

CRAFT FARMS PROPERTY OWNER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

Monday, June 5, 2023

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday June 5, 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, Norm Randolph, Statia Moody, Trish Shamburger, Mike Mitchum, Mickey McCaleb.

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

APPROVAL OF MINUTES: The Minutes from May 8, 2023 meeting were presented for approval. A motioned to approve the minutes was made by Statia Moody and seconded by Norm Randolph, all approved with the understanding that Marsha would be pithier in the future.

UNFINISHED BUSINESS:

Billy gave an update on the well # 2 which is located between Pinehurst, Glen Eagles and St. Andrews East. The well is cycling but not filling. They received three bids and have chosen the one that is most attractive so the well is in the process of being replaced.

SUB-DISTRICT ISSUES:

Cypress Bend: John reported there is nothing new in Cypress Bend at this time.

Cypress Gardens: Mickey reported there is still a lot of construction going on. He is suggesting that we tell anyone building that if they leave a mess on the lot next to them, they are responsible for getting it cleaned up after the build or the owner will pay for this out of their \$2,000.00 construction deposit or we will bill the builder.

Estates: Kim reported their gates have been painted and they look nice. She asks Marsha about some new owners as she has seen them move in and we do not have information on them yet. Marsha will look into. Kim also reported that some of their drains are being surveyed as golf course property so she is hoping this will hold the city responsible for taking care of them. The reason for the survey is that the golf course has sold and is due to close on June 30th. John touched on the sale of the course and plans to meet with the new owners as soon as possible regarding the POA shed and mowing. Kim also met with Mark Ackerman recently about seal coating their road.

Glen Eagles: Statia reported that all is good in Glen Eagles.

Pinehurst: Marsha reported that Cynthia is out and has no report at this time.

Prestwick: Trish stated that there is nothing to report at this time.

Royal Glen: Norm reported they have removed all of the overgrowth behind the lake on #13. They also removed the overgrowth at the end of #16 and next to #15 tee box.

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

St. Andrews East: Cynthia reported that everything is fine in their village as well.

Turnberry: Mike reported that there is nothing new in their village.

The Grove: John updated that he has had a further conversation with Andy Bauer from the city who has the \$150K letter of credit from Dilworth who was the original developer. Andy contacted the Dilworth and the subsequent developer and gave them until June 16th to take care of all of the code violations and finish the landscaping. They acknowledge this but we still have not seen any improvements to date. John said it looked like one owner might have been putting in a patio and wanted to make sure we remind all owners that they need to go through the ARMC for any exterior improvements. All home owners are paying dues and are up to date. When the new developer starts to build, they will also need to go through ARMC. We will expect them to use the models that were already approved.

COMMITTEE REPORTS:

FINANCE – Tom began his report with asking Marsha to pass out P & L reports for the 1st quarter. He reported the budgets are finished and are in the reports. Tom made a motion to approve the 2023 budgets as submitted, Billy seconded and all were in favor.

ARMC – Curt had nothing to report at this time. Mike asks Curt to let each village rep know when a project is approved for each homeowner, Curt agreed to do a better job with this.

GOUNDS/LANDSCAPING – Billy reported that there is an erosion washout by #6 pond which is leaving a large gap that needs to be repaired. Billy has talked with Jason from golf course maintenance as the cause of this is drainage from the golf course. He will report more when he gets the survey. Billy also reported that they now have any opening on the grounds committee if anyone knows of someone who would be interested in serving, please let him know.

WEBSITE/NEWSLETTER – Joanne has received a request from a resident to advertise for them in the newsletter, she did not include this as she wanted to speak with the board first. A discussion ensued regarding getting a community page out for owners. Marsha is looking into a Craft Farms facebook page that will only be for property owners, she will send to the board before we send out to the owners. Kim made a motion that the newsletter remain informational with no advertising or other associated, Billy seconded the motion and all were in favor. Joanne also reported that in one page of the newsletter there is a section for each village to add information but this section is rarely used. She would like to know if everyone wants to keep this section, all would like to keep it and will name a social chair for each village to get in touch with Joanne for content.

NEXT MEETING: The next POA Board Meeting will be Monday, August 7, 2023 @ 3:00 pm.

ADJOURN: A motion to adjourn was made by Statia, seconded by Cynthia McDermond, and passed unanimously. The meeting ended at 3:54 pm.