

# CRAFT FARMS

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## PROPERTY OWNERS ASSOCIATION

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### BOARD OF DIRECTORS MEETING

February 1st, 2021 ~ 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 February 1st, 2021 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, Leroy Shamburger, Norm Randolph, Billy Adcock, Donna Nelson and Mike Mitchum. Directors Terry Moody and Cynthia Tunnell were absent. Committee Chairmen present were Tom Grabowski, Forrest Forbes, and Fred Fedok. Angela Mitchell, Association Manager was also in attendance.

#### APPROVAL OF MINUTES

Minutes from the December 7th, 2020 meeting were reviewed. Donna Nelson made a motion to approve the minutes as written, and the motion was seconded by Norm Randolph. Motion carried.  
Minutes from the January 4th, 2021 meeting will be submitted at the next Board meeting.

#### UNFINISHED BUSINESS

1. John Mitchell informed the Board that the developers have withdrawn their proposal to develop "The Cottages At Craft Farms".
2. The insurance claim for Hurricane Sally has been filed. The \$10K in the Capital Fund is for the deductible.

#### SUB-DISTRICT ISSUES

- **Cypress Bend** - John Mitchell - No issues.
- **Cypress Gardens** - Mickey McCaleb - Mickey wants Violation Letters sent to vacant lot owners who still haven't had the downed trees on their lots removed. The letters will give lot owners 15 days to remove the trees or they will begin being fined.
- **The Estates** - Kim Gordon - Kim updated the Board on the sod replacement for the areas damaged by equipment during drainage repair. Kim asked the Board for approval to reengage the previous engineers to oversee any additional drainage issues/repairs. Donna Nelson made the motion to approve up to \$3,000. Motion was seconded by Leroy Shamburger. Motion carried. Kim announced she had won the election for the Estates Representative for the new term.
- **Glen Eagles** - Terry Moody - Absent
- **Pinehurst** - Cynthia Tunnell - Absent
- **Prestwick** - Leroy Shamburger - Leroy mentioned a home whose yard is in need of landscape maintenance and asked for clarification on who makes the determination that a yard is not in compliance with the Covenants and/or Village Guidelines. After much discussion, Angela will send an email to property owners reminding them of the guidelines related to keeping their yards maintained, not dumping debris in common areas/keeping on your property, proper storing of garbage containers, picking up after their dogs, and rules pertaining to golf cart usage (license plate or city sticker to be on street, no driver under the age of 18.

### *SUB-DISTRICT ISSUES cont...*

- **Royal Glen** - Norm Randolph - Norm mentioned the metal border at Royal Glen's entrance way that was destroyed by the hurricane. The question about fences was raised. There will be a "maintenance letter" sent to the property owner in question.
- **St. Andrews** - No issues.
- **St. Andrews East** - No issues. Donna asked Forrest if the drainage situation had been checked yet. It is still on his list and will have it checked as soon as possible. Donna asked if any new plans had been submitted for the vacant lot in SAE. She would like to be notified when they are submitted.
- **Turnberry** - Mike Mitchum - Mike questioned whether or not the common area in front of the Turnberry sign is maintained by the new landscaper.

### **COMMITTEE REPORTS**

- **Finance Committee** - Tom Grabowski - 2020 year end close is almost done. Tom handed out the Funds Flow and Key Indicators and discussed the sub-district's capital and operating spending for the year. He discussed the Hurricane Sally figures which will be partially offset by insurance reimbursement. These figures are not included in the sub-districts figures as all the work isn't complete.
- **Landscape Committee** - Forrest Forbes - Spoke with the City, they are going to take 20 - 24 stumps out that were left from the hurricane clean-up. He has had complaints about people putting their debris in the common area. Contract for essential tree trimming will be awarded in the next few days. Alan is getting estimates on fence repairs for Cypress Bend and The Estates. Damaged drain in Turnberry will be repaired soon.
- **ARMC** - Fred Fedok - Fred updated the Board on the requests submitted to the ARMC at the January 24th ARMC meeting.

### **NEW BUSINESS**

1. Mickey McCaleb made a motion to reelect the existing officers and retain the appointed Committee Chairmen for the next term. Norm Randolph seconded the motion. Motion carried.
2. Pine straw for the upcoming season was discussed. Leroy will contact the same company used last year to schedule a time to go through each village to determine estimates.

### **ANNOUNCEMENTS**

The next Board meeting will be on March 1st, 2021 at 3:00 p.m. Location to be announced.

### **ADJOURN**

The motion to adjourn was made by Kim Gordon and seconded by Leroy Shamburger. Motion carried and the meeting was adjourned.