

CRAFT FARMS PROPERTY OWNER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday, April 3, 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 3:03 pm.

Village Representatives present were President John Mitchell, Vice President Kim Gordon, Cynthia Tunnell, Cynthia McDermond, Norm Randolph, Mike Mitchum, Mickey McCaleb, Laurie Nichols SAE Alternate Rep., and Will Cheyne RG Alternate Rep.

Billy Adcock, Trish Shamburger, Statia Moody and Curt Graff with ARMC were absent.

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

APPROVAL OF MINUTES: The Minutes from March 6, 2023 meeting were presented for approval. Cynthia McDermond asks that the spelling of Laurie Nichols name be corrected. Kim Gordon motion to approve the minutes as amended, Cynthia Tunnell seconded and all approved.

UNFINISHED BUSINESS:

John gave a report on signs they are looking to put up at two entrances. He was able to get the signs down in size. We now need to get with the city to approve the location of the signs We already have approval from the city for the sign that will go up on Blue Heron Drive as long as the golf course approves. The one on Cypress Bend Drive is in city planning department is saying it is on the right of way and according to ordinance they say it can't be done. John will continue to work with the city to see what can be done. He was also able to get the price down. He is hopeful to be able to get approval for both placements within the next month.

Jim Foster gave an update on the aeration project on the ponds and said they are 90% complete. They are waiting on the electric panels to be finished and for EMC to approve this work. They have put aerators in three ponds and have tagged them with decoy alligator heads. Kim mentioned it would be good to put this in the newsletter so people would know they are fake, the board agreed.

SUB-DISTRICT ISSUES:

Cypress Bend: John reported in addition to the signage situation.

Cypress Gardens: Mickey reported that they are planning put out pine straw but limit it to the shrubbery beds in the common areas and the homes that want it. He has checked pricing and has settled on using Southern Pinestraw.

Royal Glen: Norm reported that he has an agreement from the city to repair the sidewalks in Royal Glen. They would like to get all sidewalks pressure washed and would like recommendations for companies to get quotes for this work. Norm also introduced Royal Glens alternate rep Will Cheyne.

St. Andrews: No report.

Estates: Kim reported the house that has been in violation for trash cans has sold and they have already moved out another house sold as well and we have not received new owner information as of yet. Now they are down to only one house for sale. They have received some different proposals for their gates. One proposal is for powder coating which means they will have to take down the gates and transport them, which they are not sure about. Bob Moreno is going to investigate the proposal for painting metal instead of powder coating. Brenda Rohlfs is working with Logan Landscape regarding redoing the entrance, they had several plants die due to freezing and so much rain over the winter months. Brenda asks the board if they could get permission to remove so dead bushes that she thinks are in the districts common area. John said to make sure they do not belong to the golf course before they are removed. Cynthia Tunnell asks Brenda to also mention to Brooks to trim some other bushes in that same area.

St. Andrews East: Cynthia reported that they still have some concerns about the lake. Jim met with some of the owners to see what other options there may be and get some bids to get it raked out. There is an enormous amount of stuff in the lake and it looks terrible. They are just trying to find the best way to get it cleaned up. Jim said Jeff Jackson is going to look at and get with some suggestions. He has discovered Estate Management is not treating the lakes according to what they need, he will continue investigating this and see if they need to try alternatives. Cynthia mentioned that most of the stuff ends up in one neighbor back yard because of the way the wind is blowing it in. An owner who paid to have a dead signature tree removed brought the letter that gave her permission to remove the tree, she is now asking the board if they will pay to get the stump ground. John agreed that we would pay for this to be done.

Turnberry: Mike began his report asking Jim if they are finished ordering pine straw. They need some but not a lot. Jim said he would check on this and get back to him. They have an alligator and Mike is looking to see who to call to get it relocated. Kim gave him the number for Brendan Powell with wild life control. She said they will come and capture and relocate it. John mentioned they would probably take it to the gator farm in Summerdale.

Pinehurst: Cynthia reported that they have not finished putting the pine straw in the front entrance so she is going to call to see when it will be finished.

Prestwick: Trish was absent so Marsha read a report she sent. Prestwick had 27 bales of pine straw placed at their entrance and one of our owners had termite damage to the front of her house and they had to do construction to repair it. There were no changes to the house, everything was put back to original house design. Norm mentioned that the spot lights at Prestwick's entrance are pointed at the road when you come out which could blind a driver. He asks if Alan could take a look to adjust them.

The Grove: John reported this subdivision was started by Dilworth and bought by Harris Doyle and now Harris Doyle has turned it over to the Limitless Homes which is a division of Truland Homes. We will continue to follow up with them to make sure they follow through on the landscape and

roads. John has a landscape plan that we approved but nothing has been done. They are also supposed to put in a well. John will also talk with Andy Bauer at the city about their plans.

COMMITTEE REPORTS:

FINANCE – Tom reported that Marsha is handing out a folder to all Village Reps. with a funds flow statement and P & L for 2022. The folder also contains a tentative 2023 budget for each village. John asks about the allocation to the district for the common area mowing for Cypress Bend and Tom said we would fix as all numbers are subject to change. He feels good about the P & L's. He would like everyone to let him know if they have comments and questions. Tom also asks Mickey if he could give us an accurate count of lots versus houses in Cypress Gardens. Brenda asks about getting a copy of budgets for villages and Kim let her know that we pass this out at each village annual meetings. We can also give out when requested.

ARMC – No report.

GOUNDS/LANDSCAPING – No report.

WEBSITE/NEWSLETTER – Joanne reported that she has updated the website with any changes that she is aware of and asks if Marsha could send her the new minutes that were just approved. She reports that the monthly newsletter went out and for the most part we get good comments. She did get a letter that was not a good comment and she turned it over to John which is in reference to the letter that was sent out the ARMC from Curt. Cynthia let her know that all future communications to owners that are not part of the newsletter need to come from the POA office. Joanne mentioned that when she does not get any info from village reps, she will put updates in newsletter and adds things like garbage pickup reminders in each village so it is not blank. She will add the information about the alligator decoys to the next newsletter. John mentioned that the newsletter does come through the POA from our Communications Chair so we can be careful about what we put and where. Joanne said the vast majority of the residence are very appreciative.

NEW BUSINESS: N/A

NEXT MEETING: The next POA Board Meeting will be Monday, May 8, 2023 @ 3:00 pm.

ADJOURN: A motion to adjourn was made, seconded, and passed unanimously. The meeting ended at 3:47pm.