

**Firefly Property Owners Association, Inc.**  
**Annual Meeting**  
**October 19, 2013**

**Location:**

- Firefly Cove Lake Lure, North Carolina – Firefly Lodge

**Roll Call/Call to Order:**

- The meeting was called to order by President Bob Cameron at 10:10am.
- Directors present: President Bob Cameron, Treasurer Scott Flowers, Secretary Mike Kirkman, Director Bob Cobbett and Director Joe Pritchett
- Directors Absent: None
- Property Owners Present: Condo 101, Condo 102, Lot 2, Lot 3, Lot 5, Lot 7, Lot 8, Lot 10, Lot 11, Lot 12, Lot 14, Lot 15, Lot 17, Lot 20, Lot 24, Lot 28, Lot 29, Lot 33, Lot 35, Lot 36, Lot 41, Lot 44, Lot 45, and Lot 51
- Property Owners Represented by Proxy: Condo 201, Condo 202, Condo 203, Condo 204, Lot 4, Lot 6, Lot 18, Lot 21, Lot 22, Lot 23, Lot 26, Lot 27, Lot 30, Lot 31, Lot 32, Lot 34, Lot 37, Lot 38, Lot 43, Lot 50, and Lot 53

**President's Comments:**

President Cameron welcomed all the property owners to the annual property owner's meeting. President Cameron responded to questions in an email from property owner Beth Voltz. The questions from property owner Voltz were submitted to the Firefly Cove POA attorney. The answers from the Firefly Cove POA attorney to those questions were presented to the membership.

**Proxies:**

Director Cobbett certified all the proxies.

**Quorum:**

Director Cobbett announced that there being a sufficient number of property owners represented (23 lot owners present and 21 lot owners represented by proxy), a quorum was established. (One lot owner arrived late thus 24 lot owners were present at the end of the meeting)

### **Election of New Board Members:**

Director Cobbett introduced the nominees who had submitted their applications for the Firefly Cove Board. The nominees were Joe Pritchett, Mike Kirkman, Jonathan Hinkle, and Doug Newton. Director Cobbett called for other nominations from the floor. Treasurer Flowers nominated property owner Spencer Robinson. Property owner Spencer Robinson accepted the nomination. Property owner Beth Voltz made the motion to defer the voting for the new Board members until after the review of this year's financials and the budget for 2014. The motion was seconded, and a vote was held with 16 votes for the motion and 28 votes against the motion. The motion failed. Director Cobbett called for a vote of the property owners for the election of three new Board members. Director Cobbett and Treasurer Flowers volunteered to count the results.

### **Certification of 2012 Annual Minutes:**

The minutes from the Annual Board meeting of October 20, 2012 for the Firefly Cove Property Owners Association were approved by motion, second, and a unanimous vote.

### **President's Report:**

President Cameron presented a PowerPoint presentation highlighting many of the tasks that were accomplished on behalf of the association from October 2012 through September of 2013.

### **Architectural Review Committee Report:**

Director Pritchett thanked the former and current members of the ARC committee. There was a discussion about how the decisions of the ARC are made. Questions were asked about the choice of colors for homes. It was suggested that any problems that arise from time to time be forwarded to the membership to avoid future problems.

### **Election of New Board Members Results:**

Director Cobbett announced that Jonathan Hinkle, Mike Kirkman, and Joe Pritchett were elected to the Firefly Cove POA Board. Director Hinkle will be replacing Treasurer Flowers whose term expires as of today.

### **Financial Report:**

Treasurer Flowers presented the financials of the association from January 2013 through September 2013. Treasurer Flowers presented the proposed 2014 budget to the property owners. Treasurer Flowers made the motion that the association approve the proposed 2014 budget. The motion was seconded by property owner Jack Buckingham. After a discussion from property owners the motion was approved by a unanimous vote.

### **New Business:**

#### **Change in By-Laws**

Director Pritchett started a discussion on the recommended changes to the By-Laws. Director Pritchett announced that the Board is withdrawing recommendations #1, #2, and #4 of the Agenda Discussion Items. Director Pritchett stated that the Board would like to proceed with recommendation #3. Property owner Beth Voltz made the recommendation that "at an officially called Board meeting of the Board of Directors the affirmative act of the at least three (3) directors is required to bind the corporation". A motion to approve the recommendation was made by property owner Jack Buckingham and seconded by Treasurer Flowers. The motion was approved by a unanimous vote.

#### **Results of Property Owner's Survey:**

Director Cobbett presented the results of the property owner's survey. The top 5 priorities were: trails, road top cap, lake front walkway, additional boat slips, and small water craft. There was a discussion about the boat slips.

#### **Trail Update:**

Property owner Tom Smith presented the update of construction/repair of the existing trails. The surveying of the trails from the boat docks to the Pinnacle and the construction of the trail from the boat dock to Chapel Point Road are planned for 2014.

#### **Community Vision:**

President Cameron concluded the meeting with the future vision of the community. Planning is currently under way for the trail system, expanding the number of boat slips, landscaping, tree

replacement, landscaping and irrigation by the boat docks, parking by the boat docks, additional sitting area by the pool, and brick pavers by the new security gate.

### **Open Forum:**

Several property owners thanked the Board members for their service to the Firefly Cove community. President Cameron thanked outgoing treasurer Scott Flowers for his service on the Board. Property owner Doug Kelly recommended that an extension be added to the key fob reader to make it easier to open the security gate. Property owner Beth Voltz asked if the Finance Committee will still be a Board committee. President Cameron stated that the new Board will continue the Finance Committee. Property owner Beth Voltz recommended that property owner Spencer Robinson be appointed as the Treasurer of the Firefly Cove POA. Property owner Spencer Robinson declined the appointment, but said he will continue to serve on the Finance Committee and prepare the tax return for the POA.

### **Adjournment of Meeting**

- The meeting was adjourned at 11:49am by motion, second, and unanimous vote.