

CRAFT FARMS PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday July 6, 2026

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

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

APPROVAL OF MINUTES: The Minutes from the June 1, 2026 meeting were presented for approval. Larry Brown made a motion to accept the minutes as presented, Wil Cheyne seconded the motion, and with a unanimous vote, the minutes as presented.

UNFINISHED BUSINESS:

SUB-DISTRICT ISSUES:

Cypress Bend: John reported that Gulf Breeze because has not been mowing their common area per the contract.

Cypress Gardens: Marsha read a report from Brian in his absence: Their front entry landscaping and electrical work as well as lake cleaning has been completed, compliments of Chrysalis Builders. The village will be voting on an assessment to have their common area landscaping upgraded and dues increase. They are looking for a new landscape company and will need an increase to cover a new company. They hope to have the new company effective by September 1st. There is a new spec home for sale in the village for 1.5 million that will close in the next four to six weeks. There are also three homes for sale that are all in the million-dollar range.

Estates: Kim reported they have not been getting landscape service at the frequency or the degree of things that are supposed to be done. Kim has asked Logan' Landscape for a quote to include the planter at the entrance and expects the price to be comparable to when they serviced the village in 2025. They had one house go up for sale and sell that very same day. There is one neighbor who continually puts trash out on the lot across from their house on Saturday's, as a result they will be fined.

Glen Eagles: Jim's reported that all is well and they continue have their well-attended monthly get togethers. They also have issues with owners putting their trash out too early before the pickup day.

Pinehurst: Josh reported landscaping issues; edging overgrowth and grass not being mowed. He has reported this to Valerie. They have had three houses up for sale over the last couple of months and it looks like all have sold and closed. They have also begun quarterly get togethers that began on June 13th that was well attended.

Prestwick: Larry reported that the entrance off of Cypress looks great and they did a superb job. He recently had the two signature trees taken down in the village and Tree Sharks did an excellent job. The lake and the fountain are looking great thanks to Alan. They have two houses for sale; one home is not

keeping up with the landscape. Larry asked Marsha to please contact the realtor regarding this issue. He also has complaints regarding the landscape not being kept up with as well as the lot at their entrance not being mowed by the golf course. Their village is looking for a new landscape company.

Royal Glen: Wil reported that Tree Sharks recently made a lot of people happy in their village. They cleaned up a 40ft tall tree that had a lot of mistletoe hanging, they did a fine job on this.

St. Andrews: Steve reported a successful 4th of July parade throughout Craft Farms and a lot of owners attended. He asked who to talk with about a signature tree that is dying, Jim Foster let him know that he will have the city arborist take a look at the tree and see what they can do about it. The tree is between 628 & 630 St. Andrews. The village had renters in 617 that moved out and left all of their furniture and trash on the street. Between the city truck and the owners, it is finally all cleaned up. There is also discontent with Gulf Breeze and Steve asked what can be done about them.

St. Andrews East: Cynthia reported that they have another beaver problem in the lake. She called Chad at the club and he said they would call USDA to get them removed. There is work going on again at 711 and Cynthia asked Curt if he is aware of a new project. Curt has been in touch with them and is waiting to see a permit from the city. Since they were fined for not properly submitting all documents for a previous project, we hope they have learned their lesson. Their village also has landscaping issues and will wait on the landscape committee to report. Cynthia is concerned about the Daniel's house that has been vacant and unkept for over a year. She and Marsha have unsuccessfully tried contacting the granddaughter.

Turnberry: Mike reported that the one house they had for sale is now under contract.

The Grove: Shawna reported on the two houses being built by Limitless Homes. She said they did not have their correct paper fencing up so it made a huge mess of mud on the street during the last rain storm. Shawna thanked Curt for reaching out to them and getting them to clean it up immediately. She said they have been doing better since then. Limitless also wants to build on Lot 13 but the plans do not match the esthetics of the village. She has asked Curt to contact them regarding the plans. Shawna also reported that the previous owners of the house that has been foreclosed on are still in the house and they keep parking on the street with trucks and trailers, etc. The house has a lien on it and they continue to be fined for this violation but they have not paid dues or fines to date. Marsha reported the bank that purchased the house has not paid dues either and she will continue to reach out to them.

J & R Properties, formerly The McCollough Institute: No report in James Brackin absence.

COMMITTEE REPORTS:

FINANCE: Marsha reported that 2nd quarter P&L Statements will be emailed to all Village Reps this week and asked if they had any questions to please respond to her email.

ARMC – Curt updated on the new home being built on Lot 41 of Cypress Gardens and said he will remind them to pick up their trash. He also received correspondence from Limitless Homes regarding the retention pond that meets with Lot #1 in The Grove. Limitless is asking the POA to share in the costs for a retaining wall at that pond. John let Curt know that the retention pond belongs to the golf course so Limitless will need to contact them. Kim asked Curt to check on the bushes at the Patel house as they are taller than 4ft and they have never been trimmed.

GROUND/SCAPING- Valerie reported that she met with Josh from Gulf Breeze Landscaping regarding all of village complaints. Josh let Valerie know that due to the lack of labor force, they have not been able to keep up with their current workload. Therefore, they will exercise their contractual right to terminate with a 60-day notice. Josh said they will continue to service and supplement labor where possible for the remainder of their time or until the Board tells them to cease services. A

discussion ensued regarding each village gathering quotes from other landscape companies. The Board decided that each Village Representative will decide on the landscape company that best suits their village scope of work and budget. The Board will then have a special meeting to review the contracts and approve for each individual village. The special meeting date is to be determined.

WEBSITE/NEWSLETTER – Joanne reported the July newsletter was published on schedule. She asked if anyone had items that they would like to add to the August newsletter. Kim asks her to publish the e-bike and e-scooters rules. Curt said he would ask the police what the existing rules are for Joanne to publish. Several also would like dogs on a leash reminder.

NEW BUSINESS:

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

ADJOURN: Kim made a motion to adjourn, Shawna seconded the motion and all were in favor. The meeting adjourned at 4:23pm

Approval of _____ **Date** _____