

**Firefly Property Owners Association, Inc.**

**Board Meeting**

**October 17, 2014**

**Location:**

- Firefly Cove Lake Lure, North Carolina – The Lodge

**Roll Call/Call to Order:**

- The meeting was called to order by President Bob Cameron at 9:06am.
- Directors present: President Bob Cameron, Vice President Joe Pritchett, Treasurer Bob Cobbett, Secretary Mike Kirkman, and Director Jonathan Hinkle.
- Directors Absent: None
- Property Owners present: Doug Newton
- Others present: 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 September 28, 2014 were approved without changes by motion, second, and a unanimous vote 5-0.

**Updates:**

- None

**Discussion Items:**

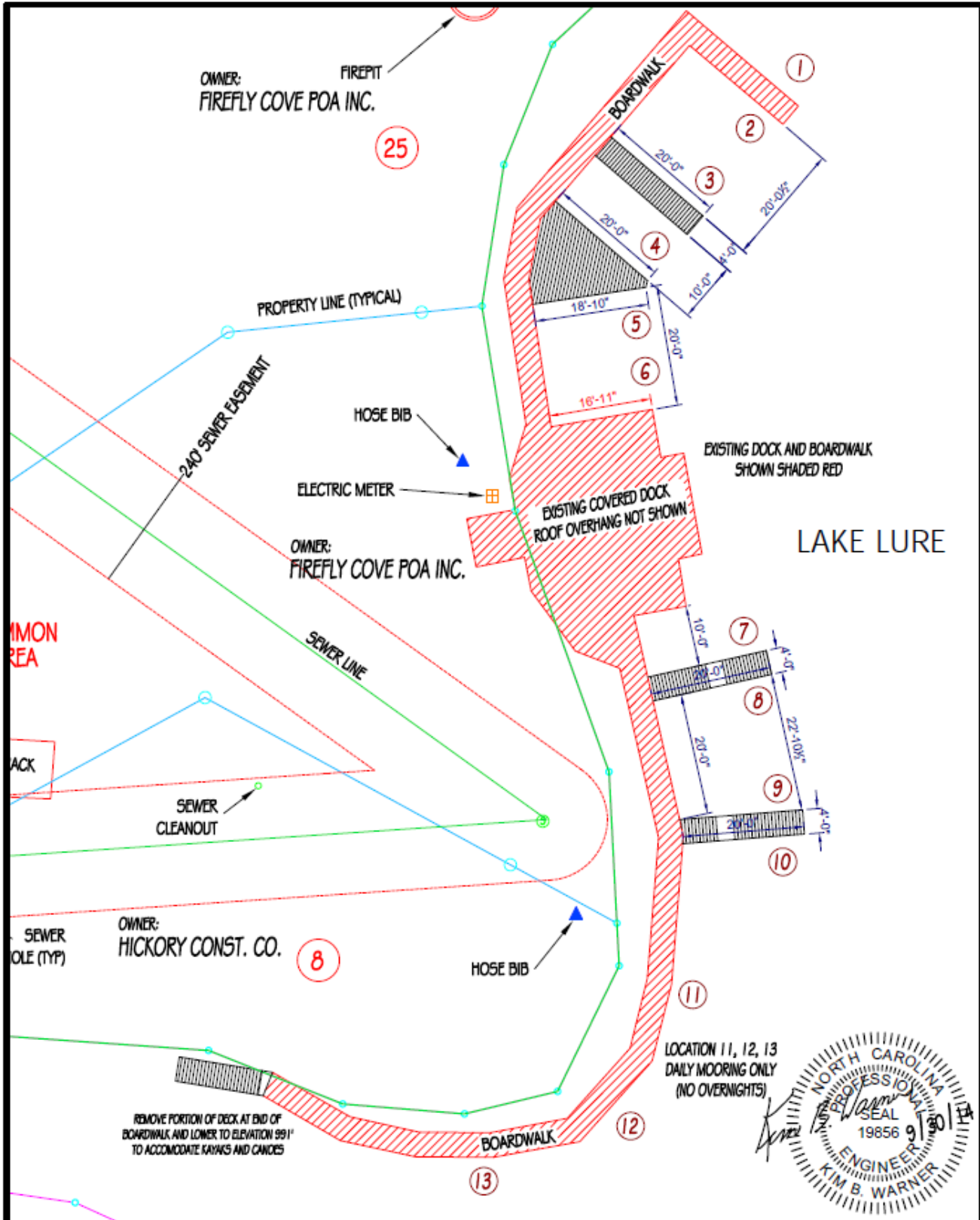
- Vice President Pritchett started a discussion on increasing the number of boat slips. After several meetings with officials from the Town of Lake Lure, Vice President Pritchett recommended that the Board modify its request to increase the number of boat slips from 9 to 15 to increase the number of boat slips from 9 to 13. (See Attachment A) After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.

- Secretary Kirkman started a discussion on the 2015 Accounting Procedures. Secretary Kirkman stated that he had been contacted by a property owner who expressed concern over Section 7 and Section 8. President Cameron stated that the 2015 Accounting Procedures will be discussed at the annual property owners meeting on October 18, 2014. The Board agreed to wait until hearing the concerns expressed at the annual meeting before deciding what if anything would be changed. Doug Newton stated that he would like to see the name changed from the Accounting Procedures to the Financial Procedures.
- Secretary Kirkman started a discussion on replacing Treasurer Cobbett whom is resigning from the Board effective October 18, 2014. Secretary Kirkman recommended that property owner Doug Newton serve the remaining of Treasurer Cobbett's term which expires in October of 2015. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.
- Secretary Kirkman started a discussion on officers for the new Board. The Board will discuss the assignment of new officers after the new Board of Directors is decided at the Annual Meeting on October 18, 2014.
- Secretary Kirkman reviewed the assignments for each Board member for the Annual Meeting on October 18, 2014.
- President Cameron started a discussion on the gate security. President Cameron stated that the current gate code is known by virtually everyone in town. President Cameron recommended that the gate code be changed as of January 1, 2015. The Board asked President Cameron and Director Hinkle to develop a procedure to make the security gate secure and present the procedure at the next Board meeting.
- President Cameron presented a bid to provide a concept design for the pool and outdoor terrace expansion. The Board will discuss this topic at the next Board meeting.
- President Cameron presented a bid of approximately \$1,100 to provide electricity to bridge to light the four columns. The Board will discuss this topic at the next Board meeting.
- Treasurer Newton stated he will meet with Treasurer Cobbett and the Board's bookkeeper to review the current financial situation. Treasurer Newton stated he will provide the Board with his vision of the financial presentation at the next Board meeting.
- Secretary Kirkman recommended that if President Cameron was re-elected to the Board at the Annual Property Owners meeting on October 18, 2014 that the officers for next year be President Joe Pritchett, Vice President Bob Cameron, Treasurer Doug Newton, ARC Chairman Jonathan Hinkle and Secretary Mike Kirkman. If President Cameron is not elected to a new 3 year term then the Board shall meet directly after the Annual meeting on October 18, 2014 and decide the new officers. After a Board discussion, the recommendation was approved by motion, second, and a vote 5-0.

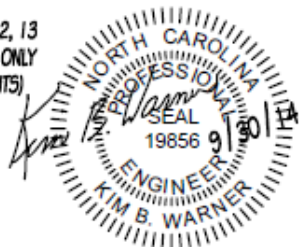
**Adjournment:**

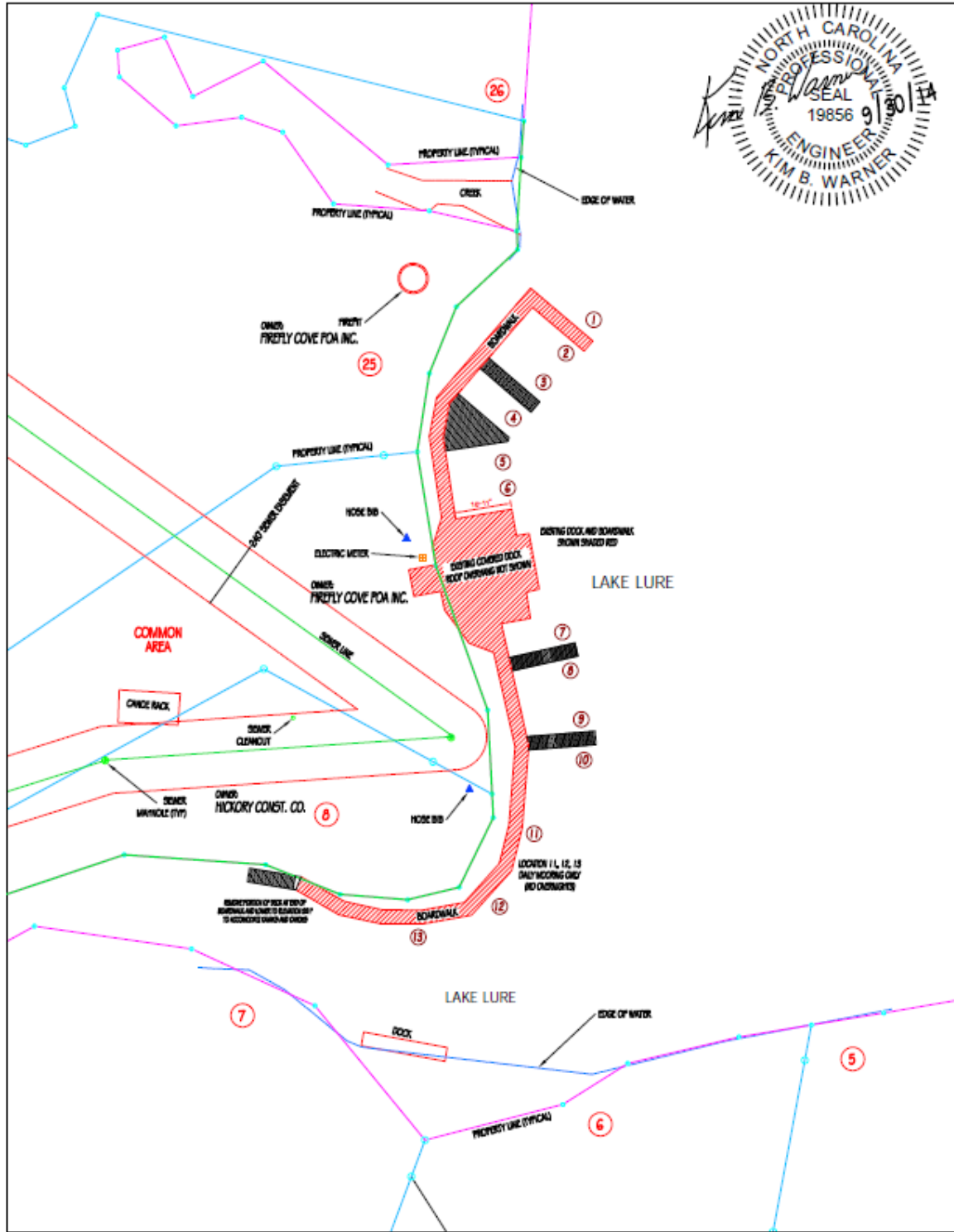
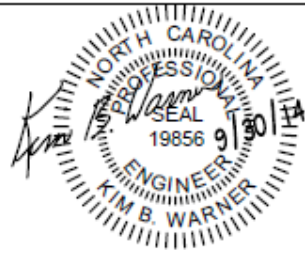
- The meeting was adjourned at 10:32am.

Attachment A



<p>BOAT SLIPS FOR MARINA AT  <b>FIREFLY COVE</b>          FIREFLY COVE LAKE LURE, NC 28748</p>	<p>SHEET  <b>1</b>          PLAN VIEW          SCALE: 1"=20'-0"</p>	<p>ENGINEERED BY          KIM B. WARNER, PE, LLC          139 COUNTRYWOOD DRIVE          FOREST CITY, NC 28043          PE NO 19856</p>	<p>DATE 1-08-14          REV 2-08-14          REV 9-30-14          REV</p>	<p>ALL FEDERAL, STATE, LOCAL, COUNTY ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THE PLAN AND SPECIFICATIONS FOR THE BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED. CONTRACTOR RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. VARIATIONS SHALL BE INDICATED TO THE ATTENTION OF THE ENGINEER OR ARCHITECT FOR RESOLUTION.</p>	<p>SIGNIFICANT CARE AND EFFORT HAVE BEEN TAKEN TO INSURE THAT THESE PLANS ARE CORRECT AND COMPLETE. HOWEVER, KIM B. WARNER, PE, LLC ASSUMES NO LIABILITY EXCEPT TO MAKE CORRECTIONS AND REVISIONS AS REQUIRED.          FLORIAN MARATHON PRODUCTIONS</p>
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BOAT SLIPS FOR MARINA AT  
**FIREFLY COVE**  
 FIREFLY COVE LAKE LURE, NC 28746

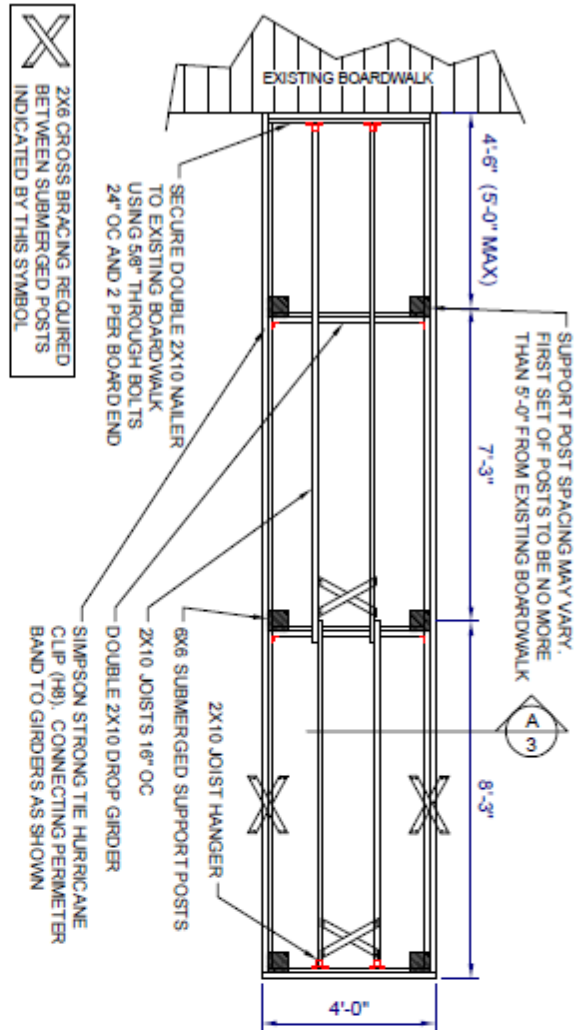
SHEET  
**2**  
 PARTIAL  
 PLAT/PLAN  
 SCALE: 1"=40'-0"

ENGINEERED BY  
 KIM B. WARNER, P.E. LLC  
 133 COUNTRYWOOD DRIVE  
 FOREST CITY, NC 28043  
 PE NO 19856

DATE 1-08-14  
 REV 2-06-14  
 REV 9-30-14  
 REV

ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THE PLAN AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DRAWING OR IMPROVED HEREIN. VARIANCES OCCUR. CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. VARIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR ARCHITECT FOR RESOLUTION.

SIGNIFICANT CARE AND EFFORT HAVE BEEN TAKEN TO INSURE THAT THESE PLANS ARE CORRECT AND COMPLETE. HOWEVER, KIM B. WARNER, P.E. LLC ASSUMES NO LIABILITY EXCEPT TO MAKE CORRECTIONS AND NECESSARY COPIES AS REQUIRED. PLAN NO. MARINA-PROCV-000004

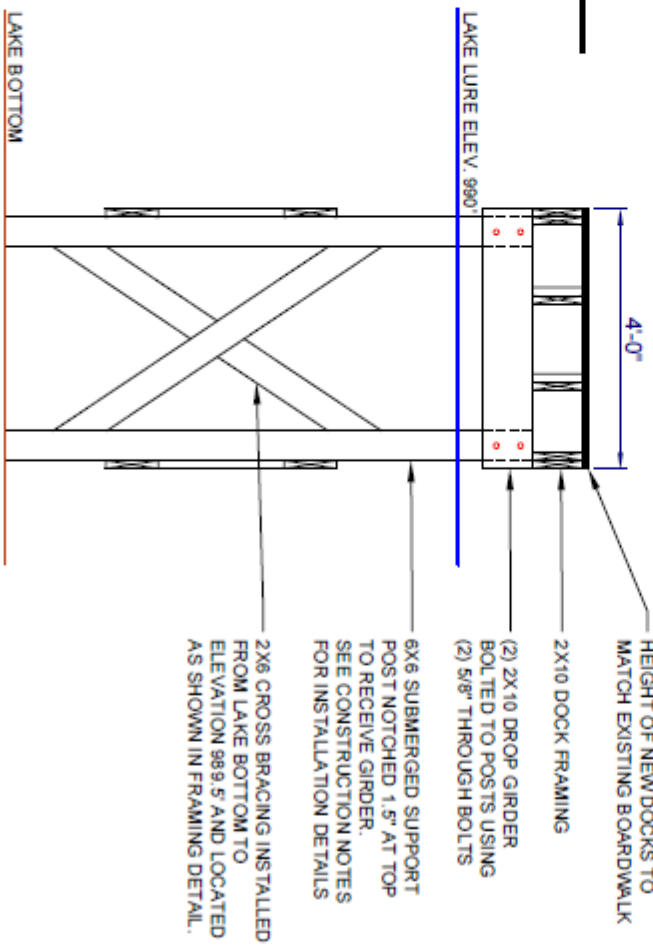


**X**  
2X6 CROSS BRACING REQUIRED BETWEEN SUBMERGED POSTS INDICATED BY THIS SYMBOL

**FRAMING PLAN**  
SCALE - 1/4"=1'-0"

**CONSTRUCTION NOTES:**

- A) SUBMERGED DOCK POSTS SHALL BE 6X6 TREATED POSTS AS SHOWN IN PLAN VIEW, TAPERED ON THE SUBMERGED END AND INSTALLED INTO LAKE BED USING PRESSURIZED WATER TO DISPLACE THE SOIL BENEATH THE POSTS. COMBINED WITH A FILE DRIVER, POSTS SHALL BE INSTALLED A MINIMUM OF 4'-0" INTO LAKE BOTTOM FOR POST LENGTH GREATER THAN OR EQUAL TO 12'-0" OR 33% OF THE OVERALL LENGTH OF THE POST FOR LENGTHS LESS THAN 12'-0", BUT NO LESS THAN 3'. ALL PERIMETER POSTS TO BE PLUMB AND TRUE, +/- 1/4" PER FT.
- B) GIRDER SPAN NOT TO EXCEED 7'-0" AND JOIST SPAN NOT TO EXCEED 8'-0" UNLESS OTHERWISE APPROVED BY THIS ENGINEER.
- C) ALL LUMBER TO BE PRESSURE TREATED.
- D) CONSTRUCTION OF DOCK TO BE TYPICAL 2X10 JOIST CONSTRUCTION WITH DOUBLE 2X10 DROP GIRDERS NOTCHED INTO SUBMERGED SUPPORT POSTS AND FASTENED USING (2) 5/8" THROUGH-BOLT/ARRANGE BOLTS.
- E) USE SIMPSON STRONG TIE HURRICANE CLIPS (H8) AT EVERY BAND TO GIRDER CONNECTION ALONG PERIMETER OF RECTANGULAR BOAT DOCKS, AND AT EVERY OTHER JOIST FOR TRIANGULAR DOCK.
- F) DECK SURFACE TO MATCH EXISTING BOARDWALK. NAILS ARE NOT PERMITTED TO SECURE DECKING.
- G) 2X6 CROSS BRACING LOCATED AS SHOWN IN PLAN VIEW, IS TO BE LAGGED TO 6X6 POSTS W/ 1/2" X 4" GALVANIZED LAG BOLTS, 4 PER 2X6.



**TYPICAL SECTION A**  
SCALE - 3/8"=1'-0"



BOAT SLIPS FOR MARINA AT  
FIREFLY COVE  
FIREFLY COVE LAKE LURE, NC 28746

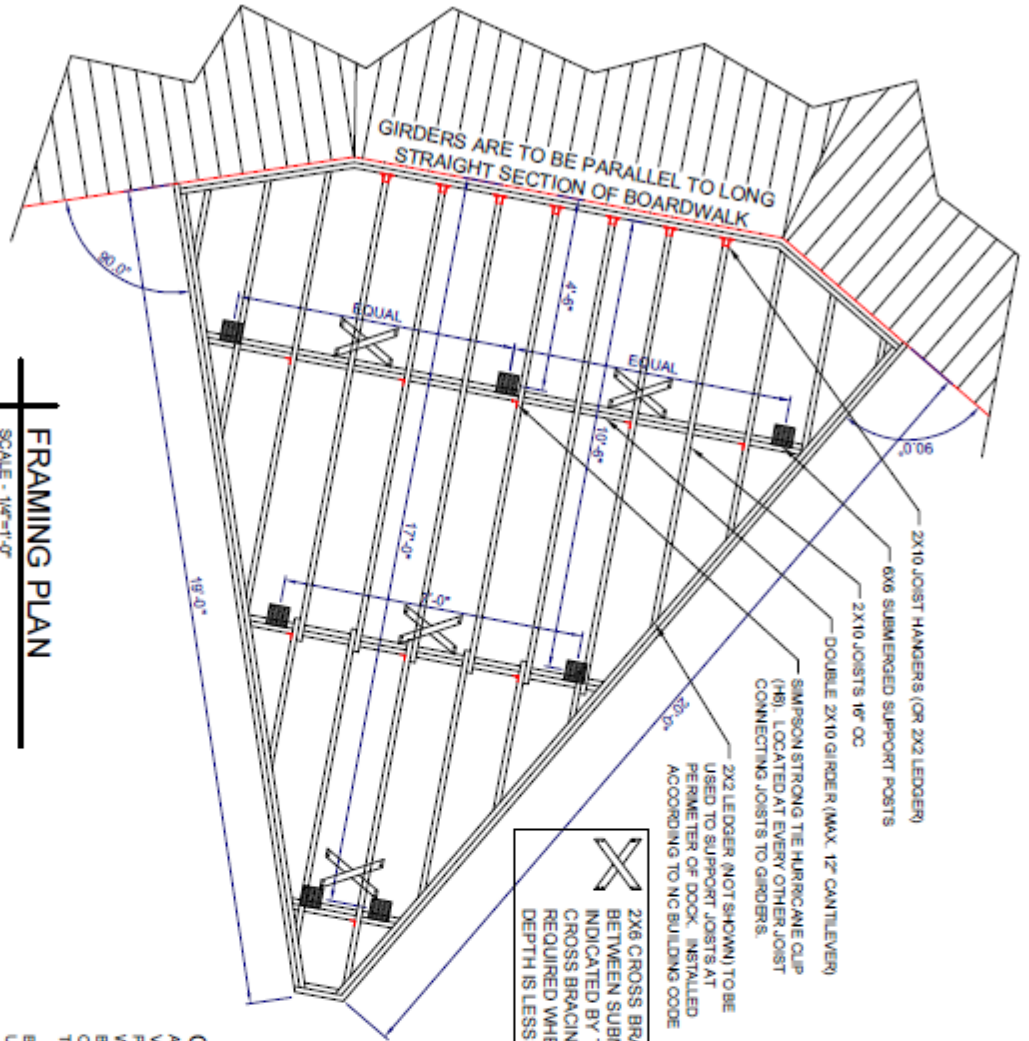
SHEET  
**3**  
FRAMING & SECTION  
SCALE AS NOTED

ENGINEERED BY  
KIM B. WARNER, P.E., LLC  
1208 COUNTRYWOOD DRIVE  
FOREST CITY, NC 28043  
PE NO 19856

DATE 1-06-14  
REV 2-06-14  
REV 9-30-14  
REV

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PLAN NAME: MARINA/FIREFLY COVE



**FRAMING PLAN**

SCALE - 1/4"=1'-0"

**X**  
 2X6 CROSS BRACING REQUIRED BETWEEN SUBMERGED POSTS INDICATED BY THIS SYMBOL. CROSS BRACING NOT REQUIRED WHERE WATER DEPTH IS LESS THAN 3'-0"

**CONSTRUCTION NOTES:**

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BOAT SLIPS FOR MARINA AT  
**FIREFLY COVE**  
 FIREFLY COVE LAKE LURE, NC 28746

SHEET **4**  
**FRAMING PLAN**  
 SCALE-1"-40'-0"

ENGINEERED BY  
 KIM B. WARNER, P.E., LLC  
 139 COUNTRYWOOD DRIVE  
 FOREST CITY, NC 28043  
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DATE 1-06-14  
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