

Firefly Cove Property Owners Association, Inc.

Board Meeting

June 22, 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 3:30pm

- Directors present: Al Joyner, Greg Gardner, and Joe Pritchett
- Directors Absent: Mike Knowles (present by Conference Call) and Steve Dunn (absent)
- Officers present: Mike Kirkman
- Property Owners present: Jayne Mann, Mary Romero, Tim Shellenberger, Karen and John Chapman, Bob Cameron, Bob Robinson, and Tom Smith
- Quorum: there being enough Board members present a quorum was established.

Approval of Agenda for June 22, 2023, Board Meeting

- A motion was made to approve the Board Agenda of June 22, 2023. The motion was seconded and approved with a 4-0 vote.

Approval of Minutes from March 30, 2023

- A motion was made to approve the Board Minutes of March 30, 2023. The motion was seconded and approved with a 4-0 vote.

Property Owners Input/Comments/Concerns

- Bob Cameron presented a proposal to be the caretaker of Firefly Cove. He also recommended a list of items that need to be repaired, replaced, or refurbished. (See Attached) Bob also stated that the pool is functioning as it should. However, the Board should plan the replacement of the pool pump and other mechanical items that are in the pool mechanical room. Tim Shellenberger suggests that when the time comes, to switch from the propane heater to an electrical heat pump. Bob and Tim will get together to do a cost analysis and will present their findings at the next Board meeting.
- Bob Robinson, Tim Shellenberger, and Jane Mann started a conversation about the need to refurbish the dock area. He and other property owners stated that the decking needs to be replaced, the dock structure need to be examined and the iron wood under the covered area needs to be sanded and sealed. Jonathan Hinkle will be asked to provide an estimate for the work to be done this winter when the lake is down. The current cushions for the furniture under the covered area need replacing. The entire area south of the road needs to be landscaped. The grass area should be brought up to the same standards as the common area in the middle of the village area. Rafael Tirado will be asked to

provide an estimate of the cost to begin this project. Tim Shellenberger stated the dock needs to be protected once refurbished and suggested NautiFender - Flat Boat Dock Fender. This would not only protect the sides of the dock from bumping into the boats but would also present a uniform look.

- The Board was asked to consider forming a dock committee to address any issues with the dock area.
- John Chapman inquired about a pipe that was sticking up close to the Village Gate. If it wasn't a functioning pipe, could it be removed. Bob Cameron said it could be removed.
- Tom Smith stated that bears create a problem by rummaging through trash cans. Tom wanted permission to install a Bearcade bear proof bin. Mike Knowles ask Tom Smith to submit a request for the Bearcade to the ARC for approval.
- Tim Shellenberger and Jane Mann requested to be reimbursed for the new ceiling fan and decorative flowerpots at the dock. The Board stated that it would discuss the request later in the Board Meeting.

Updates and Old Business

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of June 21, 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 updated the Board on the status of the construction within Firefly Cove
 - 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 -
- Joe Pritchett reported that the Town of Lake Lure changing the current dredging company. Dredging in Firefly Cove is unknown at this time.
- Mike Kirkman reported that a temporary power pole for the Pinnacle Gate has been installed and has passed inspection from Rutherford County. Duke Energy has scheduled the electrical hookup.
- The construction of the steps from the east street to the pool is expected to begin shortly. The estimated cost is \$2,800 but with the increase in the price of the materials it may be as high as \$4,000.

Board Discussion Items

- The Board began a discussion of reimbursing Tim Shellenberger and Jane Mann for their purchases for the dock area. A motion was made to approve the request. The motion was seconded and approved with a 4-0 vote. The Board strongly recommends that property owners not purchase items for the POA. If a need is observed, please contact the Board. The Board appreciates the assistance in maintaining Firefly Cove, but to be consistent, property owners are asked not to do this in the future.
- The Board agreed to begin the process of mulching the community. Greg Gardner will lead the effort to have the work completed by the July 4th Holiday Week.
- The agenda and budget for the annual meeting must be given to the property owners by August 21, 2023. A preliminary agenda and budget Board workshop will be scheduled in July. A final agenda and budget discussion and decision will be scheduled prior to the August 21 deadline.

Executive Session

- The Board entered Executive Session at 6:21pm and exited Executive Session at 6:57pm

The date of the next board meeting: July 19, 2023 at 1:00pm in the Lodge

Adjournment: The meeting was adjourned at 7:11pm