

CRAFT FARMS PROPERTY OWNER'S ASSOCIATION

Meeting September 12, 2016

Be it hereby known that the Board of Directors of the Craft Farms Property Owner's Association met at a meeting duly called and held on Monday, September 12, 2016 in the Wingo Room at Craft Farms Clubhouse in Gulf Shores. A quorum being present, President Carolyn Boudreaux called the meeting to order at 3:05 pm. Present were Directors Mickey McCaleb, Jack Nichols, Bill Tunnell, Leslie Anderson, Cindy Crawford, Mike Mitchum and Tom Page. Harry Dalton, Cypress Bend Village Alternate and Grounds Committee Chairman. Tom Grabowski, Finance Committee Chairman, Ed Morelock, ARMC Committee and John Stahlhut, Covenants and Restriction and Legal Committees Chairman. Cindy Woodson represented West Beach Realty.

Minutes of the August 1, 2016 Board of Directors meeting were reviewed. Motion by Tom Page to approve minutes as written, seconded by Bill Tunnell. Motion carried.

Minutes of the Special Board of Directors meeting August 13, 2016 were reviewed. Motion by Jack Nichols to approve minutes as written, seconded by Cindy Crawford. Motion carried.

Unfinished Business

Golf Carts – Ed Morelock talked with Mayor Robert Craft, will be on November ballot general election. City of Gulf Shores is not opposed to golf carts on street.

Entrance Landscape – Jack Nichols

Coastal Landscape submitted quote for design of the 3 entrances at \$ [REDACTED] for design of the main entrance and \$ [REDACTED] for design of the other 2 entrances.

Espalier submitted quote for the design of the 3 entrances at \$ [REDACTED] for design of the main entrance and \$ [REDACTED] for design of the other 2 entrances. Board members agreed Espalier quotes were too costly. Jack Nichols suggested Coastal Landscape quotes of designs in different phases. Jack Nichols made a motion to except Coastal Landscape design quote of \$ [REDACTED] for the main entrance, seconded by Cindy Crawford. Motion carried. Tree of Life will also be submitting proposal of the main entrance.

The Fountain Development

No request have been submitted to Gulf Shores Planning Commission at this time.

Sub-District Issues

>Cypress Bend – Harry Dalton, Village Alternate

No issues to report.

> Cypress Gardens – Mickey McCaleb

New home construction.

2 new home construction approved by CFARMC.

>The Estates – Jack Nichols

Couple issues need addressing. Street drains are clogged, estimated cost to clean drains \$1500.00, sink hole needs repairing, estimated cost \$1500.00 and remove shrubs at the entrance, estimated cost \$1700.00. Cindy Crawford made a motion to approve The Estates repairs needed estimate cost of \$4700.00, seconded by Leslie Anderson. Motion carried.

> Glen Eagles – Larry O'Brien

No report.

> Pinehurst – Bill Tunnell

Pinehurst Point paving should begin soon.

>Prestwick Village – Leslie Anderson

Prestwick lot 06, property owner purchased home in 2010. This property is occupied by the owner daughter. The property owner and the tenant have received numerous violation letters, as well as verbal conversation from property manager asking to correct these violations. June 2016 violations letter with sent with \$200 sanction for not completing violation work within 5 days. The property owner requested wavier of sanction. The Board of Directors agreed the sanction was warranted and wavier denied.

> Royal Glen – Cindy Crawford

2 new property owners.

Revise Royal Glen Guidelines and Restriction, addressing landscaping maintenance - #7 Golf Course/Lake Side lot approved shrubbery planted on the rear sides and back of the lot line must be maintained at a maximum of four (4) feet to avoid obstruction of the view from other adjacent properties and to maintain the clean look of all properties. Jack Nichols made a motion to approve Royal Glen Guidelines change, seconded by Leslie Anderson. Motion carried.

>St. Andrews Village – Carolyn Boudreaux

All good.

>St. Andrews East Village – Mike Mitchum

Nothing to report.

>Turnberry Village – Tom Page

Nothing to report.

COMMITTEE REPORTS

Finance Committee – Tom Grabowski

Lien Schedule reviewed – 3 delinquent accounts.

Audit Report – 2015 Audit completed and clean report issued. GST report stated monthly financial reports to executive board members and quarterly financial reports to village representatives.

2015 tax returns completed and mailed.

2017 Budgets – begin preliminary budgets in October, as soon as 3rd quarter is closed. Hope to have budget drafts for November board of directors meeting and approved at December meeting.

Covenants & Restrictions Committee – John Stahlhut

Craft Farms website has not worked properly as to contacting members for all off 2016. Website host has not responded to emails, calls, etc. We are working with GoDaddy to keep the website domain name craftfarmspoa.com.

John Stahlhut has been talking with CoastPro Marketing about hosting Craft Farms website. CoastPro Marketing quotes – Option A \$ [REDACTED] to Maintenance and Technical Assistance of existing website. Option B \$ [REDACTED] to Design New Website and Technical Assistance of new website. Jack Nichols made a motion to accept Option A or Option B, seconded by Cindy Crawford. Motion carried.

Grounds Committee – Harry Dalton

School bus, garbage trucks and boats hitting the overgrown trees. Street trees trimming will be done this month. City of Gulf Shores will see about contacting Colonial Properties (street behind Target into Craft Farms) about trimming trees. St. Andrews common area needs sod.

Architectural Review Modification Committee – Ed Morelock

1. Cypress Gardens lot 22/ [REDACTED] submitted new home construction request, approved.
2. The Estates lot 17/ [REDACTED] submitted new home construction request, approved.
3. Prestwick Lot 32 / [REDACTED] screen enclosure request approved.
4. The Estates Lot 4/ [REDACTED] Drive remove existing lattice pool equipment enclosure and replace with cedar dog ear fence request approved.
5. Cypress Bend Lot 24/ [REDACTED] Lake Dr. request to install new seamless gutters replace concrete driveway with pavers approved.
6. Royal Glen Lot 18/ [REDACTED] Drive request to paint exterior house approved color.
7. Prestwick Lot 11/ [REDACTED] Drive replace roof with approved color.

Craft Farms Living Magazine – Cindy Crawford

Mickey McCaleb, Cypress Gardens Village will be the board members highlighted in October issue.

Legal Committee – John Stahlhut

No report.

New Business

No new business

ANOUCEMENTS

Next Board of Directors meeting Monday, October 3, 2016 at 3:00 pm.

Leslie Anderson made a motion to adjourn, seconded by Cindy Crawford and the meeting adjourned.

Carolyn Boudreaux, President

Leslie Anderson, Secretary