

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

**Monday October 13, 2025**

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, October 13, 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, Andy Newcomer, Wil Cheyne, Mickey McCaleb, Patricia Shamburger and Cynthia McDermond. Alternate Representatives present were Val Nehring and Tom Giles Absent were 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 the September 8, 2025 meeting were presented for approval. Mike Mitchum made a motion to accept the minutes as presented; Kim Gordon seconded the motion, all were in favor and the minutes were approved as presented.

**UNFINISHED BUSINESS:**

Dr. McCollough and his staff contacted the POA office with information regarding the Villas that are on site at The McCollough Institute, which Marsha shared with the Board via email so that they would be aware before today's meeting. Dr. McCollough was present and explained to the Board that the new owners of the property which he sold in July of 2023 have begun short-term renting the Villas that had been used in the past for patient recovery. Dr. McCollough asked if the Board would please look into this matter and see if anything could be done to stop the rentals. After Dr. McCollough spoke, there was a short question and answer time. The Board will review all information given and discuss this at the next board meeting.

**SUB-DISTRICT ISSUES:**

**Cypress Bend:** John reported they had their monthly village get together on Sunday 10/12/25.

**Cypress Gardens:** Mickey reported his village has had issues with different contractors that are building new homes. John informed Mickey that the issues they are having is a village issue and not an issue for the board to handle. The village can make changes to their Residential & Commercial Guidelines at anytime to help with builders complying since some materials are no longer available. The ARMC should always be used for this approval.

**Estates:** Kim reported that an owner who built a fence in an area that was not approved has since complied and moved it to where it was approved.

**Glen Eagles:** Jim reported they continue having their monthly meetings and the decorating committee has put up their Halloween decorations at their entrance.

**Pinehurst:** Andy had nothing new to report.

**Prestwick:** Patricia reported that there are two houses for sale with a possibility of two more going up for sale. She has sent an email with a save the date for their biannual meeting/election coming up in December. Patricia has let her village know that she will not be running for village rep again and that she needs some volunteers who are willing to step up.

**Royal Glen:** Will had nothing new to report at this time.

**St. Andrews:** Steve reported that their village still has two houses for sale. Steve also reported that he has scheduled their biannual meeting/election of December 5<sup>th</sup>.

**St. Andrews East:** Cynthia reported her village is very quiet and their fall get together is planned for Saturday October 18<sup>th</sup>.

**Turnberry:** Mike reported they still have one house on the market which is now under contract. Mike also reported that the city is going to fix the sidewalks that are in need of repair on Village Drive.

**The Grove:** Marsha reported in Blaine's absence that the Board met with the owners of The Grove recently. The meeting was productive and we hope to schedule their biannual meeting/election soon. Jim reported that he has contacted by the new city engineer to meet him to look at the overgrowth behind The Grove. The engineer suspects this could be a drainage issue. John mentioned that it could be more of a problem when the other lots are built on.

#### **COMMITTEE REPORTS:**

**FINANCE:** Marsha reported that all Village 3<sup>rd</sup> quarter financial reports were sent to the board by email along with a report from Gary.

**ARMC** – Curt reported that he is working with the new builders in St. Andrews. He also has received a request from an owner at The Grove for a fence. Marsha explained that the owners are asking for a variance for the fences due to overgrowth and water behind their houses. Curt will review this with his committee.

**GROUNDS/LANDSCAPING-** Billy reported he continues to work on the new landscape contracts and is meeting with each company to make sure all details and prices are accurate. Billy will report to the Board once he has firm proposals from each company. A lengthy discussion ensued with questions from several village reps and owners present regarding full service and non-full-service villages. Billy answered questions and will report back on the contracts as soon as possible.

**WEBSITE/NEWSLETTER** – Joanne reported that the Village Social Directors have planned an Octoberfest at the Boccie Ball courts for Saturday October 25<sup>th</sup> from 4pm – 6pm. They will serve hotdogs and bratwurst. Joanne asked if the Board would like anything added to the next newsletter. Jim mentioned several young kids driving golf carts speeding and driving on the wrong side of the street. Joanne will add this reminder to make people aware.

#### **NEW BUSINESS:**

Marsha reminded all villages that need to schedule their biannual elections to please get with her on the dates and locations.

An owner present ask the board to please explain the issue with the McCollough Institute. John explained the history which included explaining the PUD with this commercial property in the middle of residential property. Because it is zoned commercial business, the city gave the new owners J&R Properties permission to rent short term. The same owner then asks why an update was not given regarding the lawsuit. John explained the recent mediation was unsuccessful and that is all to report at this time. The owner than ask if there was a plan moving forward because so much money has already been spent on attorney's fees. John explained that they feel they have a solid case for an appeal and that our attorney has ask the board not to discuss the case at this time. An owner from the Estates then expressed his grievances with the way the case was being handled and told the Board several other owners were very upset as well.

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

**ADJOURN:** Kim made a motion to adjourn and move into a brief executive session, Andy seconded the motion and all were in favor. The meeting adjourned at 4:pm

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

