fees	**	\$6,000.00	\$4,000.00	\$4,000.00	
Actual Reserve Account Balance			\$33,292.42	\$33,346.37	\$33,884.31	
Unrestricted Funds Notes						
Deposit	Transfer from Operating	Canoe Rack Fees 2020	\$500 of \$3,270.26			
Deposit	Transfer from Operating	1/2 Year End Reserve 2019	\$2,570.26 of \$3,270.26			
Expense	Transfer to Operating	Partial Refund of Compliance Fee to Property Owner		\$2,000.00		
**	(-) Refundable Compliance Fees (April)	2 homes X \$3000 to be refunded upon completion of home				
**	(-) Refundable Compliance Fees (May)	1 home X \$3,000 to be refunded upon completion of home				
**	(-) Refundable Compliance Fees (May)	1 home X \$1,000 to be refunded upon completion of landscaping				

2nd Quarter 2020

Road Impact Fee Reserve Account						
Restricted Funds						
			April	May	June	Total
Deposit						
Road Impact Fee	Resticted to Repairing Damaged Roads		\$0.00	\$0.00	\$0.00	\$0.00
Easement Fee						
Interest Income						
Total Deposit			\$0.00	\$0.00	\$0.00	\$0.00
Expenses						
Transfer to Operating			\$0.00	\$1,000.00	\$0.00	\$1,000.00
Transfer to Unrestricted Reserve			\$0.00	\$0.00		
Refund to Property Owner			\$0.00	\$0.00	\$0.00	\$0.00
Bank Charge			\$0.00	\$0.00	\$0.00	
Total Expenses			\$0.00	\$1,000.00	\$0.00	\$1,000.00
Bank Beginning Balance			\$5,095.81	\$5,095.81	\$4,095.81	
Bank Ending Balance			\$5,095.81	\$5,095.81	\$4,095.81	
(-) Refundable Compliance Fees			\$2,000.00	\$1,000.00	\$2,000.00	
Acutal Reserve Account Balance			\$3,095.81	\$4,095.81	\$2,095.81	
Restricted Funds Notes						
Expense	Transfer to Operating	Refund of Road Impact Fee to Property Owner		\$1,000.00		
**	(-) Refundable Compliance Fees (April)	1 home X \$2000 to be refunded upon completion of home				
**	(-) Refundable Compliance Fees (May)	1 home X \$1,000 to be refunded upon completion of landscaping				

2nd Quarter 2020

Operating Account			April	May	June	Total
Deposits						
	POA Dues		\$26,684.00	\$2,916.00	\$486.00	\$30,086.00
	Boat Dock Fees		\$0.00	\$0.00	\$0.00	\$0.00
	Kayak Storage Fee		\$0.00	\$100.00	\$0.00	\$100.00
	Easement Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Reserve Replacement Fee		\$0.00	\$0.00	\$0.00	\$0.00
	ARC Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Road Impact Fee		\$0.00	\$1,000.00	\$0.00	\$1,000.00
	Compliance Fee		\$0.00	\$2,000.00	\$0.00	\$2,000.00
	Insurance Payout		\$0.00	\$0.00	\$0.00	\$0.00
	Special Assessment		\$0.00	\$0.00	\$0.00	\$0.00
	Lodge Rental Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Miscellaneous		\$251.82	\$0.00	\$0.00	\$251.82
	Total Deposits		\$26,935.82	\$6,016.00	\$486.00	\$33,437.82
Operating Account Notes						
Deposit	POA Dues	44X\$486+3X\$100 (Canor Rack Fee)+5X\$1,000 (Boat Fee)	\$26,684.00			
Deposit	Miscellaneous	Reimbursement from Property Owner for Mulch	\$251.82			
Deposit	Road Impact Fee	Transferred from Restricted to Reimburse Owner		\$1,000.00		
Deposit	Compliance Fee	Transferred from Unrestricted to Reimburse Owner		\$2,000.00		
Deposit	POA Dues	6 X 486 Dues		\$2,916.00		
Deposit	POA Dues	1 X \$486 Dues			\$486.00	

2nd Quarter 2020

			April	May	June	Total
Administrative Expenses						
	Bookkeeping Contract		\$400.00	\$400.00	\$400.00	\$1,200.00
	POA Insurance		\$329.44	\$329.44	\$329.45	\$988.33
	Legal		\$0.00	\$0.00	\$0.00	\$0.00
	Office Supplies/Refunds/Charges		\$0.00	\$68.27	\$0.00	\$68.27
	Permit/Licenses/Tax		\$0.00	\$0.00	\$0.00	\$0.00
	Tax Prep/CPA		\$0.00	\$0.00	\$0.00	\$0.00
	Service Contract		\$0.00	\$125.00	\$325.00	\$450.00
	Sanitation		\$189.00	\$189.00	\$189.00	\$567.00
	Fire Monitor		\$910.85	\$0.00	\$110.85	\$1,021.70
	COA Quarterly Dues		\$0.00	\$1,140.38	\$0.00	\$1,140.38
	Website		\$0.00	\$0.00	\$0.00	\$0.00
	Pest Control		\$0.00	\$40.00	\$40.00	\$80.00
	Returned Compliance Fee		\$0.00	\$3,100.00	\$0.00	\$3,100.00
Total Adminstrative Expense			\$1,829.29	\$5,392.09	\$1,394.30	\$8,615.68
Adminstrative Expenses Notes						
Expenses	Office Supplies/Refunds/Charges	Order Checks from United Bank		\$68.27		
Expenses	Fire Monitor	Quarterly Monitoring Service	\$110.85 of \$910.85			
Expenses	Fire Monitor	Lodge Fire Inspection	\$800 of \$910.85			
Expenses	Returned Compliance Fee	Refund Road Impact Fee In Full		\$1,000 of \$3,100		
Expenses	Returned Compliance Fee	Refund \$2,000 of \$3,000 Compliance Fee		\$2,000 of \$3,100		
Expenses	Returned Compliance Fee	Refund of Kayak Storage Fee		\$100 of \$3,100		
Expenses	Service Contract	\$125 for Service and \$200 for Irrigation Contract			\$325.00	

2nd Quarter 2020

			April	May	June	Total
Landscaping Expenses						
	Landscape Contract		\$900.00	\$900.00	\$1,200.00	\$3,000.00
	Landscape Projects		\$8,307.00	\$3,610.63	\$760.00	\$12,677.63
	Turf Management		\$385.42	\$385.42	\$385.42	\$1,156.26
Total Landscaping Expenses			\$9,592.42	\$4,896.05	\$2,345.42	
Landscaping Expenses Notes						
Expenses	Landscape Projects	Spread Mulch, Rock Dust, and Rock on the Path to the Dock	\$987.50 of \$8,307			
Expenses	Landscape Projects	Spread Mulch, compact Path to the Dock, and Compactor Rental	\$845 of \$8,307			
Expenses	Landscape Projects	Labor for Spreading Rock Dust, Pickup Debris, Haul Debris to Land Fill, Spray Plants, Buy 8 yards of Rock, Rock Delivery Fee	\$1,526.84 of \$8,307			
Expenses	Landscape Projects	Mulch	\$244.85 of \$8,307			
Expenses	Landscape Projects	Mulch	\$162.43 of \$8,307			
Expenses	Landscape Projects	Labor for Spreading Mulch & Pine Straw	\$1,159 of \$8,307			
Expenses	Landscape Projects	Fertilize plants around the Lodge	\$200 of \$8,307			
Expenses	Landscape Projects	Mulch Ckeck #2163, 2165, 2161, 2166	\$2026.38 of \$8,307			
Expenses	Landscape Projects	Spread Mulch Clean Area Around Boathouse	\$805 of \$8,307			
Expenses	Landscape Projects	Mulch and Pine Straw	\$200 of \$7,957			
Expenses	Landscape Projects	Spread remaining Mulch	\$150 of \$8,307			
Expenses	Landscape Projects	Stone for Path		\$800.63 of \$3,610.63		
Expenses	Landscape Projects	Compact Stone, Rental, Spray Plants		\$460 of \$3,610.63		
Expenses	Landscape Projects	Spray Plants as per contract		\$250 of \$3,610.63		

2nd Quarter 2020

			April	May	June	Total
Capital Expenses						
	POA Reserve Account		\$3,270.26	\$0.00	\$0.00	\$3,270.26
	POA Repairs/Replacements		\$0.00	\$0.00	\$3,848.10	\$3,848.10
	POA Projects		\$0.00	\$0.00	\$0.00	\$0.00
	POA Purchases		\$1,200.00	\$1,176.36	\$300.33	\$2,676.69
Total Capital Expenses			\$4,470.26	\$1,176.36	\$4,148.43	\$9,795.05
Capital Expenses Notes						
Expense	POA Purchases	Survey of POA Owned Lot 56	\$1,200.00			
Expense	POA Reserve Account	Transfer 1/2 Year End Operating Balance 2019 to Reserve Account	\$2,770.26 of \$3,270.26			
Expense	POA Reserve Account	Transfer 5 X \$100 Canoe Rack Fees 2020 to Reserve	\$500 of \$3,270.26			
Expense	POA Purchases	Gate Repair, Pool Umbrellas, Street Sign, Christmas Misc.		\$1,176.36		
Expense	POA Repairs/Replacements	Replace Pool Table Felt			\$425 of \$3,848.10	
Expense	POA Repairs/Replacements	Repair Security Gate			\$774.08 of \$3,848.10	
Expense	POA Repairs/Replacements	1/2 deposit for Replacement of Security System			\$2,649.02 of \$3,848.10	
Expense	POA Purchases	Net for Debris Removal/100 Key FOBs & Envelopes			\$300.33	
Total Operating Expenses			\$17,316.00	\$13,110.93	\$10,322.95	\$40,749.88

2nd Quarter 2020

	Bank Statement					
			April	May	June	Total
	<i>Bank Beginning Balance</i>		<i>\$28,225.39</i>	<i>\$37,845.21</i>	<i>\$30,750.28</i>	
	<i>Bank Ending Balance</i>		<i>\$37,845.21</i>	<i>\$30,750.28</i>	<i>\$20,913.33</i>	
	<i>(-) Compliance Fees</i>		<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	
	<i>(-) Boat Dock Fees</i>		<i>\$13,000.00</i>	<i>\$13,000.00</i>	<i>\$13,000.00</i>	
	<i>Actual Operating Balance</i>		<i>\$24,845.21</i>	<i>\$17,750.28</i>	<i>\$7,913.33</i>	
	<i>Year over Year</i>	<i>Actual Operating Balance 2020</i>	<i>\$24,845.21</i>	<i>\$17,750.28</i>	<i>\$7,913.33</i>	
		<i>Actual Operating Balance 2019</i>	<i>\$24,811.93</i>	<i>\$16,998.30</i>	<i>\$7,842.07</i>	
		<i>Actual Operating Balance 2018</i>	<i>\$19,112.59</i>	<i>\$1,803.39</i>	<i>-\$5,271.51</i>	

Firefly Cove POA Storage Area Application

Storage Space is assigned on an as-available basis. Acceptance of this application does not guarantee a storage space. A separate application is required for each storage space requested.

I hereby apply for storage space in which to store my Boat/RV/Other Large Equipment at Firefly Cove POA Storage Area and I hereby acknowledge and agree to follow the FIREFLY COVE PROPERTY OWNERS ASSOCIATION STORAGE AREA REGULATIONS.

Signature and Date: _____

Name: _____ Lot #: _____

Phone (mobile): _____

E-Mail: _____

Description: (Boat/RV/Trailer/Other) _____

Make/model: _____

License Plate or Boat Number: _____

FIREFLY COVE PROPERTY OWNERS ASSOCIATION STORAGE AREA REGULATIONS

The Firefly Cove Storage Area is set aside by the Firefly Cove POA for use as a boat, trailer, RV, camper, temporary construction item storage area for the property owners of Firefly Cove.

The Firefly Cove Storage Area is managed by the Firefly Cove POA Board under authority granted pursuant to the Firefly Cove By-Laws.

The Firefly Cove POA Board has set aside 1 storage space for the use of 1 POA dumpster for the use of all Firefly Cove Property Owners

STORAGE SPACE ASSIGNMENT GUIDELINES Section 1

The following are guidelines, which the Firefly Cove POA Board will apply in allocating the use of the storage spaces by the Firefly Cove Property Owners. While every situation cannot possibly be addressed, the Firefly Cove POA Board will use its best efforts to be as fair as possible in resolving any situations not specifically addressed below. In this regard, we would hope that eligible property owners would act to meet the intention of these guidelines, which are as follows:

- 1.1 Existing storage spaces, and any expansion or reduction thereof, is strictly limited to the provisions promulgated by the Firefly Cove POA Board from time to time.
- 1.2 In accordance with the benefits of a storage space, allotment will be strictly on a seniority basis for all eligible property owners. If there are no storage spaces available, a Firefly Cove Storage Space Seniority List for Storage Area (Seniority List) will be kept for those eligible property owners who are interested in using a storage space.
- 1.3 All storage space assignments will be determined by the eligible property owner's position on the Seniority List. The seniority list contains current storage space position, available storage space (if any) and a waiting list.
- 1.4 A Storage Space will be limited to one (1) Storage Space per Lot. Additional Storage Spaces may be assigned if a storage space is not in use. The cost for the use the additional Storage Spaces shall be determined by the Board.
- 1.5 There shall be no charge for the use of the one (1) Storage Space per Lot.

- 1.6 If a Storage Space is still available after the use of the Seniority List, the Secretary may assign a Storage Space to any property owner, including property owners that have the use of a Storage Space, until the end of the calendar year. The user of this Storage Space shall follow the Firefly Cove Property Owners Association Storage Area Regulations but shall not be assured the assignment of a Storage Space the following year. The cost for the use the additional Storage Spaces shall be determined by the Board.
 - 1.6.1 A non-refundable annual fee as determined by the Board shall be paid to the POA by the property owner within thirty (10) days after notice of assignment of a Storage Space from the Secretary. Failure to remit the annual fee to the POA within thirty (20) days shall result in suspension of the property owner's right to use the assigned Storage Space, and failure to remit the annual fee to the POA within forty five (30) days shall result in termination of the property owner's right to use the assigned Storage Space and being dropped to the bottom of the Seniority List.
- 1.7 If an eligible property owner on the Seniority List refuses a storage space offered to them by the Firefly Cove POA Board, then that eligible property owner's name will be moved to the bottom of the Seniority List.
- 1.8 If an eligible property owner on the Seniority List should pass away, that persons' Seniority List position may be transferred to the direct lineal heirs of that homeowner's property, but not to any third-party purchaser from the estate of the deceased.

STORAGE SPACE RENEWAL GUIDELINES

Section 2

On or about March 1 of each year, the eligible property owners who were granted a storage space the previous calendar year will be notified of the opportunity to renew their storage space. A deadline for renewal of April 1 of each calendar year is hereby established, and by such deadline, the Secretary must have received a written renewal (electronic correspondence is acceptable). The following guidelines will be used for Storage Space assignment renewal of each calendar year:

- 2.1 Eligible property owners who were assigned a Storage Space the previous year will be able to assure themselves of that assignment for the forthcoming year by notifying the Secretary, in writing, their intent to renew by April 1.
- 2.2 The property owner must provide to the Secretary a description of the item being stored in the Storage Space (pontoon boat/trailer, trailer, boat, RV, etc.)

STORAGE SPACE ASSIGNMENT GUIDELINES SECTION 3

The following guidelines will be used for new Storage Space assignments:

- 3.1 Upon availability, eligible property owners who were not previously assigned a Storage Space will be assigned according to their seniority on the Seniority List maintained by the Secretary.
- 3.2 An eligible property owner's seniority on the list is established by the date that they contact the Secretary. If more than one property owner contacts the Secretary on the same date to be placed on the eligible property owner's seniority list, the seniority will be established by which eligible property owner has owned their property in Firefly Cove longer as determined by the closing date of the purchase of their property in Firefly Cove. Additions to the Seniority List can be made at any time by writing, calling, or e-mailing the Secretary. An eligible property owner is not required to own a storable item in order to be placed on the Seniority List. It is the eligible property owner's responsibility to ensure their contact information is correct and on the list.
- 3.3 When an opening on the Seniority List for a Storage Space occurs the following procedure will be followed:
 - a. Open Storage Space as set forth in the Firefly Cove Storage Space will be assigned based on the eligible property owner's seniority on the Seniority List.
 - b. If selected for a Storage Space the eligible property owner must provide a written acceptance to the Secretary and a description of the storable item within 3 days of notification from the Secretary or they will lose the right to the Storage Space and their seniority position on the Seniority List. They will be dropped to the bottom of the list.
 - c. Eligible property owners who turn down the offer of a Storage Space will not retain their seniority position on the Seniority List. They will be dropped to the bottom of the list.

STORAGE SPACE REGULATIONS SECTION 4

- 4.1 No eligible property owner may assign or sublet a Storage Space, nor offer his/her allotted Storage Space for lease, whether separately, or in connection with the sale of his/her boat or in connection with the sale/rental of his/her property located in Firefly Cove.

- 4.2 If an eligible property owner determines they want to relinquish their Storage Space, they will be removed from the Seniority List.
- 4.3 No eligible property owner may be assigned more than one Storage Space except as provided in Section 1.6 of the Storage Space Regulations.
- 4.4 The Firefly Cove POA Board reserves the right to revoke an eligible property owner's assignment of Storage Space if the Storable Item assigned to that Storage Space is, as determined by the Firefly Cove POA Board, considered an eyesore or nuisance to the community.
- 4.5 The Secretary will, from time to time, verify that the Storable Items occupying the Storage Spaces belong to the individual assigned a space. The Firefly Cove POA Board reserves the right to revoke the assigned Storage Space if it determines that this provision has been violated.
- 4.6 Use of the Storage Space is reserved for all property owners in good standing, (i.e. paid to date association assessments and any other fees and/or assessments). If a property owner in Firefly Cove is not in good standing with the Firefly Cove POA and is on the Seniority List, the Firefly Cove POA Board will remove this property owner from the waiting list. The Firefly Cove POA Board will not add this property owner back to the Seniority List until the property owner is again in good standing. The Firefly Cove POA Board will then add this property owner back to the bottom of the waiting list.
- 4.7 A Firefly Cove Storage Space is not deeded property and cannot be transferred upon the sale of a property owner's lot, condo or improved property. Upon the sale of a lot, condo or improved property to a purchaser, the seller will be removed from the Seniority List unless the seller retains ownership of at least one lot or condominium within Firefly Cove after the sale.
- 4.8 A copy of the Seniority List is available from the Secretary upon request.
- 4.9 The Firefly Cove POA Board has sole authority for any and all decisions regarding the use of the Firefly Cove dock/boat slips. The Firefly Cove POA Board reserves the right to suspend or revoke any property owner's use of the Firefly Cove Storage Space for failure to follow the FIREFLY COVE PROPERTY OWNERS ASSOCIATION STORAGE SPACE REGULATIONS or the rules and regulations outlined in the Declaration of Covenants, Restrictions, Easements, Reservations, Terms and Conditions Governing Firefly Cove and the By-Laws of the Firefly Cove Property Owners Association.

Smith Environmental and Educational Consulting, Inc.

Travis Smith, Ecologist
828-231-0022

PO Box 743 Lake Lure NC 28746
seec.enviro@gmail.com

Requested Proposal for Kudzu Control Services

July 30, 2020

To : Mrs. Joy Ciocca and Firefly Cove Board, Lake Lure NC

From : Travis A. Smith, President/Ecologist
Smith Environmental and Educational Consulting, Inc.

Reply to : SEEC, Inc. PO Box 743 Lake Lure, NC 28746
seec.enviro@gmail.com / 828.231.0022

Message :

Ms. Joy Ciocca, Firefly Cove Board and Friends:

I appreciate the opportunity to provide this Proposal for Kudzu control services, to the POA at Firefly Cove Development in Lake Lure, NC.

I have recently scouted the Village and am pleased to report that we achieved a very high kill rate from the 2019 (Year 1) treatment!

Below, please find the estimated costs for this 2020 (year 2) kudzu treatment. You will find that they are significantly below the estimated costs projected in the original Quote (50%) of Year 1. This is based primarily on our very high success rate from the 2019 (Year 1) treatment, but is also my good faith effort to work with you to include those areas not treated in 2019, and to move forward with the treatment of the Boat Storage Area this year, as was discussed last year.

Cost estimates for 2020 (Year 2) kudzu treatment

\$ 225.00	POA off Boys Camp Rd
\$ 30.00	Lot 15 Joy Ciocca
\$ 160.00	Lot 11 Kirkman
\$ 130.00	Lot 10 Knowles
\$ 400.00	POA property at Bridge/Firefly Point
\$ 100.00	Lot 5 Heath
\$ 100.00	Lot 4 Hicks
\$ 1,145.00	Total for 2020 (Year 2) Treatment*

***This total will likely be a little less for 2021 (Year 3) but not a whole lot. I am deeply discounting this 2020 treatment, and I will still have to work back through the entire area that was treated in Years 1 and 2, to locate and treat anything that may be trying to re-emerge from the original population and also any new occurrences that have gotten started through seed or inadvertent import.**

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Forestry Ornamentals and Turf Right-of-Way

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Travis Smith, Ecologist
828-231-0022

PO Box 743 Lake Lure NC 28746
seec.enviro@gmail.com

Below are the cost estimates for “new” areas identified for treatment this year within the Village.*

\$ 175.00	Lot 8 Flowers (other side of Bridge at Firefly Point)
\$ 1600.00	Lot 9 McElven (over small bridge/other side of creek)**
\$ 175.00	Lot 19 Bryants (the area with the covered bushes)
\$ 75.00	Lot 32 Leclerc (opposite side of the creek from Lot 19)
\$ 2,025.00	Total for Village Add-ons 2020 (Year 1)

*The Board needs to understand that not treating these “new” areas within the Village will seriously jeopardize the continued success of the current eradication effort and the impressive success we have produced. These areas are certainly capable of spreading vegetatively and producing seed. This will extend the projected timeframe to achieve eradication and increase the projected costs. The kudzu on Lot 9 is the greatest threat because of the size and age of the population now present. It is currently able to produce seed and seed production will only increase as it matures and expands. A portion of this seed will likely find its way into the creek below for downstream distribution. There is also potential, over time, for canopy to canopy spread across the creek, invading areas that we have already treated.

My hope is that the Board is willing and able to flex whatever muscle it has, to see that these areas are treated this season to support the eradication effort.

**I understand that Lot 9 (McElven) may be a potential difficult proposition to the McElvens. I strongly suggest that if there is any resistance or questions from them, that you let me talk with them. I will explain the science of kudzu, the Protocol of Treatment, and how their property poses an ongoing, serious threat to the success of the treatment effort already underway by the Village. I find many people who frankly are just unaware of what kudzu is, and do not understand its severe threat to property usability, marketability and value.

THINGS TO REMEMBER

This is a multi-season process.

Some of the largest, oldest and most well established roots will not be killed with only one or two herbicide applications. It is absolutely critical to the success of the eradication effort, that successive seasonal treatments be conducted without skipping a year! Those roots that are only damaged but not killed, will undergo an enzymatic and hormonal response that causes the kudzu to put out excessive growth - similar to any mechanical manipulation of the kudzu vine, without treating the root. Skipping a seasonal treatment will allow the kudzu to put out exponential growth and you will lose much or all of the success you have gained to that point in the process. In the majority of cases, I will not agree to begin an eradication effort, if I do not have a solid commitment to the entire process from the landowner. The effects of the treatment will be clearly evident to all - immediately and season to season. The success of the process is my marketing. It has my name on it. Most kudzu can be eliminated within 3-5 growing seasons. It depends upon how well established the root system is, which is dictated by age, soil space, soil moisture, nutrient availability, exposure to available sunlight, etc.

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Cost

Mobilization of equipment, equipment usage, equipment rental (bucket truck or crane when needed), fuel, travel time to/from site, amount of herbicide solution used and labor hours (determined largely by accessibility of equipment to the area to be treated) determine the cost of each treatment.

Cost is based on the amount of kudzu to be treated. Thus, successive seasonal treatments cost less each time. For budgeting purposes, I recommend projecting half the cost of the previous treatment, although it is usually less.

Quotes are submitted as "Not to Exceed" type quotes.

**Terms: 50% Deposit before treatment is performed
Remaining balance due upon treatment completion
and Final Invoice**

Thank you again, for the opportunity to provide this Proposal.

I encourage you to take quick action on this project.

My schedule is filling up quickly, and the treatment needs to be completed before the foliage has begun changing color, and definitely before there is evidence of it having been affected by frost.

I am prepared to perform this work for you within 10 days of your commitment yet weather depending.

Warm regards,

Travis Smith

Travis Smith, President/Ecologist
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Educational Consulting, Inc.
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Requested Proposal for Kudzu Control Services

July 30, 2020

To : Mrs. Joy Ciocca and Firefly Cove Board, Lake Lure NC

From : Travis A. Smith, President/Ecologist
Smith Environmental and Educational Consulting, Inc.

Reply to : SEEC, Inc. PO Box 743 Lake Lure, NC 28746
seec.enviro@gmail.com / 828.231.0022

Message :

Ms. Joy Ciocca, Firefly Cove Board and Friends:

I appreciate the opportunity to provide this Proposal for kudzu control services, to the POA at Firefly Cove Development in Lake Lure, NC.

My Quote to you last year for treating the Boat Storage Area was \$7000. I based this on expecting that I would have to use the large crane to achieve adequate reach.

A month or so ago, I scouted the Boat Storage Area with my crane owner/operator. He says if we do the treatment this season, that we can reach everything with his smaller crane.

This allows me to offer you a new Quote, for this year only, of \$6000.

By next season, however, this project will require the big crane. We are right on the margin this year.

This project will cost \$8000 next year.

I/we have been looking at this for several years now. I looked at it probably 4 years ago with Bob Cameron and then last year with Joe Cosette. So far, all of my predictions have been spot on as to the rate of growth and subsequent cost increases each year. I predicted early on that within 2 years all of the trees that were planted as privacy screening in the berm around the area would be covered over and die, and that within 2-3 years it would require a crane to perform the treatment.

In 2019 and this year, I have treated the kudzu on Ellen Osbourne's property at 546 Boy's Camp Road. The vast majority of the kudzu on her property originated and continues to invade, from the Boat Storage Area and the power line right-of-way behind the house at the intersection of Boy's Camp and Chapel Point roads.

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When Ms. Osbourne reached out to me about treating her kudzu last year, in our discussion, her primary hesitancy in this conversation centered on whether it was worth her spending the money if FFCove was NOT going to treat the Boat Storage Area. I advised that she definitely should treat hers in order to preserve her property's usability and value, but explained that she would likely have to treat the property line each year to hold it at bay, as it invades from down below. I told her I was in conversation with the FFCove Board on beginning a kudzu eradication program within the Development and would find out the Board's intent with the Boat Storage Area, and let her know. It was only after I informed her that I had had a conversation with a Board member who told me that FFCove "will definitely treat the Boat Storage Area next year (2020)", that she agreed to have me treat her property.

Please hear me. I am not trying to muscle anyone around, and I am not begging for work. I feel a sense of loyalty to all of you to share the information that I am aware of, in hopes it will help you reach a fair decision, that is in everyone's best interest.

If the Board decides to NOT treat the Boat Storage Area this year, I will go back to the bottom of her property and do further treatment to open and maintain the trail that she uses to walk to/from the Clubhouse/Pool area.
This cost to her will be around \$400.

THINGS TO REMEMBER

This is a multi-season process.

Some of the largest, oldest and most well established kudzu roots will not be killed with only one or two herbicide applications. It is absolutely critical to the success of the eradication effort, that successive seasonal treatments be conducted without skipping a year! Those roots that are only damaged but not killed, will undergo an enzymatic and hormonal response that causes the kudzu to put out excessive growth - similar to any mechanical manipulation of the kudzu vine, without treating the root. Skipping a seasonal treatment will allow the kudzu to put out exponential growth and you will lose much or all, of the success you have gained to that point in the process. In the majority of cases I will not agree to begin an eradication effort, if I do not have a solid commitment from the land owner, to complete the process. The effects of the treatment will be clearly evident to all - immediately and season to season. The success of the process is my marketing. It has my name on it. Most kudzu can be eliminated within 3-5 growing seasons. It depends upon how well established the root system is, which is dictated by age, soil space, soil moisture, nutrient availability, exposure to available sunlight, etc.

Cost

Mobilization of equipment, equipment usage, equipment rental (bucket truck or crane when needed), fuel, travel time to/from site, amount of herbicide solution used and labor hours (determined largely by accessibility of equipment to the area to be treated) determine the cost of each treatment.

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Cost is based on the amount of kudzu to be treated. Thus, successive seasonal treatments cost less each time. For budgeting purposes, I recommend projecting half the cost of the previous treatment, although it is usually less.

The cost to treat the Boat Storage Area in 2020 is \$6000.
The cost to treat the Boat Storage Area in 2021 will be \$8000.

Quotes are submitted as "Not to Exceed" type quotes.

**Terms: 50% Deposit before treatment is performed
Remaining balance due upon treatment completion
and Final Invoice**

Thank you again, for the opportunity to provide this Proposal.
I encourage you to take quick action on this project.
My schedule is filling up quickly, and the treatment needs to be completed before the foliage has begun changing color, and definitely before there is evidence of it having been affected by frost.

I am prepared to perform this work for you within 20 days of your commitment with cooperative weather.

Thank you for allowing me to be of service to you.

Warm regards,

Travis Smith

Travis Smith, President/Ecologist
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Educational Consulting, Inc.
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