

# **CRAFT FARMS PROPERTY OWNER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**Monday, September 12, 2022**

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, September 12, 2022 at Craft Farms Golf Resort in Gulf Shores. A quorum was present and Vice-President Kim Gordon called the meeting to order at 3:00pm.

Village Representatives present were: Vice-President Kim Gordon, Secretary Cynthia Tunnell, Trish Shamburger, Norm Randolph, Billy Adcock, Mike Mitchum, and Statia Moody. Absent were President John Mitchell, Treasurer Terry Moody, Village Reps: Mickey McCaleb, Cynthia McDermond,

Committee Chairmen present were: Joanne Randolph, Newsletter/Website Chair. Absent were Tom Grabowski, Finance Chair and Curt Graff ARMC Chair. Jim Foster was present as a new member of the Landscape Committee. Marsha Guyer, POA Manager was also present and took the minutes.

### **APPROVAL of MINUTES:**

The Minutes from the August 1, 2022 meeting were approved with motion from Billy Adcock, and seconded by Cynthia Tunnell, all approved.

### **UNFINISHED BUSINESS:**

Billy Adcock gave an update on tree trimming and introduced Jim Foster as an alternate to the committee chair. He also reported that we are going to take a step back from GreenTech proposal as his way is too expensive, so they are going to go with a different approach. GreenTech trimmed up the entrance on CR4 and it looks nice. Norm Randolph let Bill know that he has a recommendation to add to the committee.

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

**Cypress Bend:** No report as John Mitchell was absent.

**Cypress Gardens:** No report as Mickey McCaleb was absent.

**Estates:** Kim Gordon reported that resurfacing their village may not be until next year as she has reached out to the contact Mark gave her but she has not had a return call. She has also contacted Mark about a hole in the road behind the clubhouse that is golf course property. When we get a heavy rain, it causes flooding but she has not heard back on this issue either. Kim received a call from Brooks about the plants he planted that have died. He feels it is because of all the rain and he is hoping he will get them replaced as they should still be under warranty. She also talked to him about trimming back the Ligustrum in the island as it is out of control again. She also reported that they will begin their regular village gathering this month.

On a side note, Kim asks the board if she needed to try to get elections on the calendar for November and all agreed. Discussion ensued about where to have them and Cynthia Tunnell let everyone know to get all information to Marsha and the POA will send out to all property owners.

**Glen Eagles:** Statia Moody reported that the new house in the village landscape looks very nice and they have not had any problems with the work truck being parked in another owner's drive way. She also would like to thank Jim Foster for joining the landscape committee and keeping their entrance looking beautiful. Jim has been a great asset.

**Pinehurst:** Cynthia Tunnell is happy to report that their streets are all resurfaced and striped and all is well.

**Prestwick:** Trish Shamburger reported she had contacted Jason in golf course maintenance regarding the big tree that has limbs touching the ground at the Target entrance to Prestwick. He said that it does belong to the golf course and he will take care of getting it trimmed back. Mary Jane Lavery is going around and painting all of the numbers on everyone's mailboxes, cleaning them as well. Also, she wants Trish to get with everyone to see if they will all agree to paint their mailboxes black. She also wants to paint the street sign poles black so Trish is going to check with the city on this. Trish asks that a letter be sent to 338 Prestwick Ave. because their mailbox is completely rusted out. If they do have not replaced, we will have Alan replace and send them a bill for the new mailbox.

**Royal Glen:** Norm Randolph reported that he has talked with Dennis Landry who has agreed to join the landscape committee. Norm asks that letters be sent to the 320 Royal Dr. for trash can violation and 3644 Village Dr. as a third notice announcing that fines have started if they do not comply within 15 days. He is investigating a cable over their entrance way that is attached to the trees and he is not sure if it is active. He will check with Mediacom.

**St. Andrews East:** Joanne Randolph reported in Cynthia's absence that 731 St. Andrews Dr. East has painted their door a bright pink without approval and she ask that we send a letter to this owner right away.

**Turnberry:** Mike Mitchum has asked that a letter be sent to 3700 Turnberry Dr. from the POA as they have not complied with verbal warnings about trimming their palm trees. We will give them 30 days to get this done before assessing fines.

**GROVE:** Kim began a discussion as to whether we have an update on The Grove and if the owners have received their covenants, etc. Marsha let the board know that the owner of Lot 11 does not know a lot about her property lines and what is included in her quarterly dues. Since we do not have a not have a Rep for this Village at this time, Marsha will go to the office of the developer and make sure

#### **COMMITTEE REPORTS:**

**FINANCE** – Marsha gave a report in Tom Grabowski's absence. Tom wanted the Board to know that the taxes for 2019, 2020 & 2021 have been completed and sent in. We are waiting on the results of the 2019 audit. Tom also wanted to ask if anyone has changes or additions to their budgets for 2023 to please get them to him as soon as possible. Kim added that he is meaning anything out of the normal.

**ARMC** – No report as Curt Graff was absent. The email Curt sent, regarding Mickey's neighbor who redid their landscape and pool without approval, was discussed.

**GROUND:** Billy Adcock reported that he has looked to find the job description for the grounds committee and could not find one, so he came up with primary responsibilities and check list for this committee. Billy also added that if we can get up to 5 people on this committee, the jobs will be easy. If not, it will be like a full-time job. He would appreciate a nominee from each village to participate. The front entrance has been stripped of all foliage; it has been pine strawed but needs new plants. Billy and Jim are getting with Green Tech later this week to drive through and collectively pick out the trees that need some attention, which is a different approach than they had before. They will also be meeting with Joel Potter, the new arborist & Noel Hand from the city to talk about the signature trees and ponds. Lastly, they are taking a good look at the bus stop at the CR 4 entrance to give the board some options on what it would take to possibly repair it.

**WEBSITE/NEWSLETTER** –Joanne Randolph reported that Cypress Gardens is the highlighted village in the October newsletter. She indicated that the information on the website was outdated and was advised to contact Mickey McCaleb for current data. She was very pleased with the Craft Farms Good Neighbor Award initiative. Nominations were received from every village and we had a lot of deserving candidates. The nominations were sent to a panel of independent judges in North Alabama who did not know any of the nominees. She received feedback that the winner was a great choice for the award and all Board members agreed. This award can be an annual initiative if the Board so desires.

**NEW BUSINESS:** N/A

**NEXT MEETING:** October 3, 2022 at 3:00pm.

**ADJOURN:** A motion to adjourn was made by Norm Randolph, and Cynthia Tunnell seconded, all passed unanimously. The meeting ended at 3:58pm.