

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

**Monday July 7, 2025**

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, July 7, 2025 at 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, Jim Foster, Wil Cheyne, Mickey McCaleb, Andy Newcomer, Patricia Shamburger, and Cynthia McDermond. Alternate Representatives present were Lee Akins from The Grove. Absent was Blaine Hennis.

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

**APPROVAL OF MINUTES:** The Minutes from June 2, 2025 meeting were presented for approval. Kim Gordon made a motion to accept the minutes as presented; Patricia Shamburger seconded the motion, the motion passed with all in favor

**UNFINISHED BUSINESS:**

John addressed the issue of fishing in Craft Farms. He stated since the covenants were originally written, the Cotton Creek club, golf courses and most of the lakes (the POA only owns 7 of the lakes in Craft Farms) has changed ownership twice. The current owner has indicated that their property is private and no trespassing is allowed. They have an easement around their lakes and ponds for maintenance but property owners abutting their lakes are responsible for maintaining down to the water line. All property owners whose property abuts a lake or pond can fish in that lake from their property. This also applies to their guests but no other residents unless invited. There is very little common area in Craft Farms that abuts a lake or pond. John does not think the covenants need to be rewritten in this area but the board can review any specific request or question.

**SUB-DISTRICT ISSUES:**

**Cypress Bend:** John reported that he has not received any word from Chad at the club on placement of the Craft Farms entrance signs but he will follow up with him soon.

**Cypress Gardens:** Mickey reported he has been getting a lot of complaints about the house on Lot #01 not being compliant with the specs and flow of the village.

**Estates:** Kim had nothing new to report at this time.

**Glen Eagles:** Jim reported that longtime resident Jim Beckham passed away. Jim also let all know that at this time all houses that were for sale have sold or have contracts.

**Pinehurst:** Andy reported he had nothing to report at this time.

**Prestwick:** Patricia reported they have two houses for sale and the new folks that purchased Elaine Dusenbery's home will not be full time residents.

**Royal Glen:** Will reported that the delay on some pool cages being replaced is that the city is requiring a permit to replace the exact same enclosure in the same place. This does not make any sense to Wil and he ask for advice on who to speak with at the city. John suggested he talk with Andy Bauer.

**St. Andrews:** Steve reported that there are no houses for sale at this time and everything is going well.

**St. Andrews East:** Cynthia reported they have one house sell and should be closing soon. They are still having trouble with beavers returning to the village and eating all the bark off of trees. She did call Chad, as the beaver is in a golf course lake, to let him know they were back and see if they could help since they have a contract with USDA.

**Turnberry:** Mike reported there is nothing new at this time.

**The Grove:** Lee Akins reported in Blaine's absence. Lee stated that they are still having drainage problems because they never installed a commercial drain, it is a plastic drain that a big truck could crack it and we are not in a position to fix it. John let Lee know that the city released the bond to the developer Harris Doyle and Harris Doyle turned the common area and street over to the POA in April. John also brought up the overgrowth from the golf course side and said we will find out who we should talk to at the city to enforce the city ordinance.

#### **COMMITTEE REPORTS:**

**FINANCE:** Marsha reported that financial reports were sent to Village Representatives last week and to please let us know of any questions or concerns.

**ARMC** – Curt reported that he has had several builders contact him regarding building on vacant lots but none have submitted paper work as of today. Curt addressed the build on Lot 01 of Cypress Gardens and assured that the committee approved everything. Curt stated that he was told the old style of brick used on other homes were no longer available. Also, they did have to change the garage door during the build due to the original not being available. Mickey said they agreed to composite doors with a wood look for the garage doors but they did not agree to changing the style.

**GOUNDS/LANDSCAPING-** Billy reported that things have been going well the last couple of months and there is not much to report. Kim let Billy know there is still a branch hanging from a tree at their entrance, Billy will check to see when the contractors will take care of this.

**WEBSITE/NEWSLETTER** – Joanne reported she would like to add a picture and obituary for Jim Beckham in the next newsletter. Jim will find a picture and let her know when the obituary is ready to share. Joanne will publish the fishing rules as John outlined above. Joanne asks if anyone has anything they would like to put in the next newsletter. Several mentioned the 4<sup>th</sup> of July parade was well attended and a lot of fun. Joanne let them know she had lots of pictures from this event that will be in the next issue.

#### **NEW BUSINESS:**

A few owners present for the meeting had questions regarding the lawsuit between Beaufort Engineering Services, Inc. and the POA. A lively discussion ensued regarding the time line of the lawsuit and the appeal. John and Kim answered several questions and let everyone know that the board was about to go into executive session to discuss legal matters.

**NEXT MEETING:** The next POA Board Meeting will be Monday – August 4, 2025 @ 3:00 pm.

**ADJOURN:** Kim motioned to adjourn and move into executive sessions, Mike seconded the motion and all were in favor. The meeting adjourned at 3:52pm

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

