

# ***CRAFT FARMS PROPERTY OWNER ASSOCIATION***

## ***BOARD OF DIRECTORS MEETING MINUTES***

***Monday, July 10, 2023***

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday July 10, 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, Norm Randolph, Statia Moody, Mike Mitchum. Absent were Trish Shamburger and 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 June 5, 2023 meeting were presented for approval. A motioned to approve the minutes was made by Kim Gordon and seconded by Cynthia Tunnell, all approved.

### **UNFINISHED BUSINESS:**

Marsha has put the facebook for the POA on hold and is asking the board to review a new website that may work better. She will schedule and meeting and get the information to the board.

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

**Cypress Bend:** John reported there are not real issues to report at this time. They put up signs so people would stop putting their trash on their common areas. Still working with the city to put up signs on the entrances that do not have them. This has been slow and he may have to approach city council to get approved. The other sign would require golf course permission and he will follow up with the new owners of the course.

**Cypress Gardens:** Marsha reported in Mickey's absent that he has been having complaints in his village about grass cutting not being caught up due to the rain. Logan Landscape explained that they can not back track on the schedule. Mickey is asking if they will be able to add a make up day for rain days. Mickey also has three trees that need to be replaced in their village due to damage and lack of growth.

**Estates:** Kim reported that Bob has taken over trying to handle the front bed at the entrance to make it look better. Bob also has volunteered to be on the landscape committee. The Estates also has new neighbors as several houses have sold.

**Glen Eagles:** Statia reported that everything is going well. Jim reported that they had a well-attended 4<sup>th</sup> of July party.

**Pinehurst:** Cynthia had nothing to report at this time.

**Prestwick:** Marsha reported in Trish's absence. Trish would like everyone to know that Donna Turner is their new social chair and the side walks in Prestwick Circle have been pressure washed.

**Royal Glen:** Norm reported that the city has repaired 90% of their sidewalks. Due to rain, they still have a few to finish. Once they are all completed, they will get bids to pressure wash all of the sidewalks. They have had trouble with golfers coming in their back yards and being rude when they are asking them to leave. These owners have contacted police and they told them to put up a trespassing sign. If the owner can get the cart number, they will be able to enforce this.

**St. Andrews:** Billy introduced Mary Ackiss, she is a new owner in St. Andrews. He also reported the village is having growth problems with ferns in their bushes and also a cinch bug problem that is disturbing the grass, they are working on these issues.

**St. Andrews East:** Cynthia asks the board when we getting bids for various work that needs to be done, can one contractor bid on all of the work or does she have to separate each job? She has someone that has already worked for them in the past that can do the repairs, pressure washing and painting that needs to be completed. John replied that if you think the contractor is competent and the amount is in your budget than it is up to each village rep. If the bid is over the amount you can spend, you will need to submit it to the board for approval. Mike asks if we have a liability form for workers to submit before we allow the work and also if we get their tax id number for 1099's. The board discussed and John has asked Marsha to follow up with our attorney to make sure we are getting all information needed. Cynthia also asks if we are allowed to paint any utility signs and Billy let her know to call EMC and they will do it. Cynthia had a neighbor complain about the size of a flag someone had on their mailbox. She asks the board if there is a stipulation on the size flag you can have and the board said no, there is not a size limit.

**Turnberry:** Mike reported that the city finally put up a no outlet sign for their village, which will help with traffic turning around in their village. All discussed traffic problems that have been talked about with the city for years.

**The Grove:** John reported that June 16<sup>th</sup> deadline for the developer came and went. Andy Bauer at the city said he will speak to the builder again and will let them know we are about to pull their letter of credit, which may be a longer process. John will also talk to the city again about the street as we do not want to take it over in the condition it is in right now. Limitless Homes owns the last six lots and understand that they need to be mowed.

#### **COMMITTEE REPORTS:**

**FINANCE** – Tom has no report at this time.

**ARMC** – Curt reported that the Grove owners have called him about getting the swamp behind them cleaned up so that they can access the golf course. He has explained to them that this is golf course property. John explained that down to the water line is each owner's responsibility and he has talked to the city about extending the sidewalk at the entrance of Pinehurst for these owners to use, the city is looking into this. The board discussed the possibility of putting a bridge in there and that the owner's would need to discuss this with the golf course. Curt has not been able to reach an owner who started building their house in February 2022 and still is not finished but he will keep trying. These owners had a lot of trouble with utility companies. Curt has noticed that a 5 foot area on the street side of the lake between #10 & #11, has not been mowed. Billy has researched and

found that it is golf course land, he will investigate why it has not been mowed. A discussion ensued regarding mowing the golf course areas in exchange for the maintenance shed. We need to look into another storage space for maintenance in case we need to move. Robert Craft gave the shed to the POA but it is on golf course land. John will talk with the new owners regarding this. The owners of lot 21 in the Gardens is building. Cynthia McDermond let Mike know that she spoke with Chad about cleaning up the pond in back of Turnberry and he said it is on the list to be taken care of.

**GOUNDS/LANDSCAPING** – Billy reported that Mary and Clay Ackiss are building in St. Andrews and after a survey have found that the property next door is encroaching on their property. Mary is asking for board approval to remove the landscaping as well as the irrigation due to the encroachment. John explained that St. Andrews has zero lot lines and the board discussed that the previous owner may not have had approval for their plans. Billy suggested to have Marsha draw a letter detailing what the Ackiss's have permission to do. Mike suggested that we have both parties sign the agreement and all agreed. Billy asks what the signature tree is in St. Andrews East. Cynthia McDermond replied that it is the red maple tree. Cynthia made a motion to replace the red maple as they die with live oaks. Norm seconded the motion and all were in favor. Billy reported that a new owner has ask that a signature tree be planted where there used to be a tree. John reported that the previous owner refused the tree after Sally and if the new owner would like one, he can get one at his expense. Billy reported the well at the round a bout Turnberry, Glen Eagles and St. Andrews has been repaired. Billy is asking permission to remove some dying trees in Prestwick. The board agreed that Billy will need to speak with Trish about this issue. Bily asks Jim Foster to report on tree trimming. Jim reported that the entrances of Pinehurst, Royal Glen, Turnberry and St. Andrews East. They also cleaned up the cypress trees on the boulevard and overhanging trees on the sidewalks of Cypress Bend and Gardens. John has asked Billy to check with the city on their obligation to trim trees as well. Jim also reported that all aeration systems are up and running and all are doing good. He asks been working with Estate Management, they have added micro bio treatments and fish and the ponds are finally clearing up. Billy expressed his sincere gratitude for having Jim on his landscape committee. Billy reported that the last electrical storm zapped the wiring at the well at Blue Heron and is being replaced this week.

**WEBSITE/NEWSLETTER** – Joanne wanted to talk with the board about under age children driving golf carts as there have been many accidents. She would like to know if there is anything we can do. John reported that according to city ordinance requires them to be 18 and have a drivers license. It also lists the streets they can drive on. The board agreed that the police should be called each time anyone sees this. Joanne is going to put this information in the newsletter. She will also put the information in the newsletter regarding the no trespassing signs on the golf course side. Joanne also asks for more content for each villages section of the newsletter.

**NEW BUSINESS:** Billy has asked for help with landscaping the entrance as we need a couple more people. Mary Ackiss has volunteered.

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

**ADJOURN:** Billy made a motion to adjourn, Mike seconded, and the motion passed unanimously. The meeting ended at 4:36 pm.