

CRAFT FARMS PROPERTY OWNER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

Monday April 1, 2024

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday April 1, 2024 at Craft Farms Golf Resort in Gulf Shores. A quorum was established and President John Mitchell called the meeting to order at 3:01 pm.

Village Representatives present were Kim Gordon, Norm Randolph, Mike Mitchum, Mickey McCaleb, Michael Roberts, Steve Makarsky, Cynthia McDermond, Statia Moody, Patricia Shamburger and Blaine Hennis. Village Alternates present were Lee Akins and Jim Foster.

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

APPROVAL OF MINUTES: The Minutes from March 4, 2024 meeting were presented for approval. Kim Gordon made a motion to accept the minutes as presented and Mike Mitchem seconded the motion, the motion passed.

UNFINISHED BUSINESS:

John updated the board regarding a city council work session that several board members attended six weeks ago. At that time, several requests to discuss the drainage situation in several areas of Craft Farms were discussed. The Mayor Pro Tempore, Philip Harris responded to our request for a sit-down meeting which was held on February 29, 2024. The meeting included a study presented from Volkert regarding Cotton Creek which is divided up into three parts, from Craft Farms North to the Intercoastal. The study shows that all three areas need a significant amount of work. The city will pursue this with other entities to see who is responsible and will also look into grants from the state.

During the meeting they agreed to research Cypress Bend drainage issues when they resurface the road in the fall.

A discussion also ensued regarding the city storm drainage into our ponds and getting assistance with drainage in the Grove, of which they said they would look into. Blaine responded the city does have a plan and they are waiting for them to follow through. The Estates drainage was mentioned and the response was that the city could not legally work on private property.

Kim asked Philip for a timeline regarding all issues and he could not give one at that time. Norm asked about Hurricane Sally trees and the city said they would investigate this issue.

SUB-DISTRICT ISSUES:

Cypress Bend: John is pursuing the opportunity for the POA to purchase a small area of property on Cypress Bend Drive to use as common area. The property would house a new directional sign for Craft Farms. The well on site is inoperable but the electricity could be used for a light pole at entrance of Cypress Bend Village. Joanne mentioned she had a complaint about basketball goal being left up in Cypress Bend Village and will remind owners in the next newsletter.

Cypress Gardens: Mickey reported their village has no issues but would like information about pine straw.

Estates: Kim reported that the red golf cart that caused trouble last year, pulling teenagers on surf boards in the lake and skateboards on the golf cart paths, has been seen in their neighborhood again.

There has been vandalism and requested any information she can get so that she can call the police. Norm mentioned he saw this same golf cart pulling a bicycle in the circle at The Estates entrance and the bicycle crashed into the back of the golf cart. He also said they were all teenagers.

Glen Eagles: Statia reported that things are good in their village and thanked Joanne for reminding owners to keep their dogs on a leash.

Pinehurst: Michael reported that he has stepped up as village representative for their village as Gary has taken on an audit position with the POA. Their village is getting ready for pine straw and he will contact Dennis regarding the order. They are putting together a hurricane preparedness program outline list for their village to know which neighbors will need medical assistance etc. in the event something happens. Michael is working on an American flag incentive. They already have several owners that display the flag but will send out a notice to all owners that if they buy the flag, the village will install it on the mailbox or house for them.

Prestwick: Trish reported that the plaques on their columns look amazing, they are very pleased with the work. If you have not seen the plaques, please go by and check them out. Their beautification committee had their first meeting last month and picked out plants for their entrances. They purchased the plants and pine straw. The committee did the planting and put down the pine straw so the entrances look great! Trish mentioned an owner that had not kept up the maintenance of their property. Trish had asked Marsha to send a letter to the owner and she wrote a letter as well. The owner has been working on the property and it is looking much better.

Royal Glen: Norm reported that he received three estimates on lighting the trees at their entrance at CR 4. The best price came from Osborn & Sons for \$2,528.00 which is for lighting the right, left and middle trees. A new junction box will be needed as well. Norm asked if this would be an RG expense or District expense. The trees are on the right of way, but the electricity is on POA property. Norm made a motion to allow RG to accept the lighting proposal for \$2,528.00, John seconded the motion and all were in favor.

St. Andrews: Steve reported that he gave street sign information to Marsha to add to the city's list to replace. Also, he has been working with Dennis regarding pine straw which should be put down next week.

St. Andrews East: Cynthia reported they had gotten rid of the beavers. They caught four beavers and are thankful the club helped pay this cost. She sent a pine straw email to all owners and is waiting to hear who would like to purchase. Marsha will check with Alan to see if we have these signs in stock.

Turnberry: Mike reported they started the removal of trees at their entrance and in a week or so it will be graded and sod will be laid. Everyone agreed it is looking good. Mike also mentioned they are going to put up no fishing signs as they have seen an increase in people fishing.

The Grove: Blaine reported that the city has been working with the developer regarding the landscaping and they are hope this will be finished soon. Their village is now in need of mowing the common area. Billy let Blaine know that he would get in touch with Logan Landscape to get a firm price and get them on the rotation.

COMMITTEE REPORTS:

FINANCE – Mike Mitchum reported that the POA office has officially moved from QuickBooks desktop to QuickBooks online. Everything looks good so far from the transfer. We are looking forward to the new system providing the financial statements we have had to do manually in the past. Mike reported that Gary Kreigh would like to meet with each village rep soon to look at the last six months of financial statements and see if any changes or recommendations are needed. Now that

we are online, we will need an updated policy and procedures handbook. Gary has the knowledge as well as the experience we need to get us up to date and Mike is very optimistic about this project.

Marsha mentioned we updated signers for our operating account with SouthState Bank recently and we also need to update signers on our money market accounts which she will arrange.

ARMC – No report in Curt’s absence. Kim recommended we speak with the ARMC committee to have a representative at each meeting when Curt cannot be at the meeting. Kim is asking for approval to put up a wooden barrier to keep golf carts from using the path through their village that is between two private owners

GOUNDS/LANDSCAPING –Billy reported that he will make sure Dennis Lundy contacts all village reps regarding pine straw. Tree trimming is being done in the district. St. Andrews is installing aluminum plaques with the number of the house so it is easier to find the water meter for that home. Jim reported that the contract for the district is with Southern Pine Straw but any home owner can purchase pine straw from any vendor. He has found the best price is with Landscape Workshop @ \$9.50 a bale installed. It is clean and nice looking as well.

WEBSITE/NEWSLETTER – Joanne reported she would like to add some information in the next newsletter regarding the drainage issue meeting with the city and the board agreed. She received a call asking if political signs are allowed, John stated that according to our covenants, no signs are allowed except approved for sale signs. Joanne will also add a reminder about being 18 or older to drive a golf cart as well as staying off of the golf course cart paths as this is trespassing.

NEW BUSINESS: Mike reported that there are over 300 palm trees throughout Craft Farms that need to be trimmed. Which is about 80% of all palm trees. This falls under yard maintenance in our covenants. Mike is asking if the POA could coordinate negotiating pricing for this and then send a letter to owners that need to have it done. Mike has a quote from Gary’s Tree service of \$125.00 per tree. John has used Paradise Palms. Mike will follow up with getting prices. A discussion ensued regarding city approval and Billy mentioned the city has a new arborist.

Billy reported they have had a good response on the emergency response team he has put together, it is an excellent group with a lot of experience. They are meeting with Jessica from Baldwin County EMA on 4/15/24.

NEXT MEETING: The next POA Board Meeting will be Monday - May 13, 2024 @ 3:00 pm.

ADJOURN: Trish made a motion to adjourn, Norm seconded and all agreed. The meeting ended at 4:08pm.

Approval of minutes _____ **Date** _____

