

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

**Monday November 3, 2025**

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, November 3, 2025 at Craft Farms Clubhouse in Gulf Shores. A quorum was established and President John Mitchell called the meeting to order at 3:00 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. Absent was Joanne Randolph, Newsletter. Marsha Guyer, POA Manager was present and recorded minutes.

**APPROVAL OF MINUTES:** The Minutes from the October 13, 2025 meeting were presented for approval. Wil Cheyne made a motion to accept the minutes as presented; Cynthia McDermond seconded the motion, all voted in favor and the minutes were approved as presented.

**UNFINISHED BUSINESS:**

**SUB-DISTRICT ISSUES:**

**Cypress Bend:** John reported that all is well and they continue to have their monthly village get together. He has scheduled their biennial meeting for Thursday December 18th.

**Cypress Gardens:** Mickey reported that their biennial meeting will be Saturday November 22<sup>nd</sup>.

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

**Glen Eagles:** Jim reported that there is one house for sale in their village and they had a great Halloween get together. A November party is also being planned.

**Pinehurst:** Andy reported that their biennial meeting is scheduled Friday December 5<sup>th</sup>. Andy also reported that he had a request from a homeowner in their full-service village to ask the board if their dues could be reduced if they mow their own yard. John responded that this same request was made in 2018 and was reviewed by the board and denied. All at that time agreed that this is not an al-la-cart thing, when you buy into a full service village, you cannot pick and choose which services you do not want to pay for as all services are included in the quarterly dues.

**Prestwick:** Patricia reported there are three houses for sale in their village. They have schedule Christmas on the Circle for Sunday December 7<sup>th</sup> and their biennial meeting will be Wednesday December 10<sup>th</sup>.

**Royal Glen:** Will reported that one owner in his village did not have a mailbox but is now compliant. A street light was hit in their village which caused the top to lean over but Alan has repaired it. A discussion ensued about street lights in other villages.

**St. Andrews:** Steve reported that their village biennial meeting will be on Friday December 5<sup>th</sup>. They also have two house for sale with no other issues at this time.

**St. Andrews East:** Cynthia reported her village had a get together on Saturday October 18<sup>th</sup> which was well attended.

**Turnberry:** Mike reported that one house has sold in their village. Mike asks Marsha for new owner

information as soon as it is received. Mike let the board know that the just completed new home in their village had some irrigation problems due to an error made by the builder. Curt commented that the builder did build up to site code which is 18" above grade. As a result, the builder had to come back and fix this problem which stays between the owner and builder.

**The Grove:** Marsha reported the village owners had a meeting on Saturday November 1<sup>st</sup> and all owners voted in favor of remaining part of the POA. The owners also nominated a new village representative and will be voting by mail. Marsha will send all owners a proxy to make this vote official.

**COMMITTEE REPORTS:**

**FINANCE:** Marsha reported that village reps need to begin working on 2026 budgets. Please let Gary know if you need assistance.

**ARMC** – Curt reported that he had a request from an owner in The Grove to put up a rod iron fence. Curt asked the committee review the request and all agreed that they could not approve this variance. Curt is also keeping an eye on the three new homes that are currently being built in Cypress Gardens.

**GROUNDS/LANDSCAPING-** Billy reported tree trimming has slowed down but they will do on an as need basis. Billy let the board know that Alan will be having hip replacement surgery soon but we have man power if needed with Alan’s direction while he is recovering.

**WEBSITE/NEWSLETTER** – Marsha reported in Joanne’s absence that the November issue of the POA Monthly Newsletter was published and sent to all homeowners. Joanne would also like to remind the board to let her any information you would like to see in the December issue.

**NEW BUSINESS:**

An Estates owner present ask the board about the expenses regarding the lawsuit in the Estates, he said he has not received any information. Marsha asks if he attended the meeting held with the homeowners and their attorney, the owner replied that he did not attend the meeting. Marsha then let him know that she sent minutes from the meeting to all Estates owners so she will resend this information to him. A discussion ensued regarding financials of the Estates and if there was interest to be paid to the plaintiff. John responded that the judge waived the interest and that the Estates did pay for the bond. Owners in attendance from other villages reported rumors they had heard regarding the case and John reassured everyone that this is why they appealed.

**NEXT MEETING:** The next POA Board Meeting will be Monday – December 1, 2025 @ 3:00 pm.

**ADJOURN:** Steve made a motion to adjourn and move into a brief executive session, Cynthia seconded the motion and all were in favor. The meeting adjourned at 3:29pm

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