

CRAFT FARMS PROPERTY OWNER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday November 6, 2023

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday November 6, 2023 at Craft Farms Golf Resort in Gulf Shores. A quorum was present and President John Mitchell called the meeting to order at 3:06 pm.

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

Committee Chairmen present were: Tom Grabowski, Finance Chair, and Joanne Randolph with the newsletter, 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 October 2, 2023 meeting were presented for approval. Norm Randolph made a motion to accept the minutes as amended and Billy Adcock seconded the motion, all approved.

UNFINISHED BUSINESS:

John Mitchell reported that Angela Mitchell was arrested on Saturday which concludes the theft investigation. John also reported that the insurance claim was paid in full for this theft.

John Michell spoke about the addition of The Grove to the POA Board. John has been in contact with Andy Bauer at the city regarding the release of the developer. The landscaping is almost complete and the curbing on the street is done. Andy said he would look into the release. There are six lots remaining and their dues needs to be determined. Lee Akins and Blaine Hennis owners in The Grove were present and John let them know that Marsha will be in touch with them regarding their first village election. Lee and John discussed an area the builder left that is between the golf course and their property. John said we definitely need to let Andy know to hold the developer accountable. Marsha reported we are getting landscaping bids for The Grove.

Marsha reminded all villages that are up for election to finalize their meeting dates so that all letters and proxy's will be sent out 14 days in advance.

SUB-DISTRICT ISSUES:

Cypress Bend: John reported that he had another conversation with the city about putting up their new signs in the right of way. He has resubmitted the request and hopes to hear something soon. Their Village has a cocktail party coming up on December 18th.

Cypress Gardens: Mickey said he has nothing to report today.

Estates: Kim reported that they are waiting for upgrades for the completion of the new scanner at the gate. Marsha reported she received an update today that Baldwin Fence Co. is working on onboarding the cell phone feature. Once that is complete, we can set a day and time to pass out decals to all owners and collect their remotes. The remotes will still work during this process. Pat Scott did an excellent job picking the plants and finding the trees for the entrance. Logan's did a

great job planting everything as well. On the back side they have mites and are treating the sagos and crape myrtles for these. They had a social in October and are planning another in January.

Glen Eagles: Stacia reported they had some trees taken down that made everything look nice. They have a great group of people that get together once and month for social/cocktail hour. No other issues to report.

Pinehurst: Cynthia reported that they have set their biennial meeting for Sunday December 10th.

Prestwick: Trish reported that Johnsons Well confirmed that the pump had not fall and report was better than expected. Thanks to Bill and his team for the Carp that were released into their lake. One signature tree was taken down and things look better. They are seeking a recommendation from Billy for replacement trees. She sends a newsletter update to the village once a month and she reminded them that she was seeking a replacement for village rep but no one has volunteered. She will pick a date very soon for their annual meeting and get that to Marsha. They had a social earlier this month and people really enjoyed it. They will have a holiday social on December 9th. Trish spoke with some residence about putting trash out on the curb too early for pick up and suggested they take things to the recycle center. She has had complaints about another owner leaving trash on the golf course side of their house. She has talked with them and they have already started to clean it up. Trish spoke with Alan about sprucing up the signs to the villages to freshen them up. He brought up the idea about painting the signs at the entrance black, she is asking if all villages would like to do the same. The Estates looks really nice with their gate and all signs would look good black. John said that each village can decide for themselves. Trish will bring this up with her owners at their biennial meeting.

Royal Glen: Norm reported they will be decorating the Christmas in the next ten days and they will also have a Christmas social they will have in mid-December. They had a Halloween party that was well attended.

St. Andrews: Billy reported they have a new house going up in St. Andrews. An owner ask how they would handle the due's structure if they do not build and it remains a vacant lot. John said the due's structure would stay the same. If it remains vacant. Mickey asks about this for the Gardens and Marsha confirmed that the dues for SA and GAR go up once a home is built on them. Billy introduced Steve Makarsky as the leading candidate to replace him in the upcoming elections. They have had a couple of violations in the village and letters were sent to these folks.

St. Andrews East: Cynthia reported they had their first neighborhood get together on Saturday November 4th, thanks to their new social director Pat Allen. They have a beaver issue and need to see if there is anyone, they can call to relocate them. Kim suggested Wild Life Solutions. John asks Marsha to check with the golf course to find a recommendation.

Turnberry: Mike reported that they were without water for about six hours one day this month. Gulf Shores Utilities has taken care of this issue. They had a well-attended social last month and looking forward to having more.

The Grove: Nothing to report at this time.

COMMITTEE REPORTS:

FINANCE – Tom reported that he is working on 2024 budgets. His plan is to distribute these at the next meeting but he will need to get with each Representative before submitting these budgets. He will then work on the taxes for 2022 and 2023. Norm asks if money can be moved from their capital reserve account into their operating account. Tom replied yes, we can do that and he would get with Norm on the amount.

A question was asked if owners can get a copy of all budgets from each village after approval. John explained that each village will send out the budget to the owners of that village and the district budget is available to view at the office by appointment. Kim mentioned that each village would have their budgets available at their biennial meeting because there is no need to know the financials for a village you do not live in. Other owners ask about budgets and John explained that each village can work on their budgets with or without Tom. John and Kim further explained that sub-district/nominating committees can work on the budget as well.

ARMC – Curt reported that Cypress Gardens has a new house started and Dixon homes has a new one started as well. St. Andrews has a new house going up as well. Mike asks if Curt knew which way the new home in Turnberry is going to face, Marsha explained that these owners have not turned in their plans yet. Curt addressed a question from an owner regarding planting on lot lines, as her neighbors have done this. Curt confirmed that the neighbor did not get permission to do this and explained to the owner that he is researching this and will let her know the outcome very soon.

GOUNDS/LANDSCAPING – Billy reported the landscape committee has four different areas they are working on, trees, mowing, ponds and the bus stop. They are looking for five replacement trees due to an infestation of borers that killed some trees in Royal Glen and on the Boulevard. The bus stop committee decided not to add the water feature, they could not find a fountain that was affordable or reliable. They have found a landscaper that is in the budget. Billy has had a discussion with Logan Landscape and they have agreed to keep the contract price the same as this year to keep our business. An owner has asked what the schedule of mowing is and all reported that the schedule is on the website. John has asked Billy to ask Brooks to separate out what he mows of the golf course. Billy reported that 74 carp have been added to the lakes as well as bacteria and within 18 months to two 2 years you will see it clearing up of muck. Cynthia McDermond has asked if SAE is on the list for two trees. Billy assured her that yes, they plan to replace them. Alan has asked if we can have a resolution for builders to go by with a list Billy created. Curt assured everyone that he contacts the builder to make sure this is done. Mike said that sub contactors working on trees, etc. are parking between homes and lots and Jim reported that he lets all home owners know when they will be in the area working on trees. Marsha informed all that if there is a problem to call the office and she will reach out to the builder. Norm asks if a form is needed to install a new door and Kim reminded that this is needed for anything that is going to show on the exterior.

WEBSITE/NEWSLETTER – Joanne has published the November newsletter and is working on the December issue. She would appreciate input from each village rep. Everyone let her know she is doing a great job!

NEW BUSINESS: Cynthia Tunnell noticed that a lot of people are putting a lot of ornaments and yard art in their yard. The covenants cover that anything going on the exterior of your home has to be approved by the ARMC committee.

Norm brought up that a discussion of auditing the books should be done in executive session at the next meeting. John agreed.

A question arose from the floor regarding the embezzlement and John addressed.

ANNOUNCEMENTS:

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

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