

CRAFT FARMS

PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 7th, 2020 ~ 333 Cypress Lake Drive

MINUTES

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 December 7th, 2020 at 333 Cypress Lake Drive in Gulf Shores. A quorum being present, President John Mitchell called the meeting to order at 3:00p. Other Directors in attendance were Mickey McCaleb, Kim Gordon, Terry Moody, Cynthia Tunnell, Leroy Shamburger, Billy Adcock, and Donna Nelson and Gene Turner. Committee Chairmen present were Tom Grabowski and Forrest Forbes. Angela Mitchell, Association Manager was also in attendance.

APPROVAL OF MINUTES

Minutes from the September 21st and October 15th, 2020 meeting were approved. Motion to approve made by Kim Gordon and seconded by Micky McCaleb. Motion carried.

UNFINISHED BUSINESS

1. **Cottages at Craft Farms Update** - John Mitchell updated the Board on the Cottages at Craft Farms development. The issue has been put off until the January 26th Planning Commission meeting.

SUB-DISTRICT ISSUES

- **Cypress Bend** - John Mitchell brought up the damaged signs from Hurricane Sally: The entrances to Cypress Bend, the Estates, St Andrews, and County Rd. 4. Alan Spaulding will check signs to see if he can repair them, if not, bids will be obtained from an outside source.
- **Cypress Gardens** - Mack's Landscape contract was renegotiated with a 5% increase for two more years. Mickey would like copies of the final plans for any new construction sent to him for review.
- **The Estates** - Kim Gordon asked for a motion to be reimbursed for the continued use of the pump rental. John Mitchell made a motion and Cynthia Tunnell seconded. Motion carried. The ballots for the upcoming term's election have gone out and results will be reported at the next meeting.
- **Glen Eagles** - No issues
- **Pinehurst** - No issues
- **Prestwick** - Leroy Shamburger discussed homeowner-owned businesses parking utility trailers in driveways. It was determined this is not permitted. Two notices will be sent to homeowners.
- **Royal Glen** - No issues
- **St Andrews** - Billy Adcock reported that Forrest will be taking bids for a new landscaper for St Andrews. Clean-up from Hurricane is almost completed. He mentioned the issue with the fence that the ARMC is in the process of making a decision on and verified the lattice work was existent before the hurricane. He would like Alan to look at the fence to see if it can be repaired. The issue of the home in foreclosure was updated. There has been a remediation company hired to do repairs to the home.

- **St Andrews East** – Donna Nelson asked if any more information regarding the drainage problem causing the flooding in St Andrews had been obtained, but it hasn't been addressed yet. Donna also mentioned the homeowner in St Andrews East who submitted plans to change her landscape that were sent back by the ARMC because "signature trees" were mentioned. Donna is sending revised plans to Angela to resubmit. A homeowner would like to put a Library House in her yard but it is not allowed. Donna will inform the homeowner.
- **Turnberry** - Gene Turner mentioned a homeowner whose yard was damaged by equipment being used to remove POA downed trees. Forrest Forbes will contact the company to discuss repairing the yard. Gene also brought up the issue of a homeowner who submitted plans to the ARMC to replace his screened pool enclosure with a brick wall (with screen attached) for a more secure structure in the future. The argument of the POA Covenants and the City of Gulf Shores 2018 Pool and Spa ordinance requiring pools to be enclosed was discussed and the Board determined that the Covenants cannot supersede the City Ordinance. The homeowner will appeal the decision to the Covenants Committee.

COMMITTEE REPORTS

- **Finance Committee** – Tom Grabowski – Updated the Board on the current Hurricane Sally expenditures. Two finance reports were submitted which will be added as addendums to these minutes. The 2021 preliminary budgets were emailed to the Sub-Districts. Landscape expenses will be increased by 5% for new landscape company.
- **Landscape Committee** – Forrest Forbes - Extensive discussion on signature trees and new landscape company. Forrest submitted bids for replacing signature trees. The Board decided to look at other options for now. Forrest will prepare a proposal for trimming/removal of signature trees that are not structurally sound and send to the Board for approval. Forrest has sent 7 bids out for a new landscape contractor. They will be returned by December 18th.
- **ARMC** – ARMC issues were discussed in Sub-District issues for St Andrews, St Andrews East and Turnberry.

NEW BUSINESS

There was no new business discussed

ANNOUNCEMENTS

The next Board meeting will be on January 4th, 2020 at 3:00 p.m. Location to be announced.

ADJOURN

The motion to adjourn was made by Terry Moody and seconded by Mickey McCaleb. Motion carried and the meeting was adjourned.