

# **CRAFT FARMS PROPERTY OWNER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**Monday, March 6, 2023**

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, March 6, 2023 at Craft Farms Golf Resort in Gulf Shores. A quorum was present and President John Mitchell called the meeting to order at 3:01 pm.

Village Representatives present were President John Mitchell, Vice President Kim Gordon, Cynthia Tunnell, Cynthia McDermond, Billy Adcock, Mike Mitchum, Mickey McCaleb, Trish Shamburger and Laurie Nichols SAE Alternate Rep. Norm Randolph and Statia Moody were absent.

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

**APPROVAL OF MINUTES:** The Minutes from the January 2, 2023 meeting were presented. Billy Adcock motion to approve the minutes as presented, Cynthia Tunnell seconded and all approved.

**UNFINISHED BUSINESS:** Billy Adcock reviewed the aeration project proposals for the ponds that he emailed to all the board members. He explained in great detail that it is based solely on diffusion aeration and that there is not a fountain. Fountains are more expensive and harder to maintain and are not as efficient as a diffuser. Kim Gordon asks if the pricing differences have to do with the size of the lake and Billy answered yes that, depending on the size, you would have to have more diffusers or a larger pump. Mickey expressed his concern that his village would be paying a portion of the project when they do not benefit from the ponds. Billy explained that everyone benefits from a beautification standpoint and if the ponds are not maintained, it would affect everyone's property value. Billy explained that we have 6 ponds to maintain but the pond in Prestwick already has a fountain. Trish stated that the owners split the cost of installing the fountain last year and John stated at that time the District agreed to maintain the fountain. Mike Mitchum asked what Billy's recommendation was and he said to put aeration in all 5 ponds. The cost for this would be around \$30,000.00 but that cost also includes putting in electricity to ponds 2, 3 and 4. This price would also include 4 new compressor pumps. Billy also explained that if we are pumping air into the water, will keep the scum from growing so rapidly. Kim asks if we had a budget for this project. John asked Tom about this and he responded that his recommendation is to run all costs through the District, this way it is divided among all property owners. Kim made a motion to approve the diffusion system for the ponds as presented, Cynthia Tunnell seconded the motion which passed with full approval.

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

**Cypress Bend:** John reported that they still have one owner insisting on parking their truck on the common area right of way and asked Marsha to send a letter that they are now being fined for every day that it is not moved. John checked on signage for the two entrances that were not covered by the original Craft Farms signage. These are the entrances at Blue Herron and Augusta and the one on

Cypress Bend coming from Target. John took pictures of the signs we have that are wood like that on CR4 and sent them off to a company who makes signs out of a foam product that simulates wood. The quote came back over \$65,000 for both signs. After speaking with them and reevaluating the sizes, they are now around \$20,000 for both. Before we vote on this project, he will have to get the city compliance officer to approve the placement and we need to see where we are financially. We can also install ourselves and use the brick we saved from the bus stop. Kim would like to know if we can add the Estates Village to the sign coming from Target, John agreed. He also reported their village had a happy hour last week.

**Cypress Gardens:** Mickey started his report by asking Tom if they still have \$6,000 in their budget for pine straw and Tom confirmed. He continued that, after speaking with the city arborist, they would like to eliminate putting the pine straw around the trees and just put around the houses that would like to have it. He is going to shop around to find the best price. Billy said he has a price of \$12 a roll and \$16 if installed. This price is good for two years which is flexible to order as much as you need. Mickey checked with Curt to see if he has received house plans for Lot #19, he responded that he had not.

**Estates:** Kim reported that there are two owners with violations and ask Marsha to send letters. One is for not putting away their trash can and the other for not putting away their basketball net. She also reported that she is working on getting quotes to get their gate powder coated. Brenda asked if we have heard anything from the fire department on the damage they did to the gate. Kim said they let her know that the gates were not working properly at the time and they are not going to pay for the damage.

**Glen Eagles:** Jim Foster reported in Statia's absence that everything is pretty quiet. He has heard that the last lot in the village has sold, but has not received anything official on that.

**Pinehurst:** Cynthia said it is quiet and asked if the new landscape contracts have been added to the website. Marsha let everyone know that Joanne is working on it.

**Prestwick:** Trish reported that one neighbor sold their home and the new owners have already moved in so there are no empty homes and no empty lots in Prestwick. They had a village happy hour last week and had a really good turnout. She has one owner that parked on the street and she let them know they can not do that. She also asked if there is anything that can be done about fire ants. Mickey mentioned that we could ask Brooks and John said that Alan may be able to poison the mounds in the common area. Trish brought up taking care of the sidewalks behind Target where the grass grows up and tree limbs need trimmed. She said she did not know if the city is responsible, but John said the owner is responsible for mowing the right of way which is Mid America Apartments.

**Royal Glen:** Marsha read a report from Norm: The sidewalk on Royal Drive is in dire need of repair. We recently had a resident take a bad fall which is very concerning. A comprehensive list of issues with the sidewalk was developed and Norm met with the Construction Manager of the City's Public Works Department on February 17 concerning our damaged and uneven sidewalk. After a walkthrough, he indicated that the sidewalks will be repaired this Spring.

**St. Andrews:** Billy reported that their village had their wine and cheese get together recently and life is good in the neighborhood.

**St. Andrews East:** Cynthia reported that they had their bi-annual meeting on March 2<sup>nd</sup> and she will remain the representative and Laurie Nichols will be the alternate. She has asked Marsha to send out the letter regarding pine straw to her village. They are also trying to form some committees.

**Turnberry:** Mike reported that they have had two homes turn over in the last 60 days. The pressure washing that was approved in January has been completed and everything looks good. John asks about the underbrush issue that was causing critters to gather at one owner's house and Mike said that had all been cleared. They paid for a portion of the bill and the owner where the clearing took place paid the remaining portion. Billy let them know that it was too wet to take out the dead tree, but they will be done when the ground dries up.

**The Grove:** John reported that he had gone by the office on CR10 to speak with Harris Doyle Properties and they are no longer there. He has been trying to reach someone regarding their plan for the landscaping in the front and what they will be doing with the other 6 lots. There was discussion about the original developer's plan and what the city approved. At this point, we do not know if the new company is selling just the lots or selling homes to be built on the lots. He wants to follow up with the developer to see when they are with turning the village over to the owners so that we can plan their election, etc.

#### **COMMITTEE REPORTS:**

**FINANCE** – Tom reported that we are making a lot of progress. Marsha and he agreed that by the last week in March, we should have the 2022 financial statement. Once we get a good balance sheet, we can roll out the budgets. Lorrie asked if we could get someone to help Marsha and Cynthia Tunnell told her she has been helping in the POA office.

**ARMC** – Curt reported that all is well and there have been no complaints. He let Mickey know that the owners with the fountain have moved it and there is no rule against them having gravel. The only violation they did was not getting permission before the work began, but everything they are doing is allowed. John brought up the owner that would like to expand his lot lines and Curt said it has been taken care of.

**GOUNDS/LANDSCAPING** – Billy asked Jim to report on the replacement trees. Jim let all know that the trees have all been planted and Alan has been doing a great job watering them. The city arborist met with them on February 24<sup>th</sup> and gave his full approval. Mike asked if we were going to put pine straw around the trees because all you can see is the berm around them, Jim said that will be smoothed out after the watering period. Billy continued that their committee had a meeting on February 13<sup>th</sup> and we gave Brenda the job of taking a look at the former bus stop area. Brenda reported that she contacted some contractors for landscape design and is looking for the right company and is in no hurry. John agreed and now that we have electricity and water, we want to explore all options. Billy gave an update on fire hydrants as the city is going to be painting them to make them look nice. Jim took the lead on this project to make sure all were cleared of foliage. Billy let everyone know that the pump that takes care of the pond at GE, TB, PH and SA is cycling and this is not good. Alan has been looking into it and we have two options, we can spend \$7,000.00 to repair it with no guarantee. The other option would be to spend \$11,000.00 to get a new well. The pump feeds pond that runs through PH and GE. Billy would like to get with Johnson Well to see if they can feed a camera down the well to see what is going on with it.

John would like Tom to see what they have in capital reserve for this project. Billy will do a little more research as well.

**WEBSITE/NEWSLETTER** – Marsha read an update from Joanne in her absence: The website has been updated with POA Rep and Alternate Rep contact information and terms for all villages who had bi-annual meetings. The attached Board of Directors and Committee Member Listing was updated as well. The newsletter continues to be published monthly. If you have anything that you would like to be included, please let me know.

**NEW BUSINESS:** Marsha asked if car covers are acceptable when parked in someone's driveway as she has had owners complain and cannot find it in the covenants. John found the violation in the covenants under 7.40, Marsha will send letters if needed. Marsha also brought up setting the dates for the board meetings the rest of the year and they will be posted on the website. Brenda brought up that the minutes in January reflected a survey that was being done in the Estates. John replied that this was when they went around with Noel Hand from the city to all the places that had drainage issues in not just the Estates but a lot of other places as well. Noel Hand let them know that they were going to request that four engineering studies be done on drainage once he got approval from the city council. They were hoping that if they proved that these areas needed to be cleaned out that they could apply for grants to pay for the project. After repeated request, we have not any new information, John will call Noel again. John continued that we did not elect new officers in January so we need to do that today. John proposed the existing slate and Kim said they need someone to replace the treasurer Terry Moody. Cynthia Tunnell volunteered for treasurer and will also stay on as secretary. Trish motioned to keep the current slate of officers with the addition of Cynthia as secretary/treasurer, Mike seconded and all were in favor.

**NEXT MEETING:** The next POA Board Meeting will be Monday, April 3, 2023 @ 3:00 pm.

**ADJOURN:** A motion to adjourn was made, seconded, and passed unanimously. The meeting ended at 4:40pm.