

CRAFT FARMS PROPERTY OWNER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday, May 9, 2022

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, May 9, 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, Statia 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, and Joanne Randolph, Newsletter/Website Chair. Bill Tunnell, Pinehurst Alternate Rep, was also present.

APPROVAL of MINUTES: The Minutes from the April 4, 2022 meeting are not yet available, and will be voted upon at the next meeting if available.

UNFINISHED BUSINESS: Conversion of all Craft Farms circular intersections to roundabouts by the City of Gulf Shores was questioned, but no answer yet as to when. Signage is being installed.

SUB-DISTRICT ISSUES:

Cypress Bend: John reported no issues. Comments were made that the City noted there should be no trash or debris left on the culverts as the machinery might be damaged along with the culverts during debris lifting.

Cypress Gardens: Mickey asked about Southern Straw pine straw costs. It was noted a scammer was in Craft Farms trying to scam residents.

Estates: Kim said there are still issues with the front entrance and issues in the Estates with C Spire installation and EMC. She requested the Board adopt a policy that, because we are not a closed system, we would not be responsible for drainage repairs for all Craft Farms North and Golf Course water flowing through Craft Farms. John agrees there is a problem, but he will discuss with City officials.

Glen Eagles: Statia reports "we're good". The entrance looks great and Jim Foster did a great job.

Pinehurst: Pine straw will be done in the upcoming month or so. A request for a \$154.00 reimbursement for pine straw already purchased by a Pinehurst resident was presented, but not acted on because the resident had been informed a decision had not yet been made to do pine straw for Pinehurst.

Prestwick: Trish said there is dirt in the drains that needs cleaning. OK given to remove a damaged tree. Street paving was discussed. It was noted the Post Office Box number is hard to find on the website. John pointed out we need to push to get our residents on ACH payments for quarterly dues. It was also noted it should be on the invoices Angela sends out for the dues. Invoices need to be sent by email. Several Villages still have not been billed for 2nd Quarter Dues. A resident needs their mail box replaced

and a letter should be sent. Also, someone asked about removing or changing the Cotton Creek West sign.

Royal Glen: A Signature tree removal request was approved by the POA Board, but the resident must fill out the request to the City. No Signature tree will be replaced on this spot.

St. Andrews: C-Spire had some issues in the Village and certainly should reimburse the expenses. A new house is starting and the Block Party was great. The 655 dumpster is finally gone. Brooks and his team are doing a great job.

St. Andrews East: A resident had "unusual" issues with a Signature tree, got permission to remove it, and it quickly disappeared.

Turnberry: No issues.

COMMITTEE REPORTS:

FINANCE – Tom Grabowski: First Quarter is not closed yet, looking to the end of next week. Hurricane assessments status was discussed. Tom read a letter from Angela Mitchell that said, due to her need to be at home caring for her Mother and unable to work from the POA office full-time as required, she shall be looking for another job. No definite time was mentioned.

Tom asked for Board approval to keep her on 2-3 weeks to close the First Quarter, finish up the 2019 Audit, and resolve the Accounts Receivable issues. A search for a replacement shall start immediately. Tom also said, after 6-7 years as the Treasurer, he would be stepping down in the near future when the work is completed. Discussion ensued that included the possibility of retaining a firm to do all the bookkeeping and have an Administrative Manager.

He also stated a tree trimming schedule needs to be reinstated for the Villages.

ARMC – Curt Graff: April saw 22 requests of various types. Properties not in compliance were discussed, including a Cypress Gardens homeowner refusing to comply in several areas. Curt asked that all requests should be sent directly to him. Dog fence issues are also discussed.

WEBSITE/NEWSLETTER – Joanne Randolph: She said we are still missing a lot of emails and asked everyone to help, including telling all to remind people that email may be going to the Spam Folder. A Facebook page was discussed.

NEW BUSINESS: There was a discussion about lighting improvements at the entrances.

ADJOURN: A motion to adjourn was made, seconded, and passed unanimously. The meeting ended at 4:14pm.