

CRAFT FARMS PROPERTY OWNER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

Monday January 15, 2024

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday January 15, 2024 at Craft Farms Golf Resort in Gulf Shores. A quorum was established and President John Mitchell called the meeting to order at 3:05 pm.

Village Representatives present were Kim Gordon, Norm Randolph, Mike Mitchum, Mickey McCaleb, Trish Shamburger, Statia Moody, Gary Kreigh, Steve Makarsky and Blaine Hennis. Absent were Cynthia McDermond.

Committee Chairmen present were: Billy Adcock and Jim Foster, Landscape committee. Chairmen absent were Tom Grabowski, Finance Chair, Curt Graff, ARMC Chairman, and Joanne Randolph, newsletter. Marsha Guyer, POA Manager was present and recorded minutes.

APPROVAL OF MINUTES: The Minutes from December 4, 2023 meeting were presented for approval. Kim Gordon made a motion to accept the minutes as presented and Norm Randolph seconded the motion, all were in favor.

UNFINISHED BUSINESS:

SUB-DISTRICT ISSUES:

Cypress Bend: John reported that their village biennial meeting was held on December 14th and he and Bob McDowell were re-elected as representative and alternate. They had a good meeting with owners who were concerned about the traffic and the speeding on their street.

Cypress Gardens: Mickey reported their village biennial meeting was held on Saturday December 9th and he will be the representative and Greg Crews will be the alternate for the next two years.

Estates: Kim reported they are still dealing with drainage issues. John sent a letter to Noel Hand regarding this subject and Noel has not responded. Kim mentioned that Noel has been contacted in the past with no response. She feels that we should hold the city responsible by meeting with city council. A discussion was held about how much of the drainage problem is on golf course property.

Glen Eagles: Statia reported that their village is good.

Pinehurst: Gary Kreigh introduced himself as the new Village Representative and that he also represents Michael Roberts who is the Alternate Rep.

Prestwick: Trish reported they had their biennial meeting in December and she was re-elected village representative. Larry Brown was elected the Alternate Rep. At the meeting they formed a beautification committee that will meet and decide about their entrances as well as plants and things of this nature. They also voted to paint the plaques on their entrances black and gold. Because of the expense of a new well last year, she suggested a quarterly dues increase of \$15.00 to help restore their reserves. The owners then voted to increase the quarterly dues by \$20.00, this way if they ever need another pump, they will be ready. Many thanks to the Loversy's for taking down the Christmas wreaths while she was out of town. So far things are good.

Royal Glen: Norm reported they took all Christmas decorations down this past week. He has had some questions from owners about the landscape contract and will sidebar with Billy Adock.

St. Andrews: Steve Makarsky introduced himself as the new Village Representative and let all know that Scott Kreiger is the Alternate Rep. He would like to thank Billy Adcock for all of the work he has done for their village.

St. Andrews East: No report in Cynthia's absence.

Turnberry: Mike reported their village had a Christmas party and had a short discussion about a project at their entry to remove all the juniper trees because they look terrible. They are coming up with a new plan which may or may not happen this year.

The Grove: Blaine Hennis reported their village is still dealing with the same issues as last month. Curt did provide all the plans, etc. from DR Horton for their review and the architecture does look nice. Their biggest issue is drainage and several yards that flood substantially. They feel this is due to the original developer not completing what was promised and they would like to be put on the city council agenda as well to talk about these issues. John let Blaine know that the city is still holding the original developer responsible. The original developer did not grade the property properly and then put in a French drain to try to solve this which did not help and needs to be cleaned out once a month.

COMMITTEE REPORTS:

FINANCE – No report in Tom's absence.

ARMC – Curt sent his report by email: The only thing going on with ARMC is that we are still working with the Grove and DR Horton, and expect to wrap that up in the next few weeks.

GOUNDS/LANDSCAPING – John began this report by announcing that Billy is no longer a Village Representative but has agreed to stay on as the head of this committee. Billy began with reporting a leak they had in Cypress Gardens as a result of a pump not cutting off. Alan has fixed the problem and is installing pressure relief valves and new contactors. Mickey said that the cut off valve failed and so did the pop off valve so it built a lot of pressure up in the line. Billy reported that an in CG is an engineer so Alan has been working with him to make sure this does not happen again. The committee is working on scheduling some tree trimming soon and will notify the village rep so they can let all owners know when this will be done. Kim has asked if they would please trim a low hanging branch in the round about at the Estates. Billy let everyone know that they have worked with the landscape contracts and will address any issues with each village rep before they are signed. John asks about a contract for The Grove and Billy replied that they are waiting until all landscape issues have been completed. John then let Blaine know that once that is settled, the landscape contract would become part of their budget along with the electric bill, etc. Blaine mentioned there would be a water bill soon for the irrigation that was put in for their landscape. Mickey asks about their contract and said they are good to go. John would like to see a breakdown of how much of the golf course is being mowed. Billy let him know they are working on this. Norm asks if we need approval on the contracts. Billy needs an approval from the Board for the contracts that are ready. John moved for approval of the contracts we already have and

Mickey seconded, all were in favor of the approval. Billy then gave an update on the lake, he reminded everyone that we do have all the aerators in place and that we can expect to have the same algae problem as always in the spring. They are recommending to discontinue their contract with Estates Management as they are not fulfilling their part of the agreement. He recommends we do the work ourselves for one year and see how much better the lakes will look. Billy gave an update on the trees and said they did an extensive amount of work last year and will keep an eye on each village and take care of isolated areas as needed. The bus stop is no longer and the landscape that was planted is soon to take shape and keep looking better and better. Billy reported that Dennis Lundy will be sending out information for pine straw soon. We are still under contract with Southern Pine Straw but will be looking for other bids once that ends at the end of the year. Billy proposed that each board member join him to make a Craft Farms POA hurricane recovery plan. He would like to form a committee to put this together so we can do some pre-planning and be organized.

WEBSITE/NEWSLETTER – Marsha reported in Joanne’s absence. Joanne would like to thank everyone for their input regarding the District that she put in the last newsletter. She had a lot of great feedback and good comments from this article.

NEW BUSINESS:

Election of Officers commenced for President, Vice President and Secretary/Treasurer. Kim has agreed to keep her office of Vice President and John agreed stay on as President and Mike Mitchum agreed to be Secretary/Treasurer taking Cynthia Tunnell’s place. Trish Shamburger made a motion to accept the slate of officers as given, Norm seconded the motion and all were in favor. Marsha will add Mike Mitchum to our signature card at SouthState Bank and remove Cynthia Tunnell.

Marsha asks for approval of the board meeting schedule to post to the website. All board members looked it over. The board made changes for May and September and Marsha will post to the website.

John reported that he has been working for over a year to get the city to allow them to put up signage before the intersection at the Target entrance to direct you to the surrounding villages. The city has made this area right of way and will not grant this sign and suggested putting the sign just past Cypress Lake Drive which will require permission from the golf course. Kim suggested we bring this up at the city council meeting and John agreed to add this to the list for the meeting. We will continue to work on getting signage at the two Craft Farms entrances that do not have signs.

John asks if there was any new business, old business or questions from the floor. One owner commented that he did not understand the need for signage at these entrances and John responded that it is to be able to differentiate it from Craft Farms North and the ten houses behind Target. The owner responded that we should not spend any money on this and John thanked him for his opinion.

NEXT MEETING: The next POA Board Meeting will be Monday, February 5, 2024 @ 3:00 pm.

ADJOURN: Statia made a motion to adjourn, Mike seconded and all agreed the meeting at 4:07pm.