

CRAFT FARMS PROPERTY OWNER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday, October 2, 2023

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday October 2, 2023 at Craft Farms Golf Resort in Gulf Shores. A quorum was present and President John Mitchell called the meeting to order at 3:06 pm.

Village Representatives present were Cynthia Tunnell, Billy Adcock, Norm Randolph, Cynthia McDermond, Kim Gordon, Mike Mitchum and Mickey McCaleb. Absent were Statia Moody and Trish Shamburger.

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

APPROVAL OF MINUTES: The Minutes from August 7, 2023 meeting were presented for approval. Billy Adcock made a motion to accept the minutes as amended and Norm Randolph seconded the motion all approved.

UNFINISHED BUSINESS:

Website: Marsha gave an updated report regarding the website. She reported that she has spoken with Coast Pro Marketing who originally built our current website to give us a quote to update the site and give it a fresh new look with more functionality. After reviewing the quote, Billy motioned we move forward hiring Coast Pro Marketing, Mike seconded the motion and all were in favor.

SUB-DISTRICT ISSUES:

Cypress Bend: John said that he did not have much to report but wanted mention that he needs to go back to the city to see what the next step is to put up a Craft Farms sign on the right of way at our entrance behind Target. He will go before City Council if he needs to.

Cypress Gardens: Mickey reported he did not have many issues but wanted to mention that contracts are coming up for lawn service. He is disappointed with the work but suppose we don't have many choices. Billy mentioned that he would address this in the landscape report. Mickey asks how communication is the with new owners of the golf course as he is hoping they will help us take care of the cost of the wells. John mentioned that he has sent a letter to the new owners asking to meet with them and he received a nice letter back but no answer about a meeting but said if we have any issues with club operations to get with Chad Leonard. John would like to meet with them to give them more of a history. A discussion ensued and all agreed it would be good to establish a relationship with the new owners.

Estates: Kim reported that she received an email from an owner asking why the lakes are so dry. She will let them know that the lakes they are talking about are golf course lakes so they would need to ask the golf course. Kim asks Marsha to send a letter to an owner about

keeping up with their landscape and also to have Alan replace a light that is out in the landscape bed at the entrance. She gave an update on their gates and is hoping to have the new system up and running soon. Kim asks Joanne to mention “remember to clean up after your pets” in the newsletter as people are not doing this.

Glen Eagles: No report in Statia’s absence.

Pinehurst: Cynthia reported that she sent out two different emails asking for help with a sub-committee/nominating committee meeting and they are working on candidates for Village and Alternate Representatives for the upcoming election.

Prestwick: Marsha gave a report in Trish’s absence that the roads in Prestwick Village have been resurfaced, the pump for their lake fell into the well and Johnsons should be able to retrieve it this week. They will then determine if a new pump is needed, which the board has approved by email vote. In the meantime, Alan has rented a pump to refill the lake. She gives a big thank you to Alan and Billy’s team for helping to resolve this issue. There are two houses on the market in Prestwick Circle and the Harvey’s will host a wine and cheese in the village on the 6th.

Royal Glen: Norm reported that someone run over a lamp post again and Alan was able to piece it together and put it back up. Alan let him know that we have a low inventory of lamp poles bases and they are very expensive to order. John has not been able to get EMC to talk to us about replacing the current lights with their lights. Noel Hand is supposed to check into this for us with his contact at EMC. We now have around 135 of these Sternberg lights and they are all insured.

St. Andrews: Billy reported that the Dixon’s have now moved into SA. There have been built three houses that have sold in the last three months. They have had two or three houses sell in the last three months. Billy wanted let everyone know that all of their houses still have a Polly butylene pipes and they tend to break at the least opportune time. When they break several owners have had trouble finding the cut off valve at their meter. Due to this, they are going to put a 1X4 plaque in front of each property to identify each meter. They have unburied some but that has caused a tripping hazard. Saint Andrews only has three more lots left to build on and one of these has already presented the plans and will begin to build soon. The other two have not presented plans. One of our owners came up with the idea to put up a directional sign in the roundabout between Turnberry, Glen Eagles and St. Andrews as people have a tendency to get lost there. It will be a white sign that is like the other signs in Craft Farms.

St. Andrews East: Cynthis reported they have finally started the west wall project. The contractor has power washed and painted the walls and fix sign which was rotted and in bad shape. Patricia Allen has volunteered to be social director for the village. She sent an email to Chad regarding the lake behind their house between St. Andrews East and Turnberry. He commented that it should never had been a golf course pond. She let them know what the POA has done to clear up our lakes.

Turnberry: Mike asks Marsha if he got in touch with the new lot owner to discuss the mowing. Nothing else to report.

The Grove: John reported that Dilworth needs to finish landscape. Current owner needs to keep the last six lots maintained. John will touch base again with city again on letter of credit. Alan has checked their irrigation that was installed and it is good. Cynthia McDermond reported she saw pine straw bales which is a good sign. The developer also paid to hook up to city water and have two convenience meters installed for the irrigation.

COMMITTEE REPORTS:

FINANCE – Tom reported that we are just about ready to close 2022. Once it is closed, he will file taxes, we will probably get a penalty but was worth it to make sure all is good before we filed. When Tom returns from vacation he will start working on 2024 budgets. We are forecasting to have all finished very soon. Tom thanked Marsha for her hard work on accounts as the aging report looks a lot better. Most are between 60-90 days. Going to send a stronger letter out after 30 days to stop this from getting out of hand. Tom asks villages that are being built in to keep us updated when houses are finished so we can adjust dues.

ARMC – John reported in Curt's absence that they had a covenants committee meeting last week regarding house plans for an owner that wanted to put up Bahama shutters when they build. The committee agreed to let them add the shutters. Cynthia McDermond asks if the brown garage door in St. Andrews was approved and Billy replied that yes it was approved.

GOUNDS/LANDSCAPING – Billy reported they took down two water oaks in Royal Glen because they were stressed. There are also two on the boulevard that have the same symptoms and will have to be taken down. Alan will install carp guards in the lakes as we will be putting 74 carp in various lakes the middle of this month. They will add the maximum that each lake will allow. We have a muck problem and they are now using bacteria to control this, it is slow but effective. All lakes are now close to their normal levels. The electric bills will reflect how hard they have been working. Fourteen active wills are all working except Prestwick which as reported will find out soon if they can recover pump. Drought has put a major strain on pumps and Marsha and Alan have worked out a watering schedule with Pinehurst and St. Andrews East that should help to make sure everyone doesn't run at the same time. Some places have turned brown and need some irrigation work. One area that needs attention is the CR4 main entrance he will send everyone a proposal to restore the irrigation at the entrances. There is water running to the island but not the two sides and they are turning brown and we need to get water to it so it is balanced out. Bus stop project has been put on hold due to volunteers who quit the committee but they have been replaced with Valerie Nehring and Chad Leonard so the committee will soon move forward. They would like to have a water feature, but it looks like it would cost around \$16,000.00. Would the board be able to approve this amount. Board agreed this is doable but would like to receive the proposal to look over. Billy will provide two or three proposals for everyone's review. We need to start budgeting our landscape for

next year. Would like to continue with Brooks and need to get feedback from all villages to see if they are doing a good job or what needs to be done so we can negotiate. Would be a good ideal to have contracts expire at different times. Mickey mentioned Brooks told him that they refuse to edge on soft beds and they will only weed eat. Billy said we need to tell him what they need and have them quote on these needs. Cynthia Tunnell wanted to make full disclosure that Mickey could be complaining due to his son getting back into the landscape business. Kim has asked if landscapers could please keep the island trimmed up, it is just after the first house on their street.

WEBSITE/NEWSLETTER – Joanne- ask if anyone has any issues that they would like add to the next newsletter.

NEW BUSINESS: A discussion was held regarding release of Financials, the Board agreed that if any owner wanted to see any financials, they can make an appointment to “view” these at the POA office. No copies will be released or pictures taken. Marsha asks if firepits are allowed as she has had a couple of owners ask. The Board agreed that there is nothing in the bylaws prohibiting firepits and that all must be ARMC approved. Elections are coming up for St. Andrews, Pinehurst, Prestwick, Cypress Gardens, Cypress Bend and The Grove. Marsha asks for all reps from these villages to think about your dates for your annual meetings so we can get the information out to each village owners.

ANNOUNCEMENTS: Kim has an owner interested in helping on the finance committee. She will get him in touch with Marsha to set up a time to talk with Tom.

NEXT MEETING: The next POA Board Meeting will be Monday, November 4, 2023 @ 3:00 pm.

ADJOURN: Billy made a motion to adjourn, Kim seconded and all were in favor. The meeting adjourned at 4:44pm.