

***CRAFT FARMS PROPERTY OWNERS' ASSOCIATION***

***BOARD OF DIRECTORS MEETING MINUTES***

***Monday April 6, 2026***

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, April 6, 2026 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 Jim Foster, Mike Mitchum, Steve Makarsky, Joshua Cooper, Wil Cheyne, Brian Ennis, Cynthia McDermond, Shawna Stefankiewicz and Larry Brown. Absent were Kim Gordon. Alternate Representatives present were Valerie Nehring.

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

**APPROVAL OF MINUTES:** The Minutes from the February 2, 2026 meeting were presented for approval. Steve Makarsky made a motion to accept the minutes as presented and Cynthia McDermond seconded the motion, all voted in favor and the minutes were approved.

**UNFINISHED BUSINESS:**

Yard debris pick-up day – Marsha reported that she spoke with a representative at the city for residential yard debris pick up and they confirmed Craft Farms pick up day is Friday. A discussion ensued and all agreed to let their village know to have yard debris set out on Thursday evening for pick up the next day.

**SUB-DISTRICT ISSUES:**

**Cypress Bend:** John reported their village had no issues at this time.

**Cypress Gardens:** Brian reported that their recent village meeting had a great turnout and was very productive with approval of the updated Residential and Construction Guidelines. Brian thanked Curt for all of his help getting the new guidelines redone and finished. The village is currently having more problems with beavers and a nest of copper head snakes. They are currently having discussions about cleaning debris from the lakes surrounding their village and pricing fountains to help with the stagnant water. Larry from Prestwick offered assistance with pricing fountains. Brian asked about ownership of the lakes and a discussion ensued. Marsha let Brian know to go to Baldwin County Maps and it will show the ownership when you click on each lake. Mike and John reported they have not received any help in maintaining the lakes that are owned by the golf course. Cynthia mentioned to reach out to the golf course regarding the beavers as they have helped with this in the past. Brian reported there are two homes for sale in their village and one home about to be completed by Dixon that will go on the market for 1.2 million very soon. Brian also mentions that they will be starting five new homes this year that will be priced the same.

**Estates:** No report in Kim's absence.

**Glen Eagles:** Jim's reported that all is well and they continue to have their monthly get togethers. Several houses that are for sale are either pending or have been sold. They also had a new home sell for 1.3 million. They have a dead signature tree in the village that will be taken down this week. Wil ask if the tree coming down will be replaced. Jim responded that there is no interest in replacing the tree. A discussion ensued regarding maintenance of the signature trees including the roots that are damaging sidewalks and driveways. All agreed it is up to the POA to determine this on a case-by-case basis.

**Pinehurst:** Marsha reported for Josh that Pinehurst village has ordered 920 bales of pine straw to be installed in April. They recently had a repair on the well they share with St. Andrews East, the costs were \$614.00. At this time, they have two houses for sale, 630 Pinehurst Drive and 618 Pinehurst Point. Their village has had several concerns regarding the new landscape company. Josh has submitted the complaints to Valerie. Josh entered the meeting after his report was read and did not have anything further to add.

**Prestwick:** Larry reported they have two houses still for sale. One had a contingency so it did not sell. They are still in the process of clearing up their lake so they can start running the fountain again. They will be putting in some carp soon to help eat the algae. Alan and Billy are doing all the can to help get the lake cleaned up and all owners are very appreciative.

**Royal Glen:** Wil reported that the city has changed the tree ordinance for the better for homeowners. The new ordinance is on the city's website. Wil would recommend that a bald cypress tree never be allowed to be planted in a subdivision as the root system is terrible.

**St. Andrews:** Steve reported he has had several complaints about the new landscape company Gulf Breeze. He has reported all to Valerie, head of landscape committee and things seem to be getting better. They recently had two houses for sale and one sold as soon as it went on the market.

**St. Andrews East:** Cynthia reported they had one owner who planned to put in a pergola without getting ARMC approval. She saw the wood being delivered and let the owner know he needed to get approval. The owner did submit the application and Curt approved.

**Turnberry:** Mike reported that there is one house for sale listed for 1.1 million which had a contract in one day but then was canceled the next day. Mike questioned Valerie about leaves in non-full-service villages and she said they are supposed to blow them into common area and mulch them. Mike said they have a lot in the curbs and gutters. Mike said the previously company always took care of this. Valerie will check on this with Gulf Breeze. Mike let the board know that Marsha should be commended for getting financials to the board in a timely manner. This shows things are running smoothly in the POA office. Marsha thanked Mike for his commendation.

**The Grove:** Shawna reported that their village had not purchased pine straw in the past so it was not in their budget for this year. Shawna thought it would look nice in the common area so she asked for a quote because she was not sure how much they would need. Once she received the quote for 100 bales, she let all owners know about the quote and that there would be a small assessment to cover the costs since it was not in their budget. They ended up needing 116 bales installed. This was well received and most all owners are pleased with the pine straw. There are currently two houses for sale and one house that has been foreclosed on. The previous owners are still living in the house so she is not sure what is going on with this house. There are also two houses being built on Lot's #3 & 4.

**J & R Properties, formerly The McCollough Institute:** James Brackin reported that he sent John and Curt the finalized proposal for their new sign. John and Curt gave their approval and James will now go to the city for a permit. The fence that was approved is now scheduled for next week or the week after.

#### **COMMITTEE REPORTS:**

**FINANCE:** Marsha reported that all first quarter 2026 financials were sent to all village reps by email. Marsha is now being trained to manage the funds flow report that is issued quarterly. She asks that everyone be patient as she learns.

**ARMC –** Curt reported that he has seen different landscape companies blowing leaves into the lakes. He asks Joanne to please add a "do not do this" article to the next newsletter. Valerie mentioned that the golf course maintenance crew does this as well, Curt asked to let him know when we see this.

**GROUNDS/LANDSCAPING-** Valerie asked the board if they had any questions regarding the landscape committee report that was recently emailed. Several commented that it was a great report. Josh mentioned the leaves that are being blown into the common areas and not mulched. Valerie reported that she is sending all complaints directly to her contact with Gulf Breeze.

**WEBSITE/NEWSLETTER** – Joanne reminded the board that this is the time of year when we see pine straw scammers that come in and offer a good price and then after they put the straw down they charge more than quoted. There have also been complaints about solicitors which we do not allow. Joanne has also been approached about putting ads in the newsletter about estate sales and personal sales. After much discussion, the board agreed that these items should be put on the classified section of the website and not in the newsletter. Joanne will add all to the next newsletter.

**NEW BUSINESS:**

Marsha reported to the board that she is looking into HOA/POA based software that will allow owners to log into their accounts. She is exploring options at this time and will send the board information soon.

Marsha reported that the owner of 341 Cypress Bend lost the signature tree in front of her house due to hurricane Sally. The owner let the chairman at the time know she would like a replacement tree but never received it. Upon checking back, the owner was never put on the list to get a replacement tree. A discussion ensued and the board agreed to replace the tree for this owner.

**NEXT MEETING:** The next POA Board Meeting will be Monday – May 11, 2026 @ 3:00 pm.

**ADJOURN:** Larry made a motion to adjourn, Will seconded the motion and all were in favor. The meeting adjourned at 3:58pm

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