

CRAFT FARMS PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

March 4th, 2019

Be it known that the Board of Directors of the Craft Farms Property Owner's Association met at a meeting duly called and held on March 4th, 2019 in the Wingo Room at Craft Farms Clubhouse in Gulf Shores. A quorum being present, President Carolyn Boudreaux called the meeting to order at 3:00 pm. Present were Directors Mickey McCaleb, Cynthia Tunnell, Kim Gordon, Terry Moody, John Mitchell, Leroy Shamburger, Tom LaHaye, Gilda Green, and John Mahlock (Alt for Turnberry). Committee chairmen present were Tom Grabowski, Finance Committee, Jack Nichols, Covenants and Grounds Committee, and Gilda Green for the ARMC. Jack Nichols recorded the meeting minutes on behalf of Angela Mitchell who was not in attendance.

Approval of Minutes

The minutes of the February 4th meeting were amended to note the attendance of David Niven for Saint Andrews East. John Mitchell made a motion to approve the February 4th Board Meeting Minutes as amended. Seconded by Cynthia Tunnell. Motion carried.

Unfinished Business

There was no unfinished business noted by any of the Board members.

Executive Session

The Board convened an executive session to review the final invoice for Andy's; Automobile and Parking regulations; the request of a Cypress Gardens homeowner; and the status of notices and fines in Pinehurst.

Sub-District Issues

- Cypress Bend Village – John Mitchell noted Craft Farms Parking stickers had been distributed and well received. Otherwise, no issues.
- Cypress Gardens – Mickey McCaleb – No issues.
- The Estates – Kim Gordon updated the Board on her efforts to finalize a repair contract the drainage system. Quotes have been received for the replacement of 205' of drainage tile from the end of the cul-de-sac to the lake. Kim noted the contract cost estimate of \$65,000. Cynthia Tunnell made a motion authorizing Kim to proceed with contract and to determine the best approach to fund this expense working with the Finance Committee. Seconded by Gilda Green. Motion carried.
- Glen Eagles – Terry Moody – No issues
- Pinehurst Village – Cynthia Tunnell – No issues
- Prestwick Village – Leroy Shamburger brought up the issue of an otherwise healthy common area pine tree that the adjacent homeowner is concerned may fall on his home during a severe storm. The Board noted that Leroy, as village representative, has the authority to authorize the removal of this tree and to determine who should pay for the tree's removal. The Board noted that since the tree is healthy that the homeowner requesting the tree's removal should bear the cost. But that decision is up to the Village and the Village's representative.

- Royal Glenn – Tom LaHaye – No issues.
- Saint Andrews – Carolyn Boudreaux – No issues.
- Saint Andrews East – Gilda Green - No issues

Committee Reports

Finance Committee — Tom Grabowski – The lien schedule will be released when Angela returns. The amount of liens on a few properties was discussed. The Board questioned if there are options to better secure these owed funds through a judgement or some other mechanism, in addition to the existing liens. The Covenants Chairperson will research if there are other options.

Covenants & Restrictions – No additional report

ARMC — Gilda Green reported that the ARMC had approved the following requests:

- 640 Glen Eagles – Exterior paint and pool addition
- 713 Saint Andrews East – Landscaping
- 640 Pinehurst – Exterior paint color
- 626 Estates – Landscaping
- 294 Cypress Drive – Pool fencing
- 274 Royal Drive – Exterior paint
- 358 Cypress Lake – Roof replacement
- 3671 Prestwick Circle – Roof replacement
- Cypress Bend Lot 11 – Gutter installation
- 648 Estates – Roof replacement
- 630 Pinehurst – Exterior Paint

Grounds Committee - Forrest Forbes reported by email and read by Carolyn in the meeting.

- The report indicates Alan Spaulding is settling in quite well. Alan sends weekly updates to Carolyn, Angela, Jack and to Forrest. Forrest speaks with him daily. The shop organization is complete. Alan still needs a few tools and is currently using his own tools until he identifies the ones he will need the most.
- Alan has repaired 3 mainline leaks in Pinehurst so the irrigation water pressure will increase.
- Alan repaired the Gator but the rear end failed after 3 weeks of use and the repair is likely worth more than the vehicle. We can discuss whether a new used one will be required later this year. Cynthia Tunnell made a motion authorizing Forrest to sell the existing Gator if so desired. Seconded by Mickey MaCaleb. Motion carried.
- The biggest challenge facing us is the replacement of a well in the Pinehurst area. The cost is \$18,000. The pump is currently surging and it will fail if continually run. So Alan has turned it off. More investigation will follow on this item.
- Tree of Life (TOL) provided lawn services to Pinehurst and Saint Andrews East in early March. There was a suggestion that this was to make up for the February service. Jack Nichols agreed to contact TOL to determine the dates when the properties were serviced in January and February.

- Pine Straw Program – Jack Nichols reported that Leroy Shamburger will assume responsibility for this program in 2019. Leroy, Trish Shamburger, Jack and Angela have met to review the administrative aspects of the program. A letter announcing this year's program is about to be released and pine straw deliveries will likely begin in late March.

Craft Farms Living Report — Carolyn Boudreaux — No report.

New Business

No new business was reported

Announcements

The next meeting will be April 1st, 2019 at 3:00 p.m.

Gilda Green made a motion to adjourn at 4:35 pm. Seconded by John Mitchell. Motion carried.