

PENINSULA MASTER ASSOCIATION, INC.SM

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Minutes and other information posted at PeninsulaMaster.comSM

Minutes approved online by Ken Lee 23 Jan., Brian Brandt 24 Jan. and Lyle Brown 25 Jan. 2025.

MINUTES OF THE BOARD OF DIRECTORS MEETING OF WED. 15 JAN. 2025, 3:00 P.M. AT THE SALES OFFICE

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I. Meeting was called to Order at 3:00 p.m. by Ken Lee.

ATTENDEES:

Board Members Present: Ken Lee Brian Brandt Lyle Brown Tom Hulkan

Master Association Members Present:

Baywalk, Steve Gregg

Lakes, Tom Davis

Preserve, Joe Lapinsky

Boulevard, Paul Hagen

Links, Terry Markel

Racquet Club, Jonathan Bond

Haven, Wiley Russell

LGV, Mary Ann Pflueger

Retreat, Ron Hill

Community Management Associates (CMA): Susan Anderson.

Others: Robin Anderson, Lakes & ARC

Gabi Rohman, Haven & ARC

Carol Sheriff, Blvd. & ARC

Scott Hamre, Blvd. & Roads

Debby Sheppard, Retreat, ARC & Social

II. Prior Board Minutes approved online:

Presidents meeting 11 Dec. 2024 to elect DOD members & BOD organizational meeting thereafter.

BOD/presidents meeting 11 Dec. 2024 with Golf Course management.

BOD regular meeting of 20 Nov. 2024.

III. Peninsula Committee Reports & Updates:

1. Architectural Review (ARC).

Robin Anderson started the ARC discussion at 3:00 p.m. (originally scheduled under new business).

Robin asked about ARC "enforcement" vs. "administration". The Board consensus was that the ARC administers the covenants in Article 12 and the Board enforces them.

The Board further agreed with ARC request to delete pre-printed ARC member names from the ARC applications and replace that with hand printed names next to the ARC members' signatures on the forms. Also, the "after photos" requirement in the ARC applications was clarified as meaning examples of how the applicants' properties might appear after a project is finished.

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After discussion between the BOD, presidents and the ARC, the question of “after completion” inspections was clarified to mean that Association presidents should look at house/lot exteriors to ascertain in their best judgement if an ARC approved project had been properly completed. Suspected violations of Owners’ approved applications would be referred to the Board.

The Federal Law on solar panels was also discussed. Owners considering solar panels are currently referred to their insurance companies and to Baldwin AMC.

The new ARC applications were approved by Board consensus with the above noted revisions that ARC requested. It was also recognized by the BOD and the presidents that the covenants would have to be revised at 11.06, 11.11 and in places addressing “inspection” after project completions. Later review of the 2024 Master Declaration by Lyle Brown, Chair of the Covenants Committee, indicated that “inspection” would have to be revised in more places than originally anticipated.

2. Social.

Debby Sheppard reported that the same events will be held this year with perhaps some date adjustments. In addition, a 5K run to benefit breast cancer is planned.

3. Pier. No report.

4. Roadways and Drains.

Scott Hamre handed out copies of a report on “Speed Cushions” to the BOD and presidents. Scott was asked to check with the City Fire Marshall and the City Planner/Code enforcement administrator as to any permits or approvals needed for “Speed Cushions”. Drain inspection was extensively discussed at the last Roads and Drains Committee meeting with an inspection to be performed this summer.

IV. Old Business:

1. C Spire began installing fiber optic cable between the East and Main gates on 03 Jan. 2025.
2. Proposal from Sidwell protection Services, Inc. for three year contract on “Limited Access Security”, by Ken Lee. Passed online by motion of Ken Lee on 16 Dec. and seconded by Terry Corley 17 Dec. On 17 Dec. 2024, Brian Brandt and Lyle Brown concurred. Passed 4 to 0, Tom Hulgán no response.
3. On 11 Dec., Susan Anderson noted that Yancy had removed bushes by the mirror at the east gate which were obstructing view to west of the “beer” golf cart crossing Peninsula Blvd. (safety issue).
4. Damage to East gate billed to Mike/Lynn Johns of 556 Retreat.). Damage occurred on 22 Oct. 2024. CMA has yet to receive payment for the \$300 gate repair billed to above owner. Susan Anderson provided a video of their contractor at the back gate along with the requested information from Mr. Johns' that included the name and contact info of the Gulf Shores Police Officer, his badge #, and the case number. Ken Lee instructed Susan to pay the repair bill and send the Johns a demand letter with follow up of a lien if needed. Bran Brandt and Lyle Brown concurred.

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Owner now disputes that they are liable for the actions of the contractor (or contractor's employee, name unknown). Susan to find the bill for follow-up. NOTE: After another review of the video and that the \$300.00 bill from the gate company included charges for other work, the bill to Johns was withdrawn on 23 Jan. 2025.

5. Retreat request for discussion or help regarding fence in their commons # 4.

Discussed fence location and probable encroachment into Commons # 4 by some Laurel Wood owners and/or residents. Agreed by BOD and Retreat officers that the first step is for Retreat to get a survey of the common area to see where and who is encroaching on the common area; that Retreat should fund questions to an attorney; and the PMA would handle letters to applicable Laurel Woods owners.

6. Response from Golf Course mgmt. from 11 Dec. meeting?

Ken Lee reported none. Also, no response from the Board's attorneys on some questions. Ken will follow-up on both matters.

NOTE: Friday 17 Jan. 2025, Ken Lee, Lyle Brown, Tom Hulgan and Paul Hagen were on a conference call with Attorney John McClurkin (Craven and Perry) as arranged by Ken Lee. Att. McClurkin's response had been delayed by family matters.

V. New Business:

1. Policy Resolution for Sanction "Not-In-Good-Standing" to apply to owners under specified cases, by Ken Lee & Lyle Brown.

Ken Lee read out the resolution, and moved adoption. Lyle Brown seconded. Passed 4 to 0.

2. Approve "Open House Policy", by Susan Anderson. See attachments, letter of 03 Jan. 2025.

3. New Decals, and Decal/gate remote ("clicker") verification.

It was agreed to start purchase and distribution of new individually numbered windshield decals, including (at Golf Course expense) 20 decals for Golf Course employees and 20 decals for non-resident members of the "Gulf Club and Tennis Center". The Golf Course paid decals are to have no scallop shell logo.

Distribution of the PMA decals (and gate remote openers, aka: "clickers") are to be tied to vehicle registration as per current policy. After a yet-to-be-determined period of new decal distribution, the guards are to be instructed by the BOD to deny entrance of vehicles with old decals. For clarity, some of this information is repeated from prior meetings.

4. Open position on BOD. Terry Corley resigned from the BOD on 26 Dec. 2024, effective 01 Jan. 2025.

On 04 Jan. 2025, Brian Brandt assumed Terry's duties as treasurer in addition to v/p (concurred unanimously by BOD 4-0 on 03 & 04 Jan. 2025).

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5. BOD desires to fill ARC positions (Jack Malone, Baywalk, resigned effective 31 Dec. 2024). Ken Lee asking around.

6. An email account for main guard house? By Ken Lee.
Sidwell is already working on this, apparently on their own.

7. Renewals of the Philadelphia Insurance Policies. The current policies are set to expire on 2/1/2025.

2025-2026 Commercial package premium is \$5769 which includes \$30 for terrorism. 2024-2025 premium was \$6,771 which included terrorism. This provides property coverage, GL, Crime, and Auto. **Deductibles** for property **increased** to \$2500 (was \$1000) and now includes a 2% deductible for wind/hail (this is in line with all other carries. and we did good avoiding it for the last 2 years).

2025-2026 Umbrella liability premium is \$3,173. 2024-2025 was \$3,051.

2025-2026 Directors/Officers liability premium is \$3,664. 2024-2025 was \$3,664 no change.

Moved by Ken Lee and seconded by Tom Hulgan to approve. Passed 4 to 0.

VI. Comments and Questions by Presidents or Owners:

Preserve president Joe Lapinsky complained about dog droppings not picked up by their owners. After some general discussion among presidents and BOD, Ken Lee tasked Susan Anderson with composing a memo to owners re: dog droppings, speeding, leaving trash on or at storm drains and lawn maintenance contractors blowing vegetation into the storm drains.

VII. Next Board of Directors Meeting is at 3:00 pm, 12 March 2025 in the Sales Office.

VIII. Adjournment by Ken Lee at 4:32 p.m.

By Lyle Brown, PMA Board secretary, 16-23 Jan. 2025.

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PLEASE SEE ATTACHMENTS FOLLOWING FOR MORE INFORMATION

26 Nov. 2024, BOD, Sign at East Gate Call Box.

25 Nov., Brian Brandt and Ken Lee, then on 26 Nov. Terry Corley, concurred online to have Lyle Brown order and install a sign on the East Gate Call Box directing drivers to the main gate. Lyle to be reimbursed later.

ONLY RESIDENTS WITH GATE
REMOTES CAN ENTER HERE

ALL OTHERS DRIVE 0.8
MILE WEST TO PENINSULA
MAIN ENTRANCE, THEN
TURN RIGHT FOR 0.3
MILE TO MAIN GATE

02 Dec. 2024, BOD/presidents meeting with Golf Course management set for 2:00pm, 11 Dec. 2024, Sale Office.

02 Dec. BOD, Pier, Philip Paulk.

One of the pilings on the northeast corner of the parking platform broke at the water line. Quote from Clay Newell 25 Oct. 2024, of \$1200.00 to replace the broken piling. Ken Lee suggested the work be done before damage gets worse. Terry Corley and Brian Brandt concurred. Philip also installed a sign at the boardwalk entrance provided by Steve Gregg which reads CAUTION SLIPPERY WHEN WET. There have been several falls on bicycles.

25 Nov. thru 10 Dec. East gates.

Reoccurring problems with the entrance(?) side gate arm stuck up.

10 Dec. 2024 BOD.

James (lead guard) found that Tennis office had "a stack" of blank gate passes and were using them. Ken Lee to speak with Anthony Vaughn that only the PMA/Sidwell guards to fill-in passes.

27 Dec. 2024 Damaged Door Hinge at Main Gate House.

As Lyle Brown had previously been authorized to work on the hinge problem, and it appears that the replacement part has been identified, he proceeded to order, via his credit card, a commercial replacement hinge (Kawneer brand door system, left hand recessed door offset pivot set 79-123) from SWISCO, a commercial building parts company at 7030 Colonial Hwy, Pennsauken, New Jersey 08109. Hinge cost = \$31.99 +\$5.99 shipping + zero tax = \$37.94. Lyle to be reimbursed later.

09 Jan. 2025 BOD.

The old computer at the main Guard house which is used to control the cameras appears to be dying, problems with the hard drive and slow speed. System maintenance got it working again for the time being but is a stop-gap measure. Brian Brandt, Tom Hulgand and Lyle Brown concurred with Ken Lee to replace the computer. Expected cost less than \$800.00.

10 Jan. 2025 BOD.

Lyle Brown moved and Brian Brandt seconded for the Board to reimburse Ken Lee (up to \$900.00) for the purchase of a new computer for the main guard house camera system. Approved 3 to 0 with Ken Lee abstaining.

PENINSULA MASTER ASSOCIATION
RESOLUTION REGARDING "NOT-IN-GOOD-STANDING" SANCTIONS

The purpose of this resolution is to implement sanctions under 5.07 Enforcement, Sanctions, Notice and Appeals, of the 2024 Bylaws, in regard to declaring any owner(s) "not-in-good-standing", with attendant penalties and restrictions, as provided for under 4.11 Attendance at Meetings, of the 2024 Bylaws.

I. Violations of "good-standing" by Owners:

- (a) Intruding on or disrupting an Executive Session of the presidents ("Pres.") and/or Board of Directors ("BOD") and/or a private session of the presidents.
- (b) At least any two disruptions of meetings of: The Pres., BOD, its committees, and/or meetings of Associations and/or of their boards.
- (c) Ongoing harassments of any officers or committee members of The Peninsula, as relates to their duties therein.
- (d) The Board of Directors may consider the history of:
 - "Courtesy", "Demand" and "Sanction" letters sent to Owners.
 - Fines against Owners.
 - Owners' willful non-compliance to the Bylaws and/or Covenants, and/or rules of the BOD.
 - Owners' dues/interest/penalties and liens payments.
 - Failures to obtain prior ARC approvals as required by the Covenants, Articles 11 & 12.
- (e) The Board of Directors may consider open non-compliance or open sanction letters.

II. The BOD, in open session, may impose a sanction of "not-in-good-standing" on one or more owners, listing the penalties to be imposed and the time period thereof, which sanction shall take effect ten (10) days after notice is sent to the owner(s), subject to the (c) Notice and (d) Appeals provisions of 5.07 of the 2024 Bylaws. Any request for appeal shall be in writing within ten (10) days of notice.

Moved by Lyle Brown and seconded by Ken Lee. Passed 4 to 0, 15Jan. 2025

Members dissenting: None.

Members absent: One position vacant.

Members abstaining: None.

Composed by Lyle Brown, 14, 16 & 26 Nov. 2024, for Ken Lee.

January 15, 2025

Roads and Drains Committee Proposal for Road Cushions at East Gate

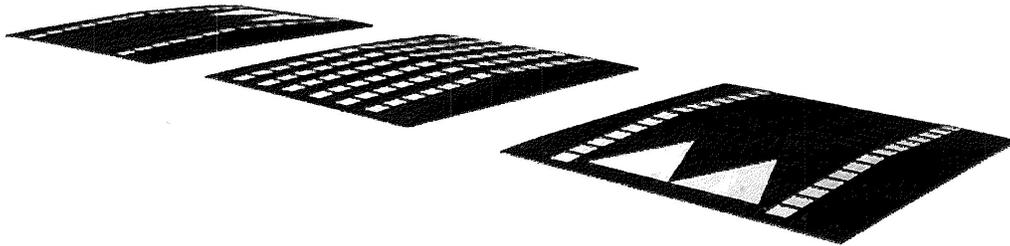
We have noticed an alarming trend at the East Gate entrance of vehicles putting the gate up well ahead of their arrival and speeding through the gate area. This is creating an extremely dangerous situation for golf carts crossing the road just a few feet away from the gate.

The Roads and Drains Committee proposes the installation of two "Speed Cushions" at the East Gate, one in the entrance lane and one at the exit lane to slow the vehicles down to a safe speed. Both would be positioned just in front of the golf cart crossing area on Peninsula Blvd.

SPEED CUSHIONS

Traffic Logix recycled rubber speed cushions are a series of small speed humps installed across the width of the road. Designed to be wide enough to slow cars while narrow enough for emergency vehicles to straddle, speed cushions are ideal for streets where emergency response time is a concern.

Speed cushions slow cars to between 15-20 mph. Made of interlocking units that simply snap together, Traffic Logix speed cushions are quick and easy to install. Typically 3" high and 3.5' long, speed cushions are an innovative solution that can help slow speeders and protect your roads without slowing emergency vehicles.



Standard Markings

Markings are embedded into rubber during manufacturing process. Reflective markings are available in yellow or white squares, white arrows, or any combination of the three as illustrated below.

Vehicle Wheel Track

Speed cushions aim to slow cars just as speed humps do but without interfering with emergency vehicles. It's easy to be wary of that claim. Can't other vehicles straddle the cushions too? Can emergency vehicles really ride over them without slowing?

For speed cushions to be effective, the sizing has to be precise; narrow enough for emergency vehicles to straddle but wide enough that typical vehicles can't. At 72", the Traffic Logix rubber speed cushions do just that. The chart below outlines typical vehicles wheel tracks, demonstrating the premise that Traffic Logix speed cushions are effective in slowing traffic, while narrow enough for typical ambulances and firetrucks to ride right over.

SUV

Model	Wheel Track (in)
EQUINOX	63"
ESCAPE	62"
EXPEDITION/EXPLORER	67"
SEQUOIA	68"
SUBURBAN/TAHOE	68"
YUKON/YUKON XL	68"
LAND CRUISER	65"

FIRE TRUCKS

Model	Wheel Track (in)
H & W	74"-83"
PIERCE	76"-84"
FREIGHTLINER	75"-79"
KENWORTH	75"-79"
INTERNATIONAL	75"-79"
SPARTAN	75"-79"

AMBULANCE

Model	Wheel Track (in)
F-450 CHASSIS	75"
GMC CHASSIS	75"
LIFE LINE	72"-75"
DEMERS	75"-79"

The suggested speed cushion would be purchased from Traffic Logix, at a cost of \$760.00 each plus shipping of approximately \$1,000.00. Installation would be approximately \$1,000.00, for an approximate total of \$3,600.00. Delivery would be 4-6 weeks.

ARC Meeting Minutes for November 20, 2024

ARC Members Present:	ARC Members Excused:	Other Attendees:
• Debby Sheppard	• None	• None
• Carol Sheriff	•	•
• Gabi Rohman	•	•
• Jack Malone	•	•
• Robin Anderson	•	•

Committee Updates

- **Next Meeting - December 4th @ 3pm**
 - Due to full agenda this week; Committee decided to review draft version of ARC New Build Form at the next meeting
- **ARC Committee Member Resignation**
 - Jack Malone informed the committee that he is resigning from ARC effective 12/31/24. His last meeting will be 12/18/24, but he offered to remain available for questions by ARC members.

Requests Reviewed

- 1. 12 Natures Trail: New Build – Conditional Approval**
 - a. Control # 112024-01-NB / Resubmitted from 110624-03-NB
 - b. Owners provided further clarification (plat map) regarding the configuration of the lot (keyhole) and the wide expanse of the home while meeting set back requirements and overall home size requirements (3,340 sq ft).
 - c. ARC approval conditional on 2 items:
 - i. Front walk needs to connect to the driveway (not shown on plans)
 - ii. Landscaping plan must be submitted when available and before landscape begins
- 2. 45 Lagoon Dr: Modification – Approved**
 - a. Control # 1120234-02-Mod / Resubmitted from 100224-01-Mod
 - b. Owners provided a follow-up letter from Factory Direct Sunrooms that answered the ARC’s question about “smart glass”, and confirmed the glass is non-reflective.
 - c. ARC discussed the multiple mis-steps on this ARC submission by homeowner/ARC/CMA due to the incorrect emails, form misplaced, and lack of follow-through. The work has since been completed prior to ARC approval.
 - d. As a reminder to all, no work should be started prior to receiving ARC written approval.
- 3. 143 Lagoon Dr: Modification – Approved**
 - a. Control # 112024-03-Mod
 - b. Owners requesting to have Custom Sunrooms & Siding convert existing screen porch to enclosed structure with windows and door; no change to the footprint or roof.
 - c. ARC appreciates the owner’s comment about holding on their deposit until after approval is received; we hope the project is completed by Christmas as planned.
- 4. 421 Peninsula Blvd: Modification – Approved**
 - a. Control # 112024-04-Mod

- b. Owners requesting to have Clark Fuller install a matte black powder coated fence to enclose the backyard, and include 2 gates.
 - c. Submission meets HOA requirements
- 5. 93 Lagoon Dr: Modification – Approved**
- a. Control # 112024-05-Mod
 - b. Owners requesting to install five (5) – 4 watt, low volage path lights, and 2 and transformers on the front of the home.
 - c. ARC appreciates the exterior pictures and handwritten marks indicating placement of each light, and pictures of the lights themselves.
- 6. 414 Peninsula Blvd.: Modification – Approved**
- a. Control # 112024-06-Mod
 - b. Owners requesting to have Art Magic Painting stain and seal driveway and the front walk between driveway and front steps. Work will include pressure washing, repairing cracks, and a 2-coat color stain/paint application process.
 - c. Background: Previous owner tinted driveway/front walk a red-ish tint. This modification will remove all traces of the “red” and replace with a solid color “SW-Cemented Deal” to be more in unity with neighborhood standards.
- 7. 88 Lagoon Dr: Modification – Approved**
- a. Control # 112024-07-Mod
 - b. Owners requesting to paint exterior brick, trim and garage door (SW7008-Alabaster); install new exterior garage wall lanterns and replace entry hanging light. No change to exterior shutters.
 - c. ARC confirmed that adjacent houses are not painted the same color before approving.
- 8. 338 Peninsula Blvd: Modification – Approved**
- a. Control # 112024-08-Mod
 - b. Owner contacted Chuck Owens, Gulf Shores arborist, to inspect a tree on their property and obtained a Tree Removal permit from City of Gulf Shores to remove a Southern Magnolia tree that is leaning towards the property and has some trunk rot.
 - c. Owner emailed submission to CMA and ARC attempted to approve this straight-forward request via email in advance of the meeting. ARC received guidance from the Master discouraging this non-standard process.
- 9. 416 Peninsula Blvd: New Build – Approved**
- a. Control # 112024-09-NB
 - b. Owner requesting to build a 3,781 sq ft home. Submission met all ARC requirements including site plan, landscape plan, setbacks, pictures of similar home, etc.
 - c. ARC discussed that no easements were noted on the site plan. This property will be adjacent to the future “cottage home” development by the back gate and could impact homeowner’s final landscaping decisions.

ARC Meeting Minutes for December 4, 2024

ARC Members Present:	ARC Members Excused:	Other Attendees:
<ul style="list-style-type: none"> • Debby Sheppard 	<ul style="list-style-type: none"> • Gabi Rohman 	<ul style="list-style-type: none"> • None

• Carol Sheriff	•	•
• Robin Anderson	•	•
• Jack Malone	•	•
•	•	•

Committee Updates

- **Upcoming Meetings**
 - Dec 18, 2024 @ 3pm – Carol is unable to attend; this will be Jack’s last official meeting.
 - Jan 8, 2025 @ 3pm – Meeting moved from 1/1/25
 - Jan 22, 2025 @ 3pm – Meeting moved from 1/15/25 due to conflict with Master Board
- **Approved Revised New Build Application and Instructions**
 - Debby will send new forms to Master Board for final approval and posting to website.

Requests Reviewed

- 10. 330 Peninsula Blvd: ARC Violation Follow-Up – Resolved**
 - a. Original date of violation – 10/9/24.
 - b. A damaged tree was removed prior to obtaining ARC approval.
 - c. Fined \$250 as the violation was not corrected within 10 days of the demand letter nor was a request for a hearing received.
 - d. Payment of \$250 received on 11/19/24.
- 11. 32 Preserve Ct: ARC Violation Follow-Up – Not Resolved**
 - a. Original ARC request was dated 7-10-24
 - b. ARC approved the removal and replacement of all plantings surrounding the home
 - c. Homeowners removed everything in the beds around the house and did not replace any plants. Instead, the beddings were replaced with grass, directly up to the foundation of the home. That is not permissible, homes must have landscape beds with plants.
 - d. Homeowner asked if someone from ARC would be willing to advise what he needs to plant. ARC responded that they can speak with their neighborhood HOA for guidance, or hire a professional landscape company.

ARC Meeting Minutes for December 18, 2024

ARC Members Present:	ARC Members Excused:	Other Attendees:
• Debby Sheppard	• Robin Anderson	• None
• Carol Sheriff	•	•
• Gabi Rohman	•	•
• Jack Malone	•	•
•	•	•

Committee Updates

- **Upcoming Meetings**
 - Jan 8, 2025 @ 3pm – Meeting moved from 1/1/25
 - Jan 22, 2025 @ 3pm – Meeting moved from 1/15/25 due to conflict with Master Board

General Discussion – ARC Violations

- ARC members discussed lack of enforcement of ARC violations. Specifically,
 - Homeowners not submitting ARC Modification Requests
 - Before work begins, and,
 - Homeowner not submitting ARC Modification requests at all!
 - Homeowners violating land use of common areas
 - Some have incorporated common area to become part of their backyard, including adding sod, sprinklers, etc.
 - Installation of non-conforming structures – i.e., swings and zip lines
- It's important that all residents abide by the same rules, our 2024 Updated Covenants. Observation is that ARC violations are happening more frequently in Haven.
- Current members of ARC do not “seek violations”; they are focused on reviewing incoming applications and ensuring consistent and fair treatment of all requests received. Unfortunately, ARC members often receive verbal complaints by residents about violators.
- What is the proper method for homeowners to report ARC violations? ARC believes residents should submit a written complaint to their neighborhood HOA. If they are unable to resolve, it can be escalated to the Master Board.

Requests Reviewed

- 1. 45 Haven Dr: Modification - Approved**
 - a. Control # 121824-01-Mod
 - b. ARC approved the replacement of mulch in current garden beds with rock around the perimeter of the home.

- 2. 14 Bayside Ct: Modification - Approved**
 - a. Control # 121824-02-Mod
 - b. ARC approved the repair of the stucco on the chimney, and repainting the chimney from gold to the same white color as the trim. Project is expected to start 1/6/25.

- 3. 38 Marsh Point: Modification - Approved**
 - a. Control # 121824-03-Mod
 - b. ARC approved the repainting of the home & trim the same colors, Creamy (SW7012) and Arcade White (SW7100) respectively.
 - c. ARC approved changing the color the shutters from a wine color to Light Sage.
 - d. Estimated completion date is 12/31/24

- 4. 12 Wildlife Ct: Modification - Approved**
 - a. Control # 121824-04-Mod
 - b. ARC approved the removal of existing wood storm shutters and replacement with powder coated aluminum Bermuda style shutters. 5 Windows total: 2 on front left, and 3 windows on front right. Color will match original shutters, trim and front door.
 - c. Estimated completion date is 1/3/25

ARC Meeting Minutes for January 15, 2025

ARC Members Present:	ARC Members Excused:	Other Attendees:
• Debby Sheppard	•	• None
• Carol Sheriff	•	•
• Gabi Rohman	•	•
• Robin Anderson	•	•
•	•	•

Committee Updates

- **Upcoming Meetings**
 - Jan 22, 2025 @ 3pm – Meeting moved from 1/15/25 due to conflict with Master Board
 - Robin not able to attend
 - Feb 5, 2025 @ 3:30pm – ½ hour delayed start
 - Feb 19, 2025 @ 3p
 - Debby not able to attend; Gabi will submit the minutes

Updates From Jan 15, 2025 Master Board Meeting

- Master Board discussed the ARC Committee vacancy at the Jan 15th meeting; and is working to find a replacement for Jack. Two names have been submitted...
 - Norm Lacey (Lakes)
 - Julie Bowlick (Baywalk)
- ARC Committee requested to discuss changes to the 2024 Covenants regarding ARC enforcement during the Jan 15th Board Meeting.
 - Board agreed ARC Members names do not have to be typed on the new forms provided members both print legibly and sign the form.
 - Board agreed that ARC is not responsible for enforcement of ARC violations, or follow-up on approved ARC requests. HOA presidents receive a copy of approved ARC requests and are best able to verify the project was completed as approved by ARC. If there is an issue that the President cannot resolve, they will escalate to the Master Board.
- ARC asked for guidance on Solar Panels, as they are not covered in the 2024 Covenants. The Board discussed there is Federal Legislation that prohibits HOAs from banning solar panels. Before proceeding with solar panels, Homeowner’s are encouraged to contact their insurance company to ensure they comply with the policy. It was also noted that EMC will not “buy back” unused power, and that may negate the cost advantage of installing solar panels.
- The Board has tentatively approved the new ARC Modification and ARC New Build Forms. Debby will make the edits and resubmit to the Master and CMA for final approval and posting to the Website for use. We do not have to wait until the March 2025 Board meeting.

Requests Reviewed

5. **34 Preserve Ct: Modification - Approved**
 - a. Control # 011525-01-Mod
 - b. ARC approved the installation of a black aluminum fence on the West side of the house/property, to enclose a 32’ x 67’ section of the yard, and will have 2 gates.

- c. Project expected to begin ASAP
- 6. 46 Bayside Ct: Modification - Approved**
- a. Control # 011525-02-Mod
 - b. ARC approved the installation of a 13' x 38' pool and spa. It will be built within the block retaining wall that has been built by GRW builders, and will have blue tile and silver travertine coping.
 - c. Start Date – 1/28/25 / Completion Date 5/28/25
 - d. ARC request did not include a screen enclosure or landscaping around the pool patio. If anything is to be added, a new ARC request must be submitted.
- 7. 32 Preserve Ct: Modification Resubmit - Approved**
- a. Control # 011525-03-Mod
 - b. ARC approved plants to be added around the front, sides and back of house. Plants include: Autumn Twilight, Autumn Ember, Sky Pencils, Caroline Midnight Laurapetalum, Pyramid Holly, Azalea, Japanese Dwarf Maple, and Autumn Amethyst.
 - c. Estimated completion date is 1 week after approval.
- 8. 24 Marsh Point: Modification - Approved**
- a. Control # 011525-04-Mod
 - b. ARC approved the repainting of gutters (white), trim (SW7102 – White Flour) and stucco (SW7073 – Network Gray). They will also repair all cracks and punctures to the stucco.
 - c. Estimated completion date is in January 2025.
- 9. 105 Lagoon Dr: Modification – Revise & Resubmit (Not approved)**
- a. Control # 011525-05-Mod
 - b. Homeowner seeks to expand current screen enclosure area by 6', new concrete floor, replace door, and add a waterproof aluminum roof.
 - c. Porch is currently 10 x 15 feet and proposed porch is 15 x 16 feet.
 - d. ARC could not determine if the 6' extension would encroach into the setback for their lot as a plat map was not supplied.
 - e. Homeowner's need to Resubmit with plat map showing the new structure dimensions.

Pier Committee, 03 Jan. 2025.

I will summarize what we have done this year regarding pier upkeep and replacement. First of the year we had a freeze and even though we cut the water off, drained the lines as best we could and put anti-freeze in the toilets after draining them, we still had busted pipes under pier about 1/3 of the way out to the cabana. We managed to get all lines repaired. The parking area out from the bathrooms was sinking due to pilings not being driven deep enough when put in, causing the area to sink. Pilings were replaced and problem solved. We have replaced numerous boards on the boardwalk and continue to replace them as needed. One will be replaced on Monday. We repaired a portion of the railing on the cabana after someone drove a golf cart into it. We have now locked the gates to keep golf carts from driving on the pier. We had the system replaced for the boardwalk and pier lighting system. The existing equipment

was not functioning and needed replacement. We had steps installed on the east side for access down to the beach area. This was also necessary for inspection and repairs under the pier to water lines and sewer lines. I have heard nothing but rave reviews for the stairs leading down to the water, and they thank the board !!! We cleaned out the storage area between the bathrooms as residents had used it for personal storage in the past and any unused materials were left in the storage room and had accumulated over the years. A piling on the NE corner of the parking area has broken at the water level and will be replaced when weather permits.

Thanks

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The Roadway Committee met on January 14, 2025 in the Peninsula Golf Conference Room.

In attendance: Scott Hamre, Chairman (Peninsula Blvd)

Connie Rawlins, Secretary (Lakes)

Ruth Jackson, Financials (Peninsula Blvd)

Jack Malone (Baywalk)

James Croxton (Haven)

Spud Spiegel (Retreat)

Not Present: Kelli Whitehall (Baywalk)

HOA Presidents in Attendance:

Tom Davis (Lakes)

Tracey Marmolejo (Racquet Club)

MASTER BOARD Representative: Ken Lee, President

Scott Hamre opened the meeting with a lengthy discussion on installing SPEED CUSHIONS at the East Entrance Security Gate. In addition to a lot of close calls, there has been a recent incident involving a golf course worker being hit by a fast automobile accelerating through the East Security gate. This has been an on-going issue, especially since there are more residents using the East gate entrance more regularly. Scott prepared handouts that included information and specifications on Traffic Logix recycled rubber speed cushions. After Ken Lee's recommendation for Scott to prepare a Proposal to present at the Master Meeting on January 15, Roadway committee members present were in favor of presenting a proposal on January 15. The SPEED CUSHION Proposal/Presentation including specifications and cost for 2 sets plus shipping expenses are attached. Master Board and HOA Presidents were receptive to the proposal however have requested that Scott contact the fire marshall and also get estimates from local asphalt companies on installation cost for the two speed cushions. Scott will plan to have a meeting with the Fire Marshall as well as estimates for installation prior to the March 12, 2025 Master Board Meeting.

A lengthy discussion was held on Storm Drain Inspection. Spud Spiegel inquired if the Roadway Committee or Master Board could get a quote for a professional Storm Drain Inspection. Jack Malone and Ken Lee, whom both helped inspect storm drains in 2022, stated there was really NOT anything to see unless you had a recent storm with excessive buildup. Storm drains were inspected after Hurricane Sally with several storm drains repaired in 2023.

Street light maintenance was also discussed. Ken Lee stated that Susan Anderson should be contacted any time a street light is out or damaged since our Management Company handles those issues. Spud volunteered to walk the Peninsula neighborhood and report any current street light issues. As lights are replaced, new brighter lights are being installed.

Since the 2024 year end financials are not available yet, there was no Roads Fund update.

We welcome new Roadway Committee members to our group:

Spud Spiegel (Retreat - replacing Tom Patrick)

Alton McRee (Preserve - replacing Michael Hudson)

James Croxton (Haven - replacing Terry Markley)

Tracey Marmolejo (Racquet Club President) present at the January Roadway committee meeting will seek someone to replace Dan Sheffer on the 2025 Roadway Committee.

Our next scheduled meeting is on Tuesday, March 11 at 4pm at the Peninsula Golf Clubhouse Conference Room.

Roadway Committee January 2025 Meeting notes submitted by Connie Rawlins