

# CRAFT FARMS PROPERTY OWNER ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Monday, April 4, 2022

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, April 4, 2022 at Craft Farms Golf Resort in Gulf Shores. A quorum was present and President John Mitchell called the meeting to order at 3:00pm.

Village Representatives present were Mickey McCaleb, Kim Gordon, Terry Moody, Cynthia Tunnell, Trish Shamburger, Norm Randolph, Billy Adcock, Cynthia McDermond, and Mike Mitchell.

Committee Chairmen present were Finance Chair Tom Grabowski, Curt Graff, ARMC Chair, Aaron Goy, Landscape/Grounds Chair, and Joanne Randolph, Newsletter/Website Chair. Bill Tunnell, Pinehurst Alternate Rep, was also present.

**APPROVAL of MINUTES:** Minutes from the March 7, 2022 meeting were presented. Motion presented to approve, with second, and unanimous approval.

**UNFINISHED BUSINESS:** City issues with drainage are still unresolved. Roundabouts for Craft Farms are on the City Agenda. Signage for the two unidentified entrances is being considered. Bushes hiding the new fences at the Main Entrance need to be trimmed down to match the other CR4 entrances.

John Mitchell brought up "full Service Neighborhoods" and new wording to be added to Craft Farms POA Covenants. Under Section 4.3, under sub-topic "Mandatory Maintenance" in the "Maintenance" section, it is proposed to add, "For the Villages of Cypress Gardens, Pinehurst, St. Andrews, and St. Andrews East, mandatory landscape maintenance consisting of a minimum of mowing and hedge trimming is provided by the Association and included in the Dues for those Villages." John moved to add this provision to the Covenants. Billy Adcock seconded, and it was passed unanimously. It will be recorded as soon as possible.

### **SUB-DISTRICT ISSUES:**

**Cypress Bend:** Drainage issues continue in the Village. Trees on POA property were removed from a Homeowner's residence, but may be no City approval. Live Oaks should be replanted in their place.

**Cypress Gardens:** Other than some ARMC issues, no problems.

**Estates:** Gate and irrigation issues are being addressed. C-Spire and EMC created a mess with their borings and road patch is inadequate. One house has landscape issues and another has tree replacement issues.

**Glen Eagles:** No issues.

**Pinehurst:** No issues. Residents appreciate the new newsletter.

**Prestwick:** Mary Jane Lovrey has agreed to be the Village Alternate Rep. No other issues. Discussion about welcoming new residents into the various Villages and being included in the newsletter.

(Discussion about what information is given to new homeowners and what the POA sends to each. Seems to be some confusion as to Club membership isn't included with property ownership).

**Royal Glen:** New residents are welcomed with an Information packet and other goodies. Great way to get info and email addresses. New fencing at the County Road 4 entrance actually replaced old white lattice fencing and the new fencing was supplied by the District. Cost for all three CR4 entrances was approximately \$36,000. No privatizing of Villages as a gated community as the streets are City owned and maintained streets.

**St. Andrews:** Approval pending on new construction in St. Andrews. Construction parking at 655 is an issue.

**St. Andrews East:** Landscaping behind 701 & 703 has been completed. Looks great.

**Turnberry:** The entrance has been completed. Contractor was amazing and the price was good.

**The Grove:** John reported they've closed on their first house and have several more of the total 13 houses to be constructed. They are entitled to Board membership. Dues are currently \$250 per quarter and will be revised soon. Regular District dues of \$150.50 are included in that.

#### **COMMITTEE REPORTS:**

**FINANCE** – Tom Grabowski: The POA Office has moved and it looks like it will work out very well. Hoping to close Hurricane Sally assessments in 2<sup>nd</sup> Qtr. 22. Past Due notices need to be sent out on Sally non-payers, and it was noted that \$275 is only \$25 short of a lien being placed on the houses.

**ARMC** – Curt Graff: Comments on several on-going projects.

**GOUNDS/LANDSCAPING** – Aaron Goy: Contracts have been signed. Fertilizer has been removed from contracts. Need to be applied only by licensed contractor if needed. Rea Landscaping had billing issues, but questions arose from details of billing and execution. Unidentified entrances will be addressed shortly. Signature trees came up. Can the City help us? We are not encouraging replacements. Aaron would like to establish a Statement of Environmental Responsibility for Craft Farms. St. Andrews needs 9 Live Oak Signature tree replacements and Cypress Gardens needs 16. Southern Pine Straw says he'll do it for the same price as last year. No decision on straw in Cypress Gardens yet for 2022. Terry Moody agreed to take over pine straw for the POA.

**WEBSITE/NEWSLETTER** – Joanne Randolph: Website is up and running under our control. New info has been uploaded. Email addresses for newsletter is very outdated. Help needed from POA Reps.

**NEW BUSINESS:** Elections for 2022 Officers saw the current slate of officers re-nominated by Billy Adcock, seconded, and elected by unanimous vote. John Mitchell, President, Kim Gordon Vice-President, Cynthia Tunnell Secretary, and Terry Moody, Treasurer were all elected and will serve until January '23.

A discussion ensued about being charged room rent by Honours for POA Board meetings.

**ADJOURN:** A motion to adjourn was made, seconded, and passed unanimously. The meeting ended at 4:34pm.