

CRAFT FARMS PROPERTY OWNER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday, June 6, 2022

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, June 6, 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: Vice-President Kim Gordon, Secretary Cynthia Tunnell, Treasurer Terry Moody, Mickey McCaleb, Trish Shamburger, Norm Randolph, Billy Adcock, Cynthia McDermond, and Mike Mitchell.

Committee Chairmen present were Finance Committee Chairman Tom Grabowski, Curt Graff, ARMC Chair, and Joanne Randolph, Newsletter/Website Chair. Bill Tunnell, Pinehurst Alternate Representative, was also present and took minutes. Marsha Guyer, new CFPOA Manager, attended briefly.

APPROVAL of MINUTES: The Minutes from the April 4, 2022 meeting were approved with motion from Billy Adcock, second by Norm Randolph, and approved.

Minutes from the May 9, 2022 meeting were approved by motion from Cynthia McDermond, seconded by Trish Shamburger, and approved.

UNFINISHED BUSINESS: Discussion ensued about the CFPOA office situation. Cynthia Tunnell & Billy Adcock are holding down the fort. Marsha Guyer with Honours Golf has been hired to take Angela Mitchell's place and her first day will be June 17th. There's plenty to do with very little cooperation during the transition and there's a great opportunity for changes and supervisory improvements. The off-site storage facility will be eliminated. Tom Grabowski, Billy, and Cynthia are to be commended.

Marsha Guyer came in and was introduced to the attendees. She has worked with Honours at Craft Farms for years and is well known to many. She has a great "can do" attitude and will be impressive.

SUB-DISTRICT ISSUES:

Cypress Bend: John reported Noel Hand, City of Gulf Shores Public Works Dept. Director, found and solved the drainage problem on Blue Heron Drive from blockage downstream.

Cypress Gardens: Mickey said Mr. Cook appears to be in violation of POA and City ordinances and covenants. It was noted liens are placed on CF properties when fines exceed \$300.

Estates: Kim said 640 needs more landscaping and Logan's Landscaping will be doing the Estates entrance next week.

Glen Eagles: Terry said 621 needs cutting and Logan's will be called. There is debris on the lot and machinery is being parked there as well.

Pinehurst: Pine straw was completed during the month.

Prestwick: Trish said all is good, a tree issue in the roundabout needs attention.

Royal Glen: Norm said new landscaping needs plans and forms.

St. Andrews: Billy said a Village wine & cheese party was very successful. The pond behind the 610 area was cleaned at a cost of \$3,750. They removed 11 tons of debris. C-Spire drilled through a driveway and there are still drainage issues in the Village.

St. Andrews East: Cynthia reported all quiet but looking forward to street repaving soon.

Turnberry: Mike reported a light pole was repaired and he understands the roundabouts will take another 6 weeks for completion.

COMMITTEE REPORTS:

FINANCE – Tom Grabowski: First Quarter is not closed yet, still missing lots of stuff still in Angela’s possession, and trying to determine who has been billed or not for the first two quarters. We are currently unable to get into QuickBooks to see where we stand. New owners probably have not been entered into the system. Hurricane assessment payments are as they were. There will be a better setup as we go forward.

ARMC – Curt Graff: May saw 17 requests of various types. Properties not in compliance were discussed, including a Cypress Gardens homeowner refusing to comply in several areas. Some tree issues will be handled by Jeff Jackson’s company.

PINESTRAW: Terry reported Southern Pine straw should be done by Thursday. The company is quoting \$9.00 per bale for 2023, up from \$7.50 per bale for this year and would like a three-year contract.

WEBSITE/NEWSLETTER – Joanne Randolph There were some issues with “Next Door” and the POA should not do “For Sale” notices for Craft Farms residents.

NEW BUSINESS: Billy pointed out the 6 lights at the Main Entrance are outdated and need replacing. An Ad Hoc Committee will be formed to select lighting. Billy will email pictures of the proposed light fixtures to the Board.

John talked about the Insurance situation. Our Insurer can cover all items currently insured except insurance for the On-site storage building and the 175 street lights maintained by the POA. There was discussion concerning coverage of those items. The POA has placed 6 new lights in the Grove.

Billy said our tree guy, Jeff Jackson, asked for a proposal for an annual tree maintenance plan. Billy also reported he and Landscape/Grounds Committee Chairman Aaron Goy will be meeting with Gulf Shores Mayor Robert Craft about possible City assistance with procurement and pricing in replacing 33 Signature trees throughout Craft Farms.

Cynthia Tunnell said email letters will go out to all CF residents introducing Marsha. Details on the new office as well as new office hours will be included. Telephone numbers will remain the same.

ADJOURN: A motion to adjourn was made by Mr. Adcock, seconded, and passed unanimously. The meeting ended at 4:24pm.