

# CRAFT FARMS PROPERTY OWNER ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Monday, October 3, 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: President John Mitchell, Vice-President Kim Gordon, Secretary Cynthia Tunnell, Trish Shamburger, Norm Randolph, Billy Adcock, John Mahloch, Mickey McCaleb and Statia Moody. Absent were Treasurer Terry Moody, Village Reps: Cynthia McDermond, Mike Mitchum

Committee Chairmen present were: Tom Grabowski, Finance Chair and Curt Graff ARMC Chair. Jim Foster was present with the Landscape Committee. Marsha Guyer, POA Manager was also present and took the minutes. Joanne Randolph, Newsletter/Website chair was absent.

### **APPROVAL of MINUTES:**

The Minutes from the September 12, 2022 meeting were approved with motion from Norm Randolph, and seconded by Billy Adcock, all were in favor and the motion passed.

### **UNFINISHED BUSINESS:**

Billy Adcock reported that tree trimming still remains unfinished with GreenTech. He also met with Joel Potter, the city arborist who recommended we get rid of more trees than we originally thought. This has been completed up to the clubhouse entrance as we were not sure how much more was in the budget and it looks very good. Billy sent this report to the board. The next step is replacement of trees lost from hurricane sally, which the city will need to approve each location.

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

**Cypress Bend:** John Mitchell stated that there is nothing to report at this time.

**Cypress Gardens:** Mickey McCaleb reported that they are having problems with construction going on and builders are cluttering up the lots next to them and do not clean it up when they are finished. Due to this, the vacant lots are hard to mow. Discussion ensued and Curt with ARMC has agreed to contact all homeowner's and builders with a letter of their responsibilities. Mickey has also had a problem with Lot 29 stopping and starting construction. Curt reported that they cut into a natural gas line that was not marked and he is waiting on the homeowner to get back with him regarding fixing the problem once they speak with Riviera Utilities.

**Estates:** Kim Gordon had nothing to report.

**Glen Eagles:** Statia Moody had nothing to report at this time.

**Pinehurst:** Cynthia Tunnell had nothing to report at this time.

**Prestwick:** Trish Shamburger reported she is waiting on Marsha to send out the survey to all Prestwick owners to see if all are in favor of changing the color of their mail boxes.

**Royal Glen:** Norm Randolph had nothing to report at this time.

**St. Andrews:** Billy Adcock had nothing to report at this time.

**St. Andrews East:** No report given in Cynthia McDermond's absence

**Turnberry:** John Durham reported in Mike Mitchum's absence that the owners at 3700 Turnberry Dr. have finally trimmed up their palm trees.

Kim wanted to let the board know that the McCullough Institute has had a horse trailer parked in their lot for over a month. John asks Marsha to send a letter regarding moving this as our covenants do not allow it.

**GROVE:** No report at this time.

#### **COMMITTEE REPORTS:**

**FINANCE** – Tom Grabowski reported that he has sent all information to the auditors that was needed and ask them to seize any further work and send a bill. Tom has started working on 2023 budgets and has been working on the Logan's Landscape contract with Billy Adcock as well. John Mitchell let the board know that we opening 2021 in Quick Books in order to allow Marsha to move credits and debits into the correct accounts to balance 2022. A discussion was held regarding audits and John let the board know that we will do an internal audit this year and decide if we want an external party to audit in 2023.

**ARMC** – Curt Graff reported that things are in pretty good shape and he will deal with the issues in the Cypress Gardens that Mickey reported. He is also happy to take care of any other construction issues any other village may have. He is still having a problem with 724 Olde Park Rd. John Mitchell has ask Curt to send all information to our attorney Patrick Collins.

**GROUNDS:** Billy Adcock began his reported that Alan Spaulding and his crew have located feeder lines for irrigation and run these lines up to the entrance at County Rd. 4 which means we can now beautify the entrance with plants around the sign. They had Logan's take out the dead plants and it looks much better. Billy reported that they are deciding between repairing the roof and repainting the bus stop or demolish it and do something with the space. They would like to repair and paint. If they demolish it, John mentioned that we could use the brick to create new signs at other entrances. Billy let the board know that to demo it would cost \$2,500-\$3,000. John will look into the new signs for the entrances. Billy also reported that there are still more trees to trim up on the boulevard and he will report on that later.

**WEBSITE/NEWSLETTER** –Joanne Randolph was absent and Norm Randolph will report a question back to her from Cynthia Tunnell regarding landscape contracts that are not longer listed on the website.

**NEW BUSINESS:** N/A

**NEXT MEETING:** November 7, 2022 at 3:00pm.

**ADJOURN:** A motion to adjourn was made by Kim Gordon, and seconded by Norm Randolph, motion passed unanimously. The meeting ended at 3:50pm.