

CRAFT FARMS PROPERTY OWNER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday December 5, 2022

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, December 5, 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: President John Mitchell, Vice-President Kim Gordon, Secretary Cynthia Tunnell, Mike Mitchum, Cynthia McDermond, Norm Randolph, Billy Adcock, Mickey McCaleb, Statia Moody and Trish Shamburger. Absent were Treasurer Terry Moody.

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

APPROVAL of MINUTES:

The Minutes from the November 7, 2022 meeting were approved as amended with motion a from Norm Randolph, and seconded by Mike Mitchum, all were in favor and the motion passed.

UNFINISHED BUSINESS: N/A

SUB-DISTRICT ISSUES:

Cypress Bend: John Mitchell reported that they have their Christmas decorations up and that some are new and look very nice. John is working on the entrance signs for the two other entrances. He is waiting on Ryan to give him a quote. He also checked with a company out of New Hampshire but they do not ship to Alabama. He also checked with the Sign Man but he does not do wood signs. Kim commented that she has a contact and will give to John.

Cypress Gardens: Mickey McCaleb reported they had their Christmas party on Sunday 12/4/22 and it turned out very nice and wants to wish everyone a Merry Christmas.

Estates: Kim Gordon reported that they had their annual meeting on 12/1/22 and had a good turnout despite a lot of folks being sick, and she and Bob were reelected. In the meeting those present decided to set up a sub-committee to look at drainage options. They have been trying to locate their Christmas wreaths which may have been accidentally thrown away. They are going to look at Hobby Lobby for some new ones as well as some deer since they do not have bushes to decorate. The rest of lighting and décor is with Ethan. Kim asks John if he was able to talk with anyone at the Club about the drainage issues and he has been trying to track Ryan down with no success. John agrees with Kim that since there are other drainage issues around that it is not a closed loop system. Kim introduced Brenda Rohlf and let everyone know that she has joined as our new rep to the landscape committee. Kim added that she did meet with the builder of the new house concerning the three big trees are maintained and he let her know that they had made the trees and integral part of the landscape plan and they would work hard to

make sure nothing happens to them. Curt then asks if the owner had sent a plan to Kim, she responded that he had not so Curt said he would get with him.

Glen Eagles: Stacia Moody reported that they have their annual meeting this coming Wednesday 12/7/22. She let everyone know that they had a very active group that decorated their entrance and they did a great job.

Pinehurst: Cynthia Tunnell reported that they have their Christmas decorations up and their village had their open house/Christmas party coming up this Wednesday 12/7/22.

Prestwick: Trish Shamburger reported they have their wreaths up as well as garland with some big beautiful bows tied by Barbara Garland. They had their Christmas on the circle party Sunday 12/4/22 and a lot of new people come and everyone had a good time. She would like to wish everyone a Merry Christmas.

Royal Glen: Norm Randolph reported that they have their annual village meeting coming up on 12/12/22 in the clubhouse and their Christmas party will be on 12/20/22, they also took part in Christmas on the Circle with the two other villages. They have recently set up two sub-committees, one being a social committee and a decorating committee. They bought all new decorations this year and they want to keep track of them. Merry Christmas to everyone.

St. Andrews: Billy Adcock reported that things are great and he has nothing to report.

St. Andrews East: Cynthia McDermond reported that she put their Christmas wreaths up after her husband pressure washed as she did not want to put them up on dirty walls. She also let everyone know that their village is up for re-election this year and Marsha sent out notice for nominations and will send out proxies around 12/6/22. John commented that this is fine as a meeting is not mandatory.

Turnberry: Mike Mitchum reported that they had their annual meeting Sunday 12/4/22 and he and John Mahloch were reinstated. They also voted on a contract to pressure wash the gutters in the street as well as the brick pavers. They had two bids come in and hired the best price was for \$4900.00. Mike introduced Jean Gardner who wanted to address the board concerning an issue in their back yard which is causing several raccoons and armadillos to dig under the foundation of their home. She called Critter Gitters and they let her know that the common area behind them is providing a home for the critters and it needs to be cleaned out as it is creating a habitat for the animals. Jean is asking the board to comply with the covenants which state that the common area will be maintained and kept in good clean, attractive and sanitary condition. Mike asked Billy if someone from the landscape committee could meet him there. Billy and Mike have agreed to meet Jean there the next afternoon. John let Mike know that he is free to do whatever is needed to maintain the common area. Mike made a motion that the board allow Turnberry Village to hire Coastal Soft wash for \$4900.00, Billy seconded and all were in favor.

GROVE: John reported that he had an email from some owners at the Grove asking if they could put up fences and he responded that it was not allowed.

Cynthia McDermond asked why the house on Cypress #4 tee box is allowed to have a fence. John let everyone know that the city requires they have a fence and we cannot trump the city pool code which states that they have to have an enclosure of four foot of some kind around the pool. Curt let everyone

know that he is working with owners on all fences that have not been approved. Anything before 2018 has been grandfathered in.

COMMITTEE REPORTS:

FINANCE – Tom Grabowski reported that he is working on the budgets. He brought a balance sheet for all board members as well as a summary of capital reserves. He worked backwards and started with 2021 to current. He also brought a copy of the 2023 budget expenses for the landscape contracts. The landscape, mowing of the grass is over half of the expenses in the budget. Billy let the board know that there is a lot of competition out there but we do not want to go with a lower price company as you may get what you pay for. Tom continued that we need to work on getting the year completed and get a good P & L and that receivables are looking better. He also stated that some villages may need to have an increase although he is not suggesting this yet. Tom explained a few details of reports to reps who ask including a question regarding the hurricane sally account, which he explained all expenses have been run through District and not the Sub-districts. There was much discussion regarding any left-over money that was not used from the hurricane sally budget, including if the Estates would be able to replace any of the landscaping that was lost since they did not use all of the money that was budgeted. Tom will look into this. Cynthia Tunnell started a discussion regarding the District sharing some of the cost of the wells. Tom let everyone know that the wells have never been capitalized and this will be looked into for the future. John agreed that we need to review a bunch of the existing wells to see what the options are and possibly look into getting convenience meters. John continued that it may be possible to take the money in capital reserves for any inoperable wells. Discussion then ensued regarding irrigation at entrances and wells, all agreed this is an ongoing issue. Tom ask everyone to please look over the reports he handed out and let him know if there are any questions. Norm let Tom know that everyone knows how hard he has worked to get the reports to them and all appreciate his efforts.

John let Tom know that he will be getting with him concerning the Cypress Bend numbers. John also brought up that we pay for mowing an area of the golf course that has always been thought of as a trade for the maintenance shed. We really do not know that history of this but know it has always been done. There has also been an agreement for dues increase for the course which we will look into for the new year.

ARMC – Curt Graff did not have a report at this time.

GROUNDS: Billy Adcock began his report by welcoming Brenda Rohlfs as part of the landscape committee and thanking Kim for letting her know we needed someone from the Estates. Billy ask Jim Foster to give everyone a report on the signature trees. Jim began that we have ordered 36 trees @ \$300.00 each plus the cost of freight from Panhandle Growers, and will be delivered on Tuesday 1/2/23. The best price we have received to plant them is from Logan's Landscape @ \$140.00 per tree. This price does not include any additional cost of running into roots, etc. and there is no insurance. The trees will be put in the ground in January as it is the best time to plant them. The city arborist inspected the areas the trees are going to be planted and he put a yellow flag there to mark the correct spot. Billy let everyone know that another expense will be watering the trees which will need 10-12 gallons of water per day for 2 weeks. We have acquired a trailer and a 200-gallon tank and Alan will handle the watering. The spending was discussed and approved in the November meeting as it was already part of the hurricane sally budget. Billy let all know that the remnants of the bus stop has been cleared and there

are over 800 bricks that can be used for later projects. John plans to use some bricks on his new entrance signs. All agree that this area looks so much better. Billy did let everyone know that there is irrigation there if we decide to plant something at a later date. Jim reminded Billy to give an update on the ponds and he said things are looking good but the colder weather coming may slow down the bacteria. We definitely need more aerification to help the bacteria do its job.

WEBSITE/NEWSLETTER – Joanne reported that they continue to get great feedback from the residence thanking her for doing the newsletter. Joanne ask everyone that is entering into new contracts for landscape to please give her a copy of the signed contracts so she can put them up on the website. The next introduction to the villages in the newsletter will be for Prestwick so she asks if Trish could please look over the website and make sure it is current. She has been updating the website as she does the villages. Statia told Joanne she is doing a great job and everyone agreed. John ask if she could put decoration information in the newsletter and Joanne ask if anyone had pictures of their decorations she will put those in the next issue.

NEW BUSINESS: Billy asks the board to go into executive session. John agreed and all non-board members left the meeting.

NEXT MEETING: Monday January 9, 2022 at 3:00pm.

ADJOURN: The board meeting ended at 4:15pm.