

CRAFT FARMS PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

April 1, 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 April 1, 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, Leroy Shamburger, Tom LaHaye, Gene Turner, and Gilda Green. Also present were Alternate Village Representatives Dan Smith, Cypress Bend and Statia Moody, Glen Eagles. Committee chairmen present were Tom Grabowski, Finance Committee, Jack Nichols, Covenants and Grounds Committee, Fred Fedok, ARMC, and Forrest Forbes, Grounds Committee. Not in attendance were Terry Moody, Glen Eagles, and John Mitchell, Cypress Bend.

Approval of Minutes

Regular Session: The minutes of the March 4th meeting were amended to correct the spelling of Leroy Shamburger's name. Micky McCaleb made a motion to approve the March 4th Regular Board Meeting Minutes with amendment. Seconded by Cynthia Tunnell. Motion carried.

Executive Session: Gilda Green made a motion to approve the minutes from the March 4th Executive Session as written, and motion was seconded by Statia Moody. Motion carried.

Unfinished Business

Jack Nichols updated the Board on the [REDACTED] issue. Letters were sent to [REDACTED] relieving them of the fines incurred (\$1,900). Jack also explained the [REDACTED] obligation to submit the proper request form to the ARMC to correct the violation of their exposed pool equipment. Jack Nichols reported the Pinehurst Point issues have improved considerably, but would like to discuss changing covenants to increase fines for non-compliance. Jack reported that the Andy's Landscaping issue had been resolved.

Sub-District Issues

- Cypress Bend Village – Dan Smith - No issues.
- Cypress Gardens – Mickey McCaleb – No issues.
- The Estates – Kim Gordon – Kim updated the Board on the drainage issue. She spoke with the POA's Insurance company regarding coverage and was told they may or may not cover anything if work had been done to it. Kim called the POA attorney, Patrick Collins. Patrick will get with the insurance company and try to come up with a remedy. Until then, no contractor will work on the problem. Tom Grabowski and Kim met to discuss a plan to pay for the repairs. Tom feels the least risk would be a shorter 7-year plan as their Capital Fund will be underfunded. This plan would not require an assessment, only a dues increase. Cynthia Tunnell made a motion to accept Tom's 7-year proposal as written. Carolyn Beaudreaux seconded. Motion carried. Kim mentioned the letters going out to all the villages by a homeowner in Pinehurst. She was concerned that they look as though they are sent out and approved by the POA. Jack Nichols will research.
- Glen Eagles – Statia Moody – No issues
- Pinehurst Village – Cynthia Tunnell mentioned the email she had received from a homeowner regarding a neighbor's dog being out at all hours of the night and barking. Cynthia will forward the email to Angela and Angela will send a courtesy email first to attempt to remedy the problem.
- Prestwick Village – Leroy reported the lake in Prestwick is overgrown with weeds. He mentioned that in a few more weeks, the Golf Course will not be responsible to pay for the service from Lake Doctors because of the agreement that the Village will take it over in the spring. Forrest Forbes will contact the

the Golf Course representative to find out the details of the agreement that was signed and get back with Leroy.

- Royal Glenn – Tom LaHaye mentioned that he had approved many of the homeowners in Royal Glen to replace their roof since it was with the same color. No other issues.
- Saint Andrews – Carolyn Boudreaux – No issues.
- Saint Andrews East – Gilda Green – Gilda reported Alan had repaired the “hole” in SAE and it looks great. She mentioned the Lake Doctors in the lake behind her house. She was concerned because the gentleman told her it was the first time he’d ever been there. She was concerned about being charged for the maintenance, but was assured it was a Golf Course lake and it was paid for by them.

Committee Reports

- Finance Committee - Tom Grabowski – Tom reported that 2018 has been closed. The officers will receive full sets of P & Ls. He handed out the Key indicators worksheet and went over the document. Explained the 2018 closeout.
- Covenant / Grounds Committee - Jack Nichols – A summary of the covenant restrictions governing the administration, operation, homeowner rights, including the protocols for notifying homeowners of potential violations, of the ARMC were provided to the ARMC Chairperson. These requirements need to be incorporated into the ARMC processes to ensure a robust review process. An updated sanction schedule providing additional sanctions for chronic and repeated covenant violations was proposed. Input from the Board was solicited and provided. The Covenant Chairperson will review the proposal with our attorney and present a final proposal at the next meeting. Expanding the Covenant Committee was discussed. The Covenant Chairperson will summarize the function and responsibilities of the Covenant Committee, review these with the Attorney, and then begin the process of soliciting committee candidates from the Village Representatives.
- ARMC - Fred Fedok – Introduced as the new ARMC Committee Chairman. Fred and Jack Nichols discussed the importance of proper wording in the letters from the ARMC. Fred and the ARMC will work on form letters to submit to the Board. The ARMC approved the following requests at the last meeting:
 - 3700 Pineview Place – Replaced gutters – no change
 - 249 Royal Drive – Roof replacement – approved color
 - 328 Royal Drive – Resurface driveway – approved color*
 - The requests submitted by the Ticehursts were approved with stipulations.
- Grounds Committee – Forrest Forbes – Forrest mentioned the pump that needs repair. He wants the Board to wait on voting so he can obtain more information from Johnson Wells.

Announcements

The next Board Meeting will be Monday, May 13, 2019

The motion to adjourn was made by Kim Gordon. Seconded by Gene Turner. Motion carried.