

CRAFT FARMS PROPERTY OWNER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday, May 8, 2023

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, May 8, 2023 at Craft Farms Golf Resort in Gulf Shores. A quorum was present and President John Mitchell called the meeting to order at 3:00 pm.

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

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

Norm Randolph, Joanne Randolph- Newsletter and Curt Graff -ARMC were absent.

APPROVAL OF MINUTES: The Minutes from April 3, 2023 meeting were presented for approval. Kim Gordon asks that the spelling of Brenda Rohlfs name be corrected and motioned to approve the minutes as amended, Trish Shamburger seconded and all approved.

UNFINISHED BUSINESS:

John reported that the board would meet in executive session after this meeting to discuss the current standard operating procedures.

Billy gave an update on the aeration project and reported that they are almost finished with the set up. EMC is coming out this week to finalize the last three pumps, two pumps are operational at this time. He did a final analysis and we ran about \$3,000.00 over budget due to EMC charging twice the amount the estimated. After this week, all the ponds aeration systems will be fully operational. Kim questioned the EMC bill and ask why they did not honor their original estimate. Billy let all know that the estimate was not submitted in writing so they could not hold them to it.

SUB-DISTRICT ISSUES:

Cypress Bend: John gave an update on the signs for the entrances. The city said they would approve the sign coming in on Blue Herron but would not approve the one coming in on Cypress Bend because it was in the right of way. He discussed with them that it should not be right of way because it has a well on it and electric meter. He is waiting for them to get back with him on the final decision. The city did fix the north side drain of Blue Herron where it has been flooding so now it only floods on the south side. Apparently the two drains are not connected. John will follow up.

Cypress Gardens: Mickey reported that they did get their pine straw put down and it was about half of the amount they purchased in the past. Even though they had less, it cost the same as last year.

Estates: Kim started her report by asking Marsha if she has received any information on a new owner in the neighborhood. Marsha responded that she is waiting on a new title company in town to send the closing documents and will let Kim know when she has received. Kim asks about a

second home that a title company contacted her about and Marsha responded she knew about this closing and is waiting for the closing papers on this one as well. Kim also reported their gates are completed and they look very nice. She hopes they hold up well.

Glen Eagles: Statia reported that they had a little issue with neighbors calling the police on other neighbors, but there is nothing they could do about the noise they were complaining about. This came from the one neighbor that is always parking his truck on the right of way. She also reported that they have four new neighbors and one is part time so she has not been able to meet them yet.

Pinehurst: Cynthia reported that all is quiet.

Prestwick: Trish reported that they do not have much going on right now. She did want to caution everyone about asking permission before putting personal information about someone in the newsletter or sending an email out to everyone in your village. This was not done but some neighbors wanted her to send out personal information that she checked on before she sent it. She stated that everything seems to be fine in our neighborhood and there are not empty houses at this time.

Royal Glen: Will Cheyne reported in Norm Randolph's absence that they are just waiting on their sidewalks to be repaired.

St. Andrews: Billy reported that everything is fine in their neighborhood.

St. Andrews East: Cynthia reported that Brooks with Logan Landscape cleaned up a couple of their shrubs on their north wall. They were getting bad so he replaced them. The lake was cleaned up thanks to Jim Foster but it is an ongoing battle as the algae is back again with stuff floating on the top. Billy reported now that the aerators are working, it is going to take a little while. Estate Management is now back on the job and they probably were not treating it correct before. They have now added the dye and algaecide that will kill it but it will take a few weeks, so be patient. She also mentioned that since installing the alligator decoy heads, they do not get any ducks on their pond anymore. Billy reassured her that they will be back once they figure out its not real.

Turnberry: Mike reported that a couple of home owners have ask him if we can put a "no outlet" sign up at the beginning of their street. Is this possible so that people who get lost trying to find the club know not to go that way? Kim let him know that he will be able to get one from Noel Hand at the city.

The Grove: John gave an update. The Grove was started by Dilworth Development sold to Harris Doyle who built homes on seven lots and then sold the remaining lots to Limitless Homes a subdivision of Truland Homes. The seven owners who live there now have been complaining about landscaping and other things and rightfully so. Cynthia said all for sale signs on the lots are gone from Limitless. John did some research with the county maps which showed the road and the common area in front is still in Dilworth's name. He called Dilworth to let them know this and they said it was wrong that they intended to deed it to the POA. John said this is normal once the subdivision is completed. John let them know that we do not want it until it is completed. This would mean doing the landscape project that was previously approved. Dilworth said they are also going to deed the road to the city. John called the city and found that they have \$150K letter of credit for the landscape, John asks them to hold on to it until the landscape and road is completed. The city also needs to put sidewalks in so these folks have access to the entrance at Pinehurst. This

is ongoing and he will continue to pursue it to completion. Kim reported that their street signs are up.

COMMITTEE REPORTS:

FINANCE – Tom reported that he met with some reps and revised the budgets. He has asked for all reps to look over their budgets again so we can finalize and get them uploaded into the system. He passed out a form that has everyone's capital listed on it which he tied into the funds flow statement. As far as he can tell right now all the numbers work. Tom wanted the Estates to know that they will have their loan paid off by end of next year by doing this themselves. Kim said this will be ahead of schedule. At that time, they may want to consider decreasing their dues. Tom let everyone know he would be happy to answer any questions. He also let everyone know that Marsha will be loading the budgets in the system so we can get first quarter closed. Trish would like to meet with Tom.

ARMC – Marsha let everyone know that Curt emailed and said if anyone had anything for him to please email him directly.

GOUNDS/LANDSCAPING – Billy let all know that the pine straw business for the year has been completed unless someone else needs more. Cynthia Tunnell said she thinks they missed someone in her village. Billy asks her to send this person to him by email and he would have Dennis take care of them. He also mentioned that Dennis did a great job spear heading this project and all agreed. Dennis has also agreed to handle this contract for next year. Sally trees have all seemed to have taken root and seem to be doing well except for one in Gardens which they are keeping an eye on. Brenda Rohlfs has been getting quotes for the main entrance. Brenda gave a report that she has gotten quotes from Rossington Landscape and Ultimate Landscape. She ask for feedback from anyone who has worked with these companies. One company provided photos with water features and the second candidate sent good description with plants and palm trees, etc. Once she receives more information, she will send all info to Marsha to send to the board. She would like to see about a pond less water feature and did not know if this would be a good option. Kim said when they looked into it years ago there was a lot of maintenance and upkeep. John thinks it would be worth looking into it because at that time they did not have a place to put it. Brenda said this would be like a river bed with river rock and would look very nice. She will follow up.

WEBSITE/NEWSLETTER – No report.

NEW BUSINESS: Cynthia explained to board about the 50 cents that is added to some of the villages quarterly dues and how it is making more work for the POA office. Marsha explained that some owners write their checks leaving the 50 cents off then think they have a late fee the next quarter. Cynthia is asking if we could remove the 50 cents. John made a motion that we lower the District dues by 50 cents, Kim seconded and all were in favor.

Billy gave a report on the irrigation well at the circle shared by GE & PH is short cycling. The most viable option to fix this is a quote for \$10,000. Billy asks Marsha to send the proposal to entire board.

NEXT MEETING: The next POA Board Meeting will be Monday, June 5, 2023 @ 3:00 pm.

ADJOURN: A motion to adjourn was made by Billy, seconded by Will, and passed unanimously. The meeting ended at 3:41pm.