

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

Monday January 5, 2026

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, January 5, 2026 at Craft Farms Clubhouse in Gulf Shores. A quorum was established and President John Mitchell called the meeting to order at 3:01 pm.

Village Representatives present were Kim Gordon, Mike Mitchum, Steve Makarsky, Jim Foster, Joshua Cooper, Wil Cheyne, Brian Ennis, Cynthia McDermond, Shawna Stefankiewicz and Larry Brown. Alternate Representatives present were Val Nehring, Laurie Nichols and Tom Giles.

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 November 3, 2025 meeting were presented for approval. Cynthia McDermond 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:

SUB-DISTRICT ISSUES:

Cypress Bend: John had no issues to report but he is still working with Chad at the club to get permission to put signage up at entrances where needed in order to delineate us from Craft Farms North and other surrounding homes. John said at this point Chad is waiting on permission from the corporate office.

Cypress Gardens: Brian reported there are no issues at this time.

Estates: Kim reported that she is following up with ARMC regarding an owner's bushes that have not been trimmed to the 4ft rule. Her village also has an owner that leaves garbage out every Monday morning across from their house for pickup when the scheduled is not until later in the week. Curt let Kim know that he checked the bushes but it was determined he looked at the back of the house and Kim was referring to the front. He will go back and take a look. Kim also reported a neighbor saw two alligators in their pond which got aggressive. Marsha will send Kim the info for the neighbor to call the Baldwin County office if this happens again.

Glen Eagles: Jim reported that their village is doing good. He also mentioned that Valerie and Barb are getting Mardi Gras decorations ready for the entrance.

Pinehurst: Josh reported there are no issues at this time.

Prestwick: Larry reported that he was just elected as village rep and Curt Graff as the alternate. He also reported that Christmas at the Circle was canceled twice this year due to weather issues. It was Prestwick's turn to host the event so they will be responsible for the event next year as well.

Royal Glen: Will reported that they have a tree issue where roots have grown over in the neighbor's yard. They are working with Jim and Billy to try to resolve this with the city arborist.

St. Andrews: Steve reported that their village currently has two houses for sale. Steve has also reminded a neighbor that they cannot park their commercial vehicle in their driveway, he will let Marsha know if they do not comply. They are still having an issue with the contractors from the new home being built parking on the street making it hard for others to pass, Marsha will call the owner.

Steve also mentioned that they are getting things ready for the upcoming Mardi Gras Parade.

St. Andrews East: Cynthia reported they had their Christmas gathering on December 13th and it was very nice, other than that it has been very quiet.

Turnberry: Mike reported they their village had a Christmas party and it was good. He noticed a lot of children riding new e-bikes and skateboards after Christmas and ask Jim if we had an update on the uneven sidewalks that were called into the city. Jim will check on this with the city.

The Grove: Shawna reported that her village would like an update on the legal fees that were added to their expenses in 2025. Marsha will send this information to the Board and report back with their decision.

COMMITTEE REPORTS:

FINANCE: Marsha reported that due to the timing of the holidays and the date of the first Board meeting for 2026, she and Gary have not had time to close out 2025. 1st quarter invoices will go out this week and we would like all 2026 budgets turned in by January 16th.

ARMC – Curt reported that at one time he had talked about posting a permit at each home that has permission from the POA for work at their home. He will continue to work on getting this done so that all reps can see if the owner has permission. Curt has been working with Brian Ennis in Cypress Gardens to update their Residential and Commercial Guidelines. The Board will be hearing more about this at the February meeting. Curt also reported that there are three houses under construction in Cypress Gardens and one in St. Andrews. Kim asked Curt to check on some trees that were marked for clearing on the last Estates lot that was just sold. Marsha will get Curt the new owners information.

GROUNDS/LANDSCAPING- Billy reported that this will be his last official meeting as Head of the Landscape Committee, he has stepped down and Valerie Nehring has replaced him. Billy will still be in charge of lake maintenance; Jim will be in charge of trees and Dennis Lundy will still help with the pine straw. Billy asked the board to stay after the meeting as our new landscape company Gulf Breeze Landscape would like to meet with everyone and introduce themselves.

WEBSITE/NEWSLETTER – Joanne reported that the January newsletter was published and distributed. Joanne is working on the February newsletter and will add the date for the Mardi Gras Golf Cart Parade, introduce our new landscape company Gulf Breeze as well as some information Curt would like added for ARMC to the next newsletter. A discussion ensued regarding trash/debris pick-up as too many people are putting

NEW BUSINESS:

John announced that we do have a balanced budget with a small surplus of 1.5% but it does not do anything to increase our Operating Reserve which is around \$44,000 and should be closer to \$200,000 which is a 6 months reserve. John then proposed an increase in District Dues of \$25.00 per quarter for 2026 and asked the Board for approval of the proposal as well as the proposed 2026 District Budget. John made a motion to approve the District Expense side of the 2026 Budget presented Mike seconded the motion and all were in favor. John then made a second motion to increase the District Dues by \$25.00 per quarter owner to begin the 1st quarter of 2026, Kim seconded the motion and it carried with approval.

John asked for a slate of officers to serve for 2026, that being President, Vice President and Secretary/Treasurer. A nomination came from the floor for John Mitchell to stay President and Kim Gordon to continue as Vice President. Another nomination came for Cynthia McDermond to be Secretary/Treasurer. All parties accepted their nominations and all voted in favor for the slate of officers presented. Marsha will add Cynthia McDermond as a new check signer and remove previous

officers Mike Mitchum and Billy Adcock from each account.

Joanne Randolph presented the Board with a proposal asking for a small fee to keep the newsletter going month to month. A discussion ensued and the Board tabled a vote until the next meeting.

NEXT MEETING: The next POA Board Meeting will be Monday – February 2, 2026 @ 3:00 pm.

ADJOURN: Kim made a motion to adjourn for a short executive session, Larry seconded the motion and all were in favor. The meeting adjourned at 3:48pm

Approval of _____ **Date** _____