

CRAFT FARMS PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday June 1, 2026

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, June 1, 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 Mike Mitchum, Kim Gordon, Wil Cheyne, Jim Foster, Cynthia McDermond, Shawna Stefankiewicz and Larry Brown. Absent were Josh Cooper and Steve Makarsky. Alternate Representatives present were Chrisy Robinson and Valerie Nehring.

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

APPROVAL OF MINUTES: The Minutes from the April 6, 2026 meeting were presented for approval. Cynthia McDermond made a motion to accept the minutes as presented, Larry Brown seconded the motion, and the minutes were approved with all in favor.

UNFINISHED BUSINESS:

Signature Tree discussion: Jim Foster researched the Signature Trees and wanted to make sure the board knew that within the [Craft Farms POA](#), the term "Signature Trees" refers specifically to the community's designated street trees. These trees line the neighborhood roads and golf course corridors, serving as unified visual markers that tie the 11 villages together. Signature Trees are legally classified as the sole property of the Craft Farms POA and there is a Strict Pruning & Removal Ban. Homeowners are **strictly prohibited** from pruning, trimming, or removing any Signature Tree that sits on or adjacent to their lot. All maintenance or health assessments must be managed and executed exclusively by the association. The board thanked Jim for his hard work on this matter.

SUB-DISTRICT ISSUES:

Cypress Bend: John recounted they had their monthly social gathering on May 31st with nothing else new to report.

Cypress Gardens: Chrisy reported the company they recently hired trapped two very large beavers and they are looking forward to the trees and bushes growing back. Their village has four houses for sale and one is under contract. There is also some new construction beginning on some vacant lots. Crisy and Brian have had several complaints about the landscape company. The village only received two mows this month so they are two behind what is being paid for. Chrisy bought a mower and mowed her own grass because it looked so bad. She said the crew is very nice when she speaks to them, but residents are all very unhappy with their service. A discussion ensued regarding the weather and lack of service in other villages. An owner present also reported mowers beginning work at 6:30am which is not allowed. Valarie is reporting all complaints to her contact at Gulf Breeze Landscape.

Estates: Kim reported the landscape company is not taking care of grass and weeds growing in sidewalk cracks and edges, which means they are not edging often enough. Kim also mentioned in the past the landscape contract always included replacing the flowers in the planter at their entrance twice a year. Marsha reported that it was inadvertently left out of the new landscape contract so it is not included at this point in time. Kim asked if Gulf Breeze could just pull the dead plants out for now and also if they could please take care of trimming the dead part out of the blueberry bushes also at the entrance. Kim said that recently a house that listed for sale in their

village sold within hours. She also mentioned that she has had several real estate agents contact her that have clients who would like to purchase a home if anyone is interested in selling in their village.

Glen Eagles: Jim's reported that currently they do not have any houses for sale. They also have new neighbors moving in from the houses that sold so all is well.

Pinehurst: Marsha reported for Josh the Pinehurst social committee is currently planning get together in their village for summer, fall and the holiday season. They have three new residents so this will give everyone a chance to get to know their new neighbors and enjoy the company of current residents. The Hunters recently sold to the Williamson's, the Nicholson's are closing today, and the Elliott's will be closing soon.

Prestwick: Larry reported their village had a successful monthly gathering last week. Several owners have complained about the lot at the entrance of their village on Cypress Bend Drive because it has not been mowed in a very long time. Marsha mentioned that this property belongs to Scratch Golf and is not included in the current landscape contract. Larry said the golf course did come by and mow the right of way but did not mow the center. John suggested calling the city to report this as the city has an ordinance that would apply. Larry mentioned there are still have two houses for sale. Their lake is looking great thanks to Alan and Billy which makes the fountain run smoothly. They are getting prices to remove two of their Bradford pear trees that are in bad shape. Mike noted that to save on stump grinding cost, ask the remove company to topple them over so the whole tree will pull out of the ground, Turnberry village did this with the same type tree and it worked very well. Larry mentioned that they have had people fishing in their lake ignoring the signs. Larry did have to call the police because the people fishing would not leave. The board agreed that there is no fishing allowed as all of Craft Farms is considered private property, and that if anyone is fishing on POA property that the police will be called for trespassing.

Royal Glen: Wil reported all is well but he has seen people fishing and ignoring the signs as well.

St. Andrews: Marsha reported in Steve's absence that currently no houses are for sale. Steve recently contacted two new owners by phone to welcome them and emailed all three new owners. Their spring get together was well attended and fun. Currently, they are preparing for the July 4th golf cart parade. Reminders will be sent out to all social chairs in each village prior to the parade asking for a head count of participants so they will know how much food to purchase.

St. Andrews East: Cynthia reported that everything in their neighborhood is well. Curt has inspected the project at 733 St. Andrews Drive East and has approved it to move forward. A new signature tree was planted in their village and it does not look good. Jim replied that Alan is watering the tree and sometimes they come in stressed from the move so he believes it will bounce back and be fine. Cynthia also commented that the new landscape company is not cutting their grass short enough. She said after two days you cannot tell it has been cut. Valerie will report this to Gulf Breeze.

Turnberry: Mike reported that all is well and there is still one house for sale. Recently, an owner suggested to plant three magnolia trees at the entrance and offered to pay for them. Mike sent this out to all owners in the village for a vote and the majority voted no.

The Grove: Shawna reported they recently had one house sell and the new owner is very nice. One house went off the market and the two new houses are moving alone rapidly. Larry asked if a home for sale can put a for sale sign on the golf course side and John answered yes as long as it is one of the POA approved signs. Shawna said that the landscapers have skipped their village as well because they have very tall weeds and it looks bad. Valerie will report to Gulf Breeze.

J & R Properties, formerly The McCollough Institute: James Brackin reported that they have added pine straw to pretty up their landscaping. They have not finished the fence around the dumpster yet because they cannot find the wood to finish it. Their contractor has searched and cannot not fencing within 30 miles of Gulf Shores. They will have it finished as soon as possible. Kim asked if they are still

planning to put up a new sign. James replied they are waiting on the tenant that wanted the new sign. He said once the POA approved it he told them they would need to submit it to the city for final approval.

COMMITTEE REPORTS:

FINANCE: Marsha provided Village Representatives with a first quarter funds flow statement and asked if they had any questions to please email her and please include Gary as he is training her on taking over this report.

ARMC – Curt reported that Cypress Gardens has a new home being built on Lot 41. They had not submitted all paper work to begin so Curt shut down the job for a couple of weeks. The builder did submit all documentation and has received full approval. Curt asks that you do not start building until all documents needed and paper work has been approved by the committee.

GROUNDS/LANDSCAPING- Valerie reminded the board that the landscape committee report was sent out by email and to please email her with any questions or concerns. She has also noted and sent all comments and complaints from earlier in the meeting to Gulf Breeze Landscaping.

WEBSITE/NEWSLETTER – Marsha reported in Joanne's absence that the June newsletter was successfully published and sent out.

NEW BUSINESS:

Large hole in the Estates on golf course property line: Wil reported that recently Alan brought a hole to his attention near the front entrance of the Estates that just keeps getting bigger and could become a liability. It is also causing stress cracking on the adjacent sidewalk and into the street. Alan and Wil will get an estimate to fill it in with rock and report back to the board.

Well #6 replacement pump: Kim reported that a 5 hp pump in Well #6 that is shared by the Estates and Cypress Bend has burnt up and needs to be replaced. This Well provides irrigation for both villages landscape and planters at their entrances. Wil mentioned that this POA Well is actually on golf course property. John made a motion to approve the expenditure and to have Johnson Well replace the 5 hp submersible pump on side A of Well #6 for \$8,764.00, which will be divided by Cypress Bend and the Estates at \$4,382.00 each. Both villages have enough in their Capital Reserve to cover the cost. Wil seconded the motion and with all in favor the motion passed as presented.

Part-time subcontracted labor for POA office: Marsha asked the board if they would be willing to approve paying some additional help in the POA office for around 30-35 hours a quarter as subcontracted labor. She has had a couple of volunteers and sometimes it is a lot to ask of them especially at the end of a quarter. A discussion ensued to make sure that all subcontractor labor laws are met. Kim moved to permit the POA Association Manager to hire independent contracted labor per a written scope of work contract for the POA business office not to exceed \$600.00 per quarter. John seconded the motion, and all voted in favor. John noted the expense would come out of the District Budget.

NEXT MEETING: The next POA Board Meeting will be Monday – July 6, 2026 @ 3:00 pm.

ADJOURN: Kim made a motion to adjourn, Larry seconded the motion and all were in favor. The meeting adjourned at 3:57pm

Approval of _____ **Date** _____