

**Firefly Property Owners Association, Inc.**

**Board Meeting**

**May 29, 2018**

**Location:**

- Firefly Cove Lake Lure, North Carolina – The Lodge

**Roll Call/Call to Order:**

- The meeting was called to order by Joe Pritchett at 6:00 pm
- Directors present: Joy Ciocca, Mike Frosaker, Mike Kirkman and Joe Pritchett
- Directors present by phone: None
- Directors Absent: Bill Walker
- Property Owners present: Bob and Anita Cameron, Karen Donovan, Jayne Mann, David McKinsey and Ellen Osbourne
- 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 meeting of April 25, 2018 and May 8, 2018 were approved by motion, second, and a unanimous vote 4-0.

**Presentations**

- Issac Dermid of Excel Lawn Services LLC (828-329-4106, excellawns.com) was in attendance and made a presentation. His company proposed to treat and fertilize the grassy areas of the POA property. He believes his treatments of aeration, seeding, fertilization and insecticide, which if approved, would begin in early August, will change the current weeds to grass. Working in conjunction with an effective irrigation system, that he would schedule, should produce an 80% difference from weeds to grass. All chemicals used are eco-friendly and safe to humans and pets however, he would communicate to the Board Secretary to broadcast to property owners when treatments will occur and how long to stay off the area to allow for drying and avoid tracking of chemicals. Should the board approve his proposal there will be an opportunity for property owners to obtain separate contracts for similar treatments on their properties.

## **Property Owners Input/Comments/Concerns**

- Bob Cameron asked the Board why they are looking into Property Managers. Treasurer Kirkman explained the board is exploring our options to see what services are available and the associated costs.
- Bob Cameron brought to the Board's attention some concerns he had with the irrigation system and weed treatment performed by the landscaper. Treasurer Kirkman asked Bob to walk the property with him in the next few days so that the board may address, if necessary.
- Anita Cameron asked the board to confirm that the pool heater was to be turned off June 1<sup>st</sup>. Secretary Ciocca clarified that the pool was to be heated to 83 degrees then the heater was to be turned off completely. This was decided to save money, especially with the expected increase in the cost of propane. Discussion was had on the ideal pool temperature, which was mixed, but leaned toward cooler, especially to save money. Bob Cameron asked to be able to top up the temperature if the pool temperature went down. The Board requested that Bob let us know the pool temperature when it got low and we would decide at that time. Jayne Mann suggested we look into switching the pool over to a salt water pool to save money on chemicals.
- Ellen Osbourne suggested further Kudzu irradiation on POA property.
- Jayne Mann asked about changing the gate code. It was relayed that this will be done once the current construction projects are complete, likely in August.

## **Updates:**

- Treasurer Kirkman provided an update on the account balances:
  - Operating account \$2,639 not including \$12,000 of compliance fees and \$10,400 of the boat dock fees collected.
  - Reserve account \$52,809.
  - Although our operating account is low, we should be in good shape until the next quarterly dues as most of our expenses were at the beginning of the year. Any money collected for the Canoe/Kayak rack was deposited into the operating account.
- Treasurer Kirkman reported that the CPA would charge \$800 to do the 2018 taxes and \$225/hour for any consultation. President Pritchett reported that the bookkeeper would charge \$450 to do the 2018 taxes. President Pritchett recommended that we keep the CPA doing the taxes to keep the tax preparation separate from the bookkeeping as a control. Secretary Ciocca asked if the CPA will be doing any review before preparing the taxes. The discussion was tabled for a vote at a later time.
- Secretary Ciocca reported that there will be a private party in the lodge on Friday, July 13, 2018 from 4pm-8PM.

## **Discussion Items:**

- President Pritchett opened a discussion on limiting the parking at the boat dock. The following resolution was made, seconded and approved by 4-0 vote: The boat dock path parking is limited to property owners only. There shall be no parking by any contractors or guests.
- Secretary Ciocca opened a discussion on the Annual Meeting Agenda.
  - President Pritchett suggested we change the minimum amount in the Reserve Account to match the statute held in 37 States, which requires at least \$100,000 or 100% of the annual dues, whichever is greater. Treasurer Kirkman presented a possible change to the Financial Procedures to incorporate this change and limit the amount that can be spent from the Reserve Account. It was tabled for future discussions.
  - President Pritchett suggested we move the annual meeting to May to allow for better financial reporting to the Property Owners. This would need to be voted on by all Property Owners at the October Annual Meeting.
  - President Pritchett requested to add to the Annual Meeting Agenda Future Projects Discussions to include the pool and lake dredging.
- Treasurer Kirkman opened a discussion on a Property Owner's request to rent a room in their home during the FEI World Equestrian Games being held at the Tryon International Equestrian Center from September 11 to September 23, 2018. Although the Board previously voted not to allow rentals, after discussions, the board agreed that a property owner may rent out a room in their home AS LONG AS, the property owner will be present in their home at the same time to supervise the 'guest' AND the 'guest' will not be permitted to use ANY POA facility WITHOUT the property owner being present with the 'guest'.
- Secretary Ciocca asked about the boat dock staining as it seems to be unfinished and there are footprints. Director Frosaker explained he attempted to have an addition coat of stain added but ran out of time due to the weather. He will handled having it redone, but likely won't happen until the fall due to peak usage during the summer season.
- Director Frosaker reported the gas grill in the pool area needs to be replaced. The board approved the purchase of a new grill, not to exceed \$400. Director Frosaker volunteered to handle.
- The date of the next Board meeting will be Thursday, June 28, 2018 at 7PM.

## **Adjournment:**

- The meeting was adjourned at 7:30pm.