

CRAFT FARMS PROPERTY OWNER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday, July 11, 2022

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, July 11, 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, Mickey McCaleb, Trish Shamburger, Norm Randolph, Billy Adcock, and Mike Mitchum. Cynthia McDermond, Treasurer Terry Moody, and POA Manager Marsha Guyer were absent.

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

APPROVAL of MINUTES: The Minutes from the June 6, 2022 meeting were approved as originally mailed with motion from Trish Shamburger, seconded, and approved.

UNFINISHED BUSINESS: Kim Gordon talked about the Estates flooding issue. It was noted this is a natural cause and result due to its location and from development to the north of Craft Farms. John Mitchell said he would follow up with the City. Billy Adcock commented that C-Spire had still not repaired the issue in St. Andrews and the contractor has not responded.

Hurricane Sally assessments were discussed. Only about 70% of all residents have paid the \$275 assessment. Tom Grabowski said we would send out new statements to those still marked unpaid. No definite deadline for payment was set, but a monthly 1½% Finance Charge would be added to each unpaid account at the set deadline until paid. Liens may be placed after a \$300 balance due.

SUB-DISTRICT ISSUES:

Cypress Bend: John Mitchell reported several residents continue to violate the CFPOA Covenants. This is a priority for each Village. A list of violators will be assembled and Marsha will send out letters to all CF residents in violation of any portion of the Covenants. Reps will be copied on their Village issues.

Cypress Gardens: Mickey McCaleb noted there were 47 lots in the Gardens and all should receive updated invoices. Two houses are under construction. Need to make sure all lots are still vacant.

Estates: Kim Gordon said the Estates streets are long overdue for resurfacing. Rhea Landscaping is leaving debris in the Estates and Baldwin EMC still hasn't repaired their damage. Dog poop is being left on vacant lots in the neighborhood. Plans for a new house construction on an oddly shaped lot were discussed, with the issue being setbacks on all sides.

Glen Eagles: No report

Pinehurst: Cynthia Tunnell is anxious for the City to repave Pinehurst Drive and Pinehurst Circle soon.

Prestwick: Trish Shamburger reported that \$200 was spent on the Fountain to unclog the screen, but further maintenance is needed. One yard needs attention and Marsha will send a letter. Trish will contact the City in regards to grass and weeds growing in the dirt deposits along street curbs on the traffic circle leading into Prestwick Village, Cypress Gardens, and Royal Glen.

Royal Glen: Norm Randolph said there is a sinkhole issue created by C-Spire. 2 Signature trees had trimming and cutting done. Three mailboxes were knocked down and looking for a black Mercedes with only one mirror now. Hopefully neighborhood Ring cameras might bear information on the crime.

St. Andrews: Billy Adcock reported C-Spire drilled through a driveway and there are still drainage issues.

St. Andrews East: No report.

Turnberry: Mike Mitchum reported the first house on the left needed the yard cut down to the lake. Trees on that same lot need trimming.

GROVE: Three houses have been sold and have new residents to bill. One boat needs to be moved.

COMMITTEE REPORTS:

FINANCE – Tom Grabowski: First Quarter is not closed yet, still missing lots of stuff still probably in Angela’s possession, and trying to determine who has been billed or not for the first two quarters. Cynthia Tunnell said Marsha Guyer is doing a wonderful job. Tom said they are trying to wind up the 2019 Audit which was severely delayed due to COVID issues on the CPA side.

ARMC – Curt Graff said tons of ARMC stuff is in storage. House plans and all will be reviewed and retained as needed. A records retention policy is needed and will be created for all CFPOA documents. 2 Gardens house are under construction. A Glen Eagles property has had pool noise issues and logo’ed vehicles parked on the street. Curt has contacted the owner. Our rules and policies must be enforced, repeat offenders must be sanctioned, and a better system of enforcement is needed going forward.

GROUNDS: Aaron Goy said response to Logan’s Landscaping has been positive and they’re doing a pretty good job. Aaron noted we had 13 inches of rain in the past 11 days which resulted in more than 500 million gallons of water on Craft’s approximately 1,400 acres. John Mitchell said all areas north of CF drain through here as well.

WEBSITE/NEWSLETTER – Joanne Randolph would like to do a “Meet the Board” feature in the newsletter. September 28 is “Good Neighbor Day” and she’s like to see CF residents nominate their good neighbors.

NEW BUSINESS: John Mitchell said Billy Adcock and Aaron Goy met with Mayor Craft and the City will assist us with acquiring 40 Signature trees. We may be able to use the City nursery and discount. Reforestation grants may also be available. Billy Adcock said our tree guy, Jeff Jackson, is proposing a three-year plan to maintain all CF Signature Trees on a rotation. It was noted the POA rents “For Sale By Owner” signs for a returnable fee.

NEXT MEETING: August 1, 2022 at 3:00pm.

ADJOURN: A motion to adjourn was made by Billy Adcock, seconded, and passed unanimously. The meeting ended at 4:48pm.