

***CRAFT FARMS PROPERTY OWNERS ASSOCIATION BOARD OF  
DIRECTORS MEETING MINUTES***

***Monday January 13, 2025***

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, January, 2025 at The Craft Farms Clubhouse in Gulf Shores. A quorum was established and President John Mitchell called the meeting to order at 3:00 pm.

Village Representatives present were Kim Gordon, Michael Roberts, Mike Mitchum, Steve Makarsky, Wil Cheyne, Patricia Shamburger, Mickey McCaleb, Jim Foster. Alternate Representatives present were Laurie Nichols. Absent were Blaine Hennis.

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

**APPROVAL OF MINUTES:** The Minutes from December 2, 2024 meeting were presented for approval. Cynthia McDermond made a motion to accept the minutes as presented and Mike Mitchum seconded the motion, the motion passed unanimously.

**UNFINISHED BUSINESS:**

Marsha reported the Corporate Transparency Act was halted in December by a court order and then the POA received and email with an extension to register. A few days later it was halted again. Our attorney Patrick Collins will keep us up to date with any changes.

**SUB-DISTRICT ISSUES:**

**Cypress Bend:** John had nothing new to report at this time.

**Cypress Gardens:** Mickey reported they had a good turnout for their Christmas party on December 8<sup>th</sup> with good weather. Mickey thanked the board, Gary and Marsha for helping him get their dues increase passed and sent out. He is looking forward to having a balanced budget. Their village is having another problem with beavers coming out at night and digging up bushes. Cynthia suggested calling the golf course since it is in their pond. Mickey has put wire around his bushes and it stops them so Joanne suggested putting this in the next newsletter and all agreed. Laurie mentioned the golf course will knock the dams down if it's in their lake so she will call them.

**Estates:** Kim reported they had their biennial meeting, and she will remain the village rep and Bob Moreno will remain the alternate. There was low attendance at their meeting. They went over all financials and thanks to Gary's help, she was able to present all reports including the Capital Reserve account, which is right where it is supposed to be on their target date for all capitalized items. The only exception was the gate fund, which had a deduction for capital gate improvements. This should be replenished within the next two years. It is likely that The Estates will be able to absorb the district dues increase and not raise dues, at least for 2025. Further discussions about needing to increase the amounts of the reserves will need to be had since the schedule is 20 years old, and the replacement costs have gone up substantially. Kim also reported there is an owner that has a large dog that is not on a leash. She was informed by another neighbor that this dog attacked another owner from behind while they were walking. Marsha sent letters to the owner and talked with the police. The police will look for unleashed dogs when they patrol, and the owner will be issued a fine. The POA will also fine the owner when future incidents are reported with pictures.

**Glen Eagles:** Jim Foster reported everything looks good in their village, the new house is coming along and there are 4 houses now for sale. The decorating committee took down Christmas and are planning Mardi Gras. They are having a meeting every month with good attendance and all are willing to help serve on a committee.

**Pinehurst:** Michael reported they took down the Christmas decorations and decided they will need to spend some money to upgrade the decorations for next year. They have one house for sale that did not have the approved for sale sign. Marsha mentioned she sent the realtor the proper specs for the approved signage. Michael asks if they would be able to get an aerator in the pond in their village to keep the water moving. He is concerned mostly about mosquitos in the summer. Billy let him know he would help him with some options.

**Prestwick:** Patricia reported they still have a few houses for sale. She took down Christmas decorations and they are still waiting to hear from our attorney regarding the repayment from the driver who hit the column. She also reported that their fountain quit working and they suspect it is clogged. They are not due for quarterly service until February so she asks Alan to shut it off because there is a \$200.00 charge for an additional service. Alan turned it off and the next day an owner turned it back on so Alan had to disable it to keep this from happening. One owner suggested asking the owners to pitch in for the additional service and offered to email the owners for her.

**Royal Glen:** Will reported they will be redoing the landscaping at their entry circle. They have two or three houses for sale but one is coming off the market because the family decided to keep it.

**St. Andrews:** Steve reported there are still three houses for sale in their village. He announced their village will have a meeting January 14<sup>th</sup> to discuss their budget, house numbers and a few other things. Joanne gave the information regarding Anne McCormick's celebration of life.

**St. Andrews East:** Cynthia reported they had their Christmas party on December 14<sup>th</sup> and it was well attended. The decorations went up and came back down and besides the beaver problem all is well.

**Turnberry:** Mike reported they had their Christmas party at Susan Paige's house and it went well. They had their biennial meeting and he will remain the village rep and John Mahloch will remain the alternate. They went over financials and all agreed to have an assessment to bring their account to zero. Mike reported the owners who came to the meeting were upset that they are paying for a well that fills the golf course ponds. A discussion ensued regarding this issue and all agreed that if we do not keep the ponds filled, the golf course will not. John said he will continue to reach out the new owners of the course regarding this and other issues.

**The Grove:** No report in Blaine's absence.

#### **COMMITTEE REPORTS:**

**EMERGENCY PREPAREDNESS TEAM-** Billy reported they are prepared and are awaiting another hurricane to exercise their plan, everyone hopes that this is not necessary!

**FINANCE:** Marsha reported the bank balance as of today is \$379,736.51 which includes operating, money market accounts and a cd. Marsha mentioned we still have several owners who are not following the 30-day due date. She will continue to send friendly reminders and has noticed the mail is very slow as well.

**ARMC** –Marsha reported in Curt's absence that there are two new houses being built in Cypress Gardens, one is Dixon Builders and one is Chrysalis Builders. There is also an owner in the Estates that is replacing their driveway. If you have questions for Curt, please email or call him directly.

**GOUNDS/LANDSCAPING-** Billy reported that Royal Glen's entry sign looks much better now that Alan and his helpers replaced the rotted wood and painted it. Wil and Joanne agreed. The POA had a

complaint from an owner in the Estates about leaves being blown in their yard. Kim mentioned that the leaves are coming off of the tree in the island and are landing in this owner's yard, we will mention this again to the landscapers to try and blow leaves back on the island if possible. Jim is working on a tree inventory so that we have a record of all signature trees. Billy proceeded to let the board know that he works closely with Alan and Marsha. He has been doing Alan's performance report and this year he asks if he could do Marsha's. Billy will contact all board members

**WEBSITE/NEWSLETTER** – Joanne reported she will rerun the Beaver and Dog on Leashes articles. Marsha asks if Joanne would please run a reminder of the 30-day net in the next newsletter and will send Joanne the information needed to publish this.

**NEW BUSINESS:**

John reported on the 2025 board meeting dates a discussion ensued and all agreed on the dates. Masha will post the meeting dates on the website.

John asks for the slate of officers for 2025 and Marsha mentioned that the only position open was secretary/treasurer if someone would like to make a motion. Jim nominated Michael Roberts for secretary/treasurer and Steve Makarsky second the motion. John then read the slate of officers for 2025 as follows: John Mitchell for President, Kim Gordon for Vice President and Michael Roberts for Secretary/Treasurer and all board members were in favor.

Marsha reported that Gary Kreigh has agreed to be the POA's Finance Director and ask if the board had reviewed his letter that was emailed before the meeting. Patricia made a motion to accept Gary Kreigh as the Finance Director, Michael seconded the motion and all were in favor.

Jim Foster asks if the board could receive a packet a week before the meeting so they could look over documents before the meeting. Jim questioned when the District budget was passed and John said it was passed in November. Since an updated budget was presented to the board last Friday. Jim made a motion to accept the 2025 budget as amended, Steve seconded the motion and all were in favor.

**NEXT MEETING:** The next POA Board Meeting will be Monday – February 3, 2025 @ 3:00 pm.

**ADJOURN:** Kin made a motion to adjourn and Patricia seconded and all were in favor. The meeting ended at 3:48 pm.

**Approval of minutes** \_\_\_\_\_ **Date** \_\_\_\_\_