

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

Monday February 3, 2025

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, February 3, 2025 at The Craft Farms Clubhouse in Gulf Shores. A quorum was established and President John Mitchell called the meeting to order at 3:02 pm.

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

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

APPROVAL OF MINUTES: The Minutes from January 13, 2025 meeting were presented for approval. Kim Gordon made a motion to accept the minutes as presented and Michael Roberts seconded the motion, all voted in favor and the motion passed.

UNFINISHED BUSINESS:

SUB-DISTRICT ISSUES:

Cypress Bend: John had no issues to report at this time.

Cypress Gardens: Mickey had no issues to report at this time.

Estates: Kim reported that due to the weather and some health issues, their Christmas decorations have not been taken down. Since they are still up, they are going to use them and turn them into Mardi Gras decorations. They have an ongoing landscape project at one home in the village and a new driveway addition to another home that just started today. One owner reported wires left unburied from Mediacom by his home, he will continue to reach out to them to get this taken care of.

Glen Eagles: Jim Foster reported they have four houses for sale and three now have contracts on them. The new build is almost complete. Their committee chairs recently went house to house to verify all owner's information and were all well received.

Pinehurst: Michael reported they have no issues at this time.

Prestwick: Marsha reported in Patricia absence that several of their owner's recently pitched to pay for an extra cleaning service for their fountain. The fountain is working again and the bill has been paid. Kathy Romano is now their new social chairman.

Royal Glen: Will reported they finished up their landscape project at the circle. He also reported that he knew of three lanai's that caved in from all of the snow.

St. Andrews: Steve reminded the board about Anne McCormick's celebration of life on Wednesday February 19th from 11am to 2pm. Their village has three houses for sale.

St. Andrews East: Cynthia reported they still think the beaver is around and one neighbor has asked for permission to put temporary fencing around some of their landscape to keep them from destroying it. The ARMC has given permission.

Turnberry: Mike reported that the timer clock for the irrigation system was stolen. This is the third

time this has happened so they bought a new one with a lock on it. Also, a fox was spotted in the village.

The Grove: Blaine reported that they are continuing to work with the golf course to get the area behind their houses cleaned up and they are still working with the developer on some issues with drainage but things are moving along. Billy and Jim let the board know that the city arborist ask recently about the area behind the Grove houses and let them know he would be working on this issue to see that it was taken care of. Jim will follow up with him soon.

COMMITTEE REPORTS:

EMERGENCY PREPARDNESS TEAM- Billy had no report and let Marsha know not to include this committee on the agenda until hurricane season.

FINANCE: Michael Roberts reported that Gary, the finance director, emailed all village representatives a profit and loss statement for their village as well as their capital reserve report. A capital reserve and operating reserve conversation ensued and all agreed to contact Gary if they had any further questions. John reported the POA bank balance as of today is \$485,906.62.

ARMC – Curt reported that the fence they approved in St. Andrews East is a 16” tall aluminum fence they are putting around the flower beds to protect from the beavers. Curt also reported that there are two houses under construction in Cypress Gardens, one in Glen Eagles that is almost completed. He also has been in contact with a new owner on the corner of Cypress Lake Dr. and Blue Heron Dr. but this owner has not submitted any plans yet as he is negotiating with the golf course on some additional easement adjacent to his property. Curt reported that he is still working with the Patel’s and their attorney regarding their landscape project approval.

GOUNDS/LANDSCAPING- Billy reported all is well and he had nothing to report at this time.

WEBSITE/NEWSLETTER – Marsha reported in Joanne’s absence to please contact Joanne if you have anything to add to the next newsletter as she always appreciates the content.

NEW BUSINESS:

Mike asks if anyone knew if there was going to be a Mardi Gras Parade. Steve mentioned that he knew they were wanting to see how many owners were interested before they announce all of the details. Everyone agreed it would be well attended.

Jim Foster asks John if he could please bring the board up to date on any pending lawsuits that have to do with the POA. John replied that there is only has one lawsuit that he knows of that is about four years old. The lawsuit has to do with the contractor who did the drainage work for the wash out in 2020 in the Estates. At this time, the court date has been moved several times due to the contractor. There are several reasons they, and the POA attorney, feel that this is a frivolous lawsuit with no material impact on the POA. This is also an Estates issue, and the legal fees are paid for by the Estates.

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

ADJOURN: Kim made a motion to adjourn, Michael seconded and all were in favor. The meeting ended at 3:24 pm.

Approval of minutes _____ **Date** _____

