

CRAFT FARMS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

Monday July 1, 2024

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday July 1, 2024 at Craft Farms Golf Resort in Gulf Shores. A quorum was established and President John Mitchell called the meeting to order at 3:05 pm.

Village Representatives present were Kim Gordon, Mike Mitchum, Mickey McCaleb, Steve Makarsky, Norm Randolph, Blaine Hennis, Patricia Shamburger, Michael Roberts, Cynthia McDermond. Absent were Statia Moody.

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

APPROVAL OF MINUTES: The Minutes from June 3, 2024 meeting were presented for approval. Norm Randolph made a motion to accept the minutes as presented and Mike Mitchem seconded the motion, all were in favor.

UNFINISHED BUSINESS:

Marsha reported that all Palm Tree Pruning was complete and those who missed out can call Tree Sharks directly for a quote.

Due to the ongoing problems with trespassers fishing, Chad Leonard and Ryan Mello from the golf club gave the board an update on how the golf course would handle these situations. The golf course has hired extra security for after hours and have updated all of their signage. If trespassers refuse to leave when asked, the police will be called. A discussion ensued and all board members agreed on this issue.

Marsha reported that the website is not recoverable from when it was hacked, therefore we have moved our site to craftfarmspoa.org. The website is not up to date but is a work in progress and the previous website will be directed to

SUB-DISTRICT ISSUES:

Cypress Bend: John reported that other than the fishing issues previously discussed, there are no issues at this time in Cypress Bend.

Cypress Gardens: Mickey reported their village has had a lot of people fishing as well and he agrees there is a problem.

Estates: Kim reported that she called the road resurfacing company and they were supposed to send someone out but no one has been out. She is still waiting for this quote. Kim also reported that she has been told there is a new pool with no enclosure and Michael Roberts of Pinehurst Village confirmed that the enclosure is on its way.

Glen Eagles: Marsha reported in Statia's absence that Glen Eagles is in good shape and she will see everyone next month.

Pinehurst: Michael reported all is good in Pinehurst.

Prestwick: Patricia reported that they now have three houses on the circle that are for sale, other than this they are all good.

Royal Glen: Norm reported that all is good and they have two houses for sale in their village.

St. Andrews: Steve reported all is well in their village and they are finalizing refreshments for the upcoming July 4th parade.

St. Andrews East: Cynthia reported everything is good but she did have any owner ask if we could help with weed control around the ponds that belong to the golf course. It was suggested that we talk to the head of maintenance at the course.

Turnberry: Mike reported their village is in good shape.

The Grove: Blaine reported that the developer for Harris Doyle stopped by to assess the drainage issue before they started the project and the city is keeping them accountable. A discussion ensued regarding the possibility of DR Horton building on the remaining vacant lots. Marsha let Blaine know that we have not heard back from DR Horton and that Curt will include Blaine in a sit-down meeting with them if they do make contact again.

COMMITTEE REPORTS:

ARMC – Marsha reported in Curts absence that the landscape project for a home in the Estates has been approved and Curt said that it is going to look great. He also asks that if anyone has any issues or questions to please email him.

GOUNDS/LANDSCAPING – Billy reported they drove around to check on trees that need to be trimmed and have requested for quotes from three different companies. Billy also touched on the Emergency Preparedness Team and let everyone know that they have been working hard to get information together for all of our owners. The POA office is also looking into programs to get emails out faster and more efficiently.

John reported that we are going to look into several areas when we start working on the next budget, that we include the things that need to be done for landscape as well as the ponds. Billy responded that the committee is prepared to present their needs for the budget review.

WEBSITE/NEWSLETTER – Joanne reported that she sends out the newsletter to all owners using Gmail. Marsha spoke about a program called Brevo which keeps all emails organized and can send one email campaign out all at once instead of having to send several emails. Joanne will include fishing rules in the next newsletter. Joanne also asks if anyone had anything to add to the next newsletter, she will make sure pictures get in from the golf cart parade.

NEW BUSINESS:

Mike Mitchum reported that our quarterly dues are now due at a 90-day net, meaning we bill at the first of each quarter and payment is due by the end of the quarter. We would like to change this policy to a 30-day net billing on the first of each quarter with the payment due in 30 days. If dues are not paid after 30 days, Marsha will send a friendly reminder and after 60 days a late fee will be applied. A discussion ensued among the board and John made a motion that we change the current terms quarterly dues from a net 90 days to a net 30 days with a penalty of 1.5% compounded monthly at 60 days late.

An owner interested in purchasing POA common area in Cypress Bend next to his property was not present to discuss this with the board. John did not advise doing this but is willing to discuss this in the event the owner would like to meet with the board.

A Cypress Bend owner approached the board requesting help with the traffic and speeding on Blue Heron Drive. He has gone to the city regarding this and asked about speed bumps and a speed control sign which could help slow people down and would record traffic and speeds. The city also suggested they sign a petition requesting a speed box be put in to record for a three days period.

John explained that this has been an ongoing problem and he has been to the city several times for help and has been turned down for speed bumps. John has changed Blue Heron to a private street on google maps which has cut down tremendously for out-of-town traffic but we are never going to be able to control cut through traffic. The city did approve the three-way stop at Blue Heron and the POA put up the stop signs which has helped some. The city said we could change the speed limit from 25 mph to 15 mph. A lengthy discussion ensued and all decided to ask the city for a speed monitoring and recording device.

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

ADJOURN Kim made a motion to adjourn, John seconded and all were in favor. The meeting ended at 4:28pm.