

CRAFT FARMS

PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 3rd, 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 Monday, May 3rd, 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, Terry Moody, Cynthia Tunnell, Leroy Shamburger, Billy Adcock, Donna Nelson and Mike Mitchum. Director Norm Randolph (Royal Glen) was absent. Committee Chairmen present were Tom Grabowski, Forrest Forbes, and Curt Graff. Angela Mitchell, Association Manager was also in attendance.

APPROVAL OF MINUTES

Minutes from the April 5th, 2021 meeting were reviewed. Donna Nelson made a motion to approve the minutes as written, and the motion was seconded by Mickey McCaleb. Motion carried.

UNFINISHED BUSINESS

Kim Gordon mentioned that the ARMC has not received any plans from the developer of Aberdeen/The Grove. John Mitchell stated that he has a copy of the plans for the three (3) homes currently under construction, but they are not required to have ARMC approval since the City of Gulf Shores has already approved the plans for all thirteen (13) homes in the development. He mentioned that there will be a meeting at some point to discuss the issue of Association Dues, Covenants, etc... and said the ARMC should review/approve landscape plans for the homes once they're available.

SUB-DISTRICT ISSUES

- **Cypress Bend** - John Mitchell - John reported he had obtained a quote to repair/replace the landscape at the entrance to Cypress Bend that had been destroyed by Hurricane Sally. John made a motion to approve the expenditure of \$3,381 for the repairs. The motion was seconded by Terry Moody. Motion carried.
- **Cypress Gardens** - Micky McCaleb - No issues.
- **The Estates** - Kim Gordon - Kim updated the Board on the progress made in obtaining quotes to repair/replace the planter at The Estates entrance and asked for referrals for names of masonry companies she could contact. In addition, Kim reported the repairs on the drainage were progressing as expected except for a minor delay due to weather.
- **Glen Eagles** - Terry Moody - Terry reported the homeowner's tree in Glen Eagle that had been severely damaged by the hurricane would have dirt brought in to cover the roots in hopes of saving the tree.
- **Pinehurst** - Cynthia Tunnell - Cynthia reported a violation that had been addressed previously still had not been corrected by the homeowner. Angela will send the formal 15-Day Non-Compliance letter informing them of the assessment of the \$25 per day fine.
- **Prestwick** - Leroy Shamburger - No issues.

SUB- DISTRICT ISSUES *cont...*

- **Royal Glen** - Norm Randolph - Absent
- **St. Andrews** - Billy Adcock - Billy updated the Board on numerous issues that were brought before the Board in prior meetings. In addition, he reported that the company hired to restore the home in foreclosure had not replaced the entire roof as instructed, by merely patched the roof. Curt Graff, ARMC Chairman will contact the the company to discuss.
- **St. Andrews East** - Donna Nelson - Donna reported that repairs to the wall at the entrance to St. Andrews East had been completed, the village's pine straw would be delivered the following week, and construction on the new home being built on the last vacant lot in St. Andrews East had begun.
- **Turnberry** - Mike Mitchum - Mike reported grass growing up between many of the pavers in Turnberry's common areas and inquired as to whether maintenance/removal was required in the contract with the landscape contractor. Forrest Forbes said it was and would contact the contractor to discuss.

COMMITTEE REPORTS

- **Finance Committee** - Tom Grabowski - Tom summarized the 1st Quarter 2021 Financial Report. All villages finished out the quarter under budget. Two major expenses that were originally budgeted for the first quarter will be reported during the second quarter: Pine straw and additional Hurricane Sally expenses.
- **Landscape Committee** - Forrest Forbes - Forrest reported that there was no water at the south end of Blue Heron due to a lightening strike; therefore the annual plantings will be delayed. Quotes for the signature tree trimming for Cypress Bend and Glen Eagles have been received and will be forwarded - along with a report detailing the scope of the work - to John Mitchell and Terry Moody. Forrest is still waiting on complete quotes for Royal Glen and Pinehurst and will forward the quote and scope of work to Norm Randolph and Cynthia Tunnell as soon as he receives them. A contractor to trim the trees in Cypress Gardens has not been secured as of the date of the meeting. The discussion of replacement of signatures trees concluded with the agreement that it would be addressed with each individual village representative and should begin in the latter part of the year. Until that time, the remaining root balls from the trees that were removed due to damage from the hurricane will be cleaned up, graded, and the holes filled to ensure the neatness and beauty of the community.
- **ARMC** - Curt Graff - Curt reported the requests that have been approved by the ARMC since the last Board meeting:
 1. Cypress Bend - Installation of a whole house generator
 2. Glen Eagles - Exterior paint
 3. Prestwick - Installation of circular driveway
 4. Prestwick - Installation of high-impact windows and double entry door glass replacement
 5. St. Andrews - Exterior paint
 6. Turnberry - Installation of 4' wrought-iron fence around swimming pool

NEW BUSINESS

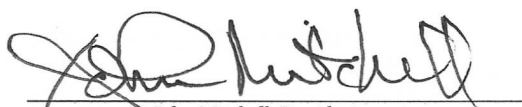
John Mitchell informed the Board of an issue with a former contractor. He reported that he had spoken with the POA's attorney, and although he doesn't feel it will be an ongoing problem, will keep the Board informed of any new developments.

ANNOUNCEMENTS

The next Board meeting will be on June 7th 2021 at 3:00p. Location to be announced.

ADJOURN

Motion to adjourn was made by Terry Moody and seconded by Mike Mitchum. Motion carried and the meeting was adjourned.



John Mitchell, President



Cynthia Tunnell, Secretary