

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

Monday March 03, 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, Mike Mitchum, Steve Makarsky, Wil Cheyne, Mickey McCaleb, Jim Foster, Cynthia McDermond and Blaine Hennis. Alternate Representatives present were Valerie Nehring. Absent were Michael Roberts.

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

APPROVAL OF MINUTES: The Minutes from February 3, 2025 meeting were presented for approval. Wil Cheyne made a motion to accept the minutes as presented and Kim Gordon seconded the motion, all were in favor and this motion passed.

UNFINISHED BUSINESS:

SUB-DISTRICT ISSUES:

Cypress Bend: John reported their village enjoyed their February monthly cocktail party and have scheduled another for March. Their new Mardis Gras decorations are up and all is well.

Cypress Gardens: Mickey had no issues to report at this time except for several dead bushes that did not survive the freeze and snow in January.

Estates: Kim reported that an owner needs to be called regarding leaving their basketball hoop up. They have also spotted a fox in their village and their Mardi Gras decorations are up thanks to Pat Scott.

Glen Eagles: Jim Foster reported the new owners are moving in to a house that was just built and two other homes have sold. The Glen Eagles entrance island off of Cotton Creek Blvd. is getting a completed irrigation system so they will be adding plants to beautify this area. They also had an electrical box that was never hooked up so Alan has worked with Osborn Electric to take care of this. The villages monthly gatherings are growing and they are getting new folks to host the event. John ask about another home that was up for sale and Jim confirmed that it had sold.

Pinehurst: No report in Michael's absence.

Prestwick: Patricia reported that Marsha finally heard back from the attorney regarding the Redd case. We were told at this point if they tried to sue him for the damages to the column, the legal fees would just keep piling up. Also, if we could find him and in court, he was found guilty he would not be required to pay our attorney fees which are already at \$650.00 and could cost as much as \$1800.00. Patricia is going to suggest to her village that everyone pay an assessment of \$100.00 that will be put toward the bills and fees as well as replacement plants and pine straw. Their village also still has two houses for sale.

Royal Glen: Will reported that allis well and they have two houses for sale.

St. Andrews: Steve reported they have three houses for and one may have a contract for purchase. They also have dead plants from the January snow.

St. Andrews East: Cynthia reported she had nothing to report and it is pretty quiet in her village.

Turnberry: Mike reported he had a text from an owner who saw a large alligator while he was playing golf on Cotton Creek. John mentioned they have not seen the smaller one in a while.

The Grove: Blaine reported the owner of the vacant lots have finally cleaned those up and now you can really see the overgrowth from the golf course. They plan to email a letter to all members of the city council with pictures. They also plan to attend the next city council meeting to ask for help in holding the golf course responsible. Blaine reported that the city arborist came out and agreed that the golf course needs to clean up the overgrowth but has since told them that this is not his responsibility. Blaine would like to get to the bottom of why they are not getting help from the city.

COMMITTEE REPORTS:

FINANCE: Marsha read the Finance Report in Michaels absence. The report stated there isn't much to report for the March Board meeting from a Finance standpoint as it is the month sandwiched in between the first and last months of the quarter. However., the Finance function within the Business Office continues to work with village representatives to ensure the expenses expected in the year will be in line with the budget submitted for approval. Gary was out of town during the first half of February, but is working with Alan to finalize capital reserve spreadsheets. Gary's found additional information regarding the age of the wells and pumps to get a more accurate number of how much each village should have reserved in their capital account. The Business Office continues to work through software updates by QuickBooks that are made without our knowledge that sometimes inhibit the day-to-day entry of revenue and expenses. We suspect we're a beta test site for organizations like ours to expand their customer base, but QuickBooks has not confirmed our suspicions yet. We also experienced a scanner issue for about a week where our old scanner and a replaced scanner did not work, requiring Marsha to deposit homeowner checks the old-fashioned way of manually going to the bank to make the deposits. This issue has been fixed with the help of South State's Treasury Department, so we're good for Second Quarter's invoice processing. We are going to do like last quarter and present District and Sub-District financial reports to you before the Board meeting so that you can clear up any questions you have about your own finances ahead of time and not be surprised by what you see on the day of the Board meeting. You are also better prepared for Board discussions by having the information ahead of time. John reported the current bank balance is \$497,886.16. Marsha also reported that all bank accounts are now synced with our QuickBooks online account.

ARMC – Marsha reported in Curt's absence that he would like to be emailed if anyone has any questions for him.

GOUNDS/LANDSCAPING- In Billy's absence, John read his report: Val Nehring is leading the effort to maintain the appearance of the district with design, implementation and maintenance plantings. Val has overseen the work by Landscape Workshop to clean out, refurbish and maintain the plantings in the Blvd area. The snow storm in January appears to have killed 27 bottle brush plants in the common areas. We will wait another month to see if they recover. If not, we will be looking at the first estimate for replacement of \$2580.00. As noted in the February meeting, pine straw is being well managed by Dennis Lundy. He reports that Landscape Workshop has provided the best pricing and performance for this year. He will be tracking the demand and price for pine straw for the District, Villages and individual residence. Jim Foster is keeping an eye on tree growth and necessary trimming. Our current tree trimmer, Tree Sharks, recently trimmed a section of trees in St. Andrews, Blue Heron and Cypress Lake Drive. We completed removing debris from our six ponds in February. This will significantly help reduce the algae bloom this summer. You will see some activity around the ponds soon as we add dye and much eating bacteria. Please email Billy with any questions or comments.

WEBSITE/NEWSLETTER – John reported in Joanne’s absence that she had nothing to report but to please let her know if we would like anything added to the next newsletter.

NEW BUSINESS:

The Landscape Committee is requesting:

Jim reported that at this time the accounting handbook reads that all committees have a spending limit of \$500.00. They are asking if the Landscape Committee limit could be raised to \$2500.00. John made a motion to raise the spending limit for the Landscape Committee to \$2500.00 within the Landscape budget. Kim seconded and the motion carried with full approval.

NEXT MEETING: The next POA Board Meeting will be Monday – April 7, 2025 @ 3:00 pm.

ADJOURN: Patricia made a motion to adjourn, Mike seconded and all were in favor. The meeting ended at 3:23 pm.

Approval of minutes _____ **Date** _____

