

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

***Monday April 07, 2025***

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, April 07, 2025 at The Craft Farms Clubhouse in Gulf Shores. A quorum was established and Vice President Kim Gordon called the meeting to order at 3:03 pm.

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

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

**APPROVAL OF MINUTES:** The Minutes from March 3, 2025 meeting were presented for approval. Mike Mitchum made a motion to accept the minutes as presented; Cynthia McDermond seconded the motion. All were in favor and this motion passed.

**UNFINISHED BUSINESS:**

Kim reported that since our last board meeting, some of us went to a city council meeting to represent The Grove regarding the retention ponds and area between the golf course getting cleaned out. She is not sure if we have received any updates since the meeting. Marsha confirmed that we have not and the last update she received from Blaine was he had not heard anything from the city and they were going to compose another email to the mayor and city council.

**SUB-DISTRICT ISSUES:**

**Cypress Bend:** In John's absence, Marsha reported that all is well in Cypress Bend.

**Cypress Gardens:** Mickey reported that along with many other villages, their bottle brush bushes in their common area are dead due to the snow and cold in January

**Estates:** Kim reported that one of their houses for sale sold in one day and another that was supposed to close fell through. Marsha will let her know of new owners.

**Glen Eagles:** Valerie Nehring reported in Jim's absence that there is nothing new in the village. They still have two houses for sale, the third did sell and the new owners will be part time residence.

**Pinehurst:** Marsha reported about an email that was sent to all Pinehurst owners from Michael Roberts that they would not be getting pine straw due to some expenses with leaks in the village. Since that time, the subdistrict committee met and agreed that they would approve ordering pine straw since it was already in the budget. A question was asked by an owner to be sure as they were told there would be no pine straw. Marsha assured this owner that pine straw will be ordered.

**Prestwick:** Marsha read Patricia report in her absence: "Residents voted to do a \$100 assessment to cover the cost of the column. I will be recommending to our residents that we go to a monthly cleaning of our fountain at an increase in dues of \$5 per property owner per quarter."

**Royal Glen:** Will reported that new owners have moved in to a house that sold but does not know who they are yet. Marsha will send the new owner information to Wil as soon as she receives it.

**St. Andrews:** Steve reported they still have three houses for sale. Red foxes have been sighted in the Village.

**St. Andrews East:** Cynthia reported she would like to thank Dane and Alan for all the work on their signs, they look really good. They also have a very large alligator hanging out in their pond.

**Turnberry:** Mike reported the new house under construction is complete, the new owner has moved in and the landscape looks awesome.

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

#### **COMMITTEE REPORTS:**

**FINANCE:** Marsha read the Finance Report for the 1<sup>st</sup> quarter of 2025 and discussed improvements that are being made. Marsha then reported the bank balance of all accounts as of today is \$445,105.09.

**ARMC** – Curt reported that one of the vacant lots in St. Andrews has sold. He spoke with the new owner who is a contractor and is excited about building this home for himself. Curt asks if we could get the blue prints for the four approved houses from the previous owner to give to this new owner so he can choose which one he would like to build. He also reported that Limitless Homes has submitted plans to build on Lots 3 and 4 in The Grove. These lots are small and the plans submitted are pretty big so they are going to ask them adjust the size of the home down before presenting to the committee. Kim expressed that she and Blaine had concerns about making sure the builder keeps with the standards of the homes that are already built. Curt assured everyone he would address this when they meet to verify the quality of material is there.

**GOUNDS/LANDSCAPING-** Billy reported that we have fifty-three damaged/dead bottle brush plants throughout the villages. Mickey commented that they have four that had not been counted and Billy adjusted his number to fifty-seven. Their initial count was twenty-seven that needed to be replaced and they received several quotes and the committee is still deciding which they will use. Mickey said he recommended not replacing these bushes in Cypress Gardens because they are blocking the stop sign. Kim also mentioned not replacing the six in the Estates. Billy will take these off the list.

**WEBSITE/NEWSLETTER** – Marsha reported in Joanne's absence that one thing you may have noticed in the April newsletter is that she removed the "What's Happening in the Villages" pages from the newsletter (after years of those pages being mostly blank). Also, please let the village reps know that if they would like something to be placed in the newsletter, to please let her know.

#### **NEW BUSINESS:**

Marsha reported that Michael Roberts had to step down as Pinehurst Village Representative due to work constraints. Marsha then read the bylaws regarding a vacancy which state:

-An elected alternate shall serve the remainder of the term. Should the elected alternate be unable to serve, then an alternate shall be appointed by the Board of Directors.

Marsha proceeded to explain that Andy Newcomer has agreed to step in if the board will have him in the interim, although Andy was listed as the alternate on the website, when Gary stepped down, he was just helping in this capacity. Cynthia McDermond made a motion to appoint Andy Newcomer as Pinehurst Village Representative for the remainder of the term as their elections are in December. Wil Cheyne seconded and all board members were in favor.

**NEXT MEETING:** The next POA Board Meeting will be Monday – May 12, 2025 @ 3:00 pm.

**ADJOURN:** Steve motioned to adjourn, Wil seconded and all were in favor. The meeting ended at 3:25 pm.

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

