

Firefly Cove Property Owners Association, Inc.

Board Meeting

December 6, 2024

Location: The Lodge

Roll Call/Call to Order: The meeting was called to order at 10:11am

- Directors Present: Melva Dye, Steve Dunn, Joe Pritchett
- Directors present by Phone: Mike Kirkman
- Property Owners Present: Jayne Mann, Mike Quest, Mike Knowles, Liz Smith, Joy Ciocca, Jackie and Mark Beckenbach, Karen Donovan, Susan Taylor, John Moore, and Carol Pritchett
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for December 6, 2024. The motion was seconded and approved with a 4-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of November 1, 2024. The motion was seconded and approved with a 4-0 vote. (See Document B highlighted in Yellow)

Property Owners Input/Comments/Concerns

- Mayor Carol Pritchett provided a 20-minute presentation updating the mitigation of the Town of Lake Lure and Lake Lure. The information is available on the town's website.

Updates and Old Business

- Mike Kirkman provided a financial update to the Board. The report is available to property owners by request.
- ARC Chairperson Mike Knowles provided an update of the current ARC building projects. He also reported that an inspection of the bridge to the lakefront lots had been completed. The bridge is structurally sound and may be used. However, the bridge support along each side of the the creek needs to be refurbished to prevent any additional erosion. He estimated the cost to do this would be approximately \$10,000

Board Discussion Items

- A discussion was started on the Special Assessment for the refurbishment of the lodge. The special assessment shall be deemed ratified unless at the meeting a majority of all the members entitled to vote reject the special assessment. Melva Dye called for a vote and there were no dissenters. The Special Assessment was ratified.
- A discussion was started on rescheduling of the 2024 annual meeting that was postponed due to Hurricane Helele. Joe Pritchett made the motion to cancel the 2024 Annual Meeting. The Board members scheduled to rotate off the Board will serve until the Annual Meeting in 2025. The motion was seconded and approved with a 4-0 vote.
- A discussion was started on changing the internet provider from Vyve to StarLink. The decision was tabled until the next Board Meeting.
- A motion was made to suspend the Boat Dock fees for the use of the Boat Dock until the Lake is usable. The motion was seconded and approved with a 4-0 vote.
- A discussion was started on the Restoration of the dock. Further discussion was tabled until the next Board Meeting.
- A discussion was started on choosing the vendor to refurbish the Lodge. There were 3 bids received. Additional discussion was table until the next Board meeting.
- A discussion was started on forming a Lodge Furniture Committee for the replacement of the Lodge Furniture damaged by Hurricane Helene. Additional discussion was table until the next Board meeting.
- Property owners expressed the lack of cleanup of individual lots. Additional discussion was table until the next Board meeting.

Executive Session: None

The date of the next board meeting: To Be Determined

Adjournment: The meeting was adjourned at 11:42am

Document B

1.

Firefly Cove Property Owners Association, Inc.

Board Meeting

November 1, 2024

Location: Greg Gardner's Home

Roll Call/Call to Order: The meeting was called to order at 2:30pm

- Directors Present: Melva Dye, Greg Gardner, Steve Dunn, Joe Pritchett
- Directors present by Phone: Mike Kirkman
- Property Owners Present: None
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- A motion was made to approve the agenda for November 1, 2024. The motion was seconded and approved with a 5-0 vote.

Approval of Minutes

- A motion was made to approve the Board Minutes of October 13, 2024 and October 16, 2024. The motion was seconded and approved with a 5-0 vote. (See Document A and B)

Property Owners Input/Comments/Concerns

- None

Updates and Old Business

- Mike Kirkman Updated the Board on the Balances of Bank Accounts as of November 1, 2024. The report is available to property owners upon request.
- There was no update from the Firefly Cove Architectural Review Committee
- There was no update from the Boat Dock Committee
- There was no update on the dredging.
- There was no update on Landscaping

Board Discussion Items

- Joe Pritchett made a motion to transfer the necessary funds from Reserve to Checking for the restoration of the Lodge and POA common area around the Lodge. The motion was seconded and approved with a 5-0 vote.

- Mike Kirkman started a discussion of the minimum amount of cash that is to be in the Restricted Reserve Account and the Unrestricted Reserve Account. Joe Pritchett made the motion to have a minimum of \$1,000 on The Restricted Reserve Account and \$15,000 in the Unrestricted Reserve Account. The motion was seconded and approved with a 5-0 vote.
- Greg Garder reported that he had met with the Condominium Owner Association insurance company. The COA insurance company insures the building. The Board is hopeful for funds to repair the Lodge, but damage due to flood is not covered by insurance. Mike Kirkman reported that he had met with the Property Owner Association insurance company. The POA insurance company insures the contents of the building and the dock. The Board is hopeful for funds to replace the damaged contents of the Lodge and Repair the Dock, but damage due to flood is not covered by insurance. If insurance coverage is denied, the Board will apply for assistance with FEMA.
- A discussion was started on the Restoration of the Lodge and Lodge Landscaping. The Board considered several options. (Restoration Company, Building Contractor, Self Contractor) It was decided to solicit bids from licensed contractors. The Board has already received a bid from Highland Contracting. The Board will seek other bids and decide on the best option.
- A discussion was started on how to fund the restoration. Melva Dye made the motion to have a Special Assessment of \$3,000 due on December 7, 2024. The ratification of the Special Assessment will be on December 6, 2024, at 10am in the Lodge. The notice of the meeting of property owners will be sent by November 5. The motion was seconded and approved with a 5-0 vote.
- Joe Pritchett informed the Board that the Builder of the home on Lot 1 is not following ARC Guidelines. The Board recommends that the ARC investigate the violations and take appropriate action. ARC Chairman, Mike Knowles, should contact Joe Pritchett.

Executive Session: None

The date of the next board meeting: December 6, 2024, at 10am in the Lodge

Adjournment: The meeting was adjourned at 4:26pm

Document A

Firefly Cove Property Owners Association, Inc.

Emergency Board Meeting

October 13, 2024

Location: Joe Pritchett's House

Roll Call/Call to Order: The meeting was called to order at 6:31pm

- Directors Present: Melva Dye, Greg Gardner, and Joe Pritchett
- Directors present by Phone: Steve Dunn and Mike Kirkman
- Property Owners Present: Tom Pflug, Bill Hanson, and Jonathan Hinkle
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- None

Approval of Minutes

- None

Discussion: Tentative Plan for Restoration of the POA Common Area

Lodge – Contact a Restoration and Reconstruction Company

Phase 1

- Jonathan Hinkle has removed all the debris (water/sand/mud/vegetation) from the Lodge. All damaged furniture and flooring have been removed from the Lodge. All areas have been cleaned and sprayed for mold multiple times.

Phase 2

- Dry wall and insulation removal

Phase 3

- Complete drying of the Lodge

Phase 4

- Reconstruction of damage to Lodge (walls, flooring, etc.)

Phase 5

- Purchase of New Furniture, rugs, curtains, etc.

Bridge Inspection

- An inspection of the Firefly Cove bridge is needed. Joe Pritchett will ask Mike Knowles to take the lead in getting the inspection done

Landscaping

- Tirado Landscaping Co. will begin the restoration of the POA common area

Boat Dock/Path

- The restoration of the dock and boat slips will be determined. Greg Gardner will contact the insurance company to determine if the boat dock damage will be covered by insurance.

Pool

- Replacement of the Pool Heater, Pool Pump, Pool Equipment, etc., if necessary.

Funding

- The funding for the restoration of the POA Common Area will consist of using the Reserve Funds and Special Assessments as determined by the Board. The amount and number of assessments will be determined by the costs for the repairs. The Board cannot determine the cost at this time.

The date of the next emergency board meeting: TBA

Adjournment: The meeting was adjourned at 7:40pm

Document B

Firefly Cove Property Owners Association, Inc.

Emergency Board Meeting

October 16, 2024

Location: Joe Pritchett's House

Roll Call/Call to Order: The meeting was called to order at 7:00pm

- Directors Present: Melva Dye, Mike Kirkman, and Joe Pritchett
- Directors present by Phone: Steve Dunn and Greg Gardner
- Property Owners Present: Tom Pflug (by phone)
- Quorum: There being enough Board members present a quorum was established.

Approval of Agenda

- None

Approval of Minutes

- None

Update

- Greg Gardner has cancelled the Lodge Internet with Vyve
- The Board solicited clean up bids from Service Master, ServPro, and Paul Davis Restoration
- The goal to complete the restoration of the Lodge is May 31, 2025
- Mike Kirkman stated the procedures to have a special assessment as per the Covenants

Discussion

- A motion was made to go with the best bid between Paul Davis Restoration and Service Master for the removal of the damaged area in the Lodge and the drying out of the damaged area in the Lodge. The motion was seconded and passed 4-0 (Joe Pritchett did not vote)
- Greg Gardner will contact Bill Hanson (Unit 102) and John Infantino (Unit 101) and inform them which restoration company the POA decided to use. The restoration company can provide the necessary clean-up for all the units affected at the same time.
- Once the clean up process is completed the Board will begin accepting bids for the re-construction of the Lodge

- **The date of the next emergency board meeting: TBA**

- **Adjournment:** The meeting was adjourned at 8:09pm