

PENINSULA MASTER ASSOCIATION, INC.<sup>SM</sup>

Office Address: 10 Peninsula Blvd., Gulf Shores, AL 36542

Mail Address: 368 Commercial Park Dr., Ste. A, Fairhope, AL 36532

Service Agent, CMA: Susan.Anderson@CMAcommunities.com, 251-901-1225

Minutes and other information posted at PeninsulaMaster.com<sup>SM</sup>

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Online, 23 March 2025, Ken Lee moved & Robert Weber seconded approval of these minutes with Tom Hulgan concurring on 25 March 2025. Minutes Approved.

MINUTES OF THE BOARD OF DIRECTORS MEETING OF WED. 12 MARCH 2025,  
3:00 P.M. AT THE SALES OFFICE

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2:30 P.M., EXECUTIVE SESSION WAS HELD, RE: GOLF COURSE RELATIONS WITH CERTAIN OWNERS.

**I. Meeting was called to Order at 2:54 p.m. by Ken Lee.**

ATTENDEES:

Board of Directors Members Present: Ken Lee Brian Brandt Lyle Brown Robert Weber Tom Hulgan

Master Association Members Present:

Baywalk, Steve Gregg

Lakes, Tom Davis

Preserve, Joe Lapinsky

Boulevard, Paul Hagen

Links, Terry Markel

Racquet Club, Tracy Marmolejo

Haven, Wiley Russell

LGV, Mary Ann Pflueger

Retreat, Ron Hill

Community Management Associates (CMA): Susan Anderson.

Others: Terry Corley, Baywalk

Debby Griffin, Baywalk & Social

Scott Hamre, Blvd. & Roads

Stacy Ingold, Lakes & Social

Debby Sheppard, Retreat & Social

**II. Prior Board Minutes approved online:** 15 Jan. 2025 Board Minutes.

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### III. Discussion Regarding “The Villas at Peninsula” (JP Partners, LLC), requested by Ken Lee.

In late Feb., Mr. Harris notified Ken Lee of his intent to move forward with the Villas (also requested ARC contact info. at that time). Earlier, 15 Feb., Harris’ attorney had passed on a request from Harris for some unspecified relief (perhaps deferral of assessments?). As there was no further communication to terminate this request, it is presumed to still stand.

The following terms might be included in any relief agreement with JP Partners/Harris:

1. Relief might be a deferral of assessments, but no forgiveness.
2. JP Partners to come current on assessments before any agreement could take effect.
3. Secured collateral required.
4. Relief structured to apply only to this builder and not set a precedent for other parties.
5. Harris to pay legal fees associated with drafting agreement.

As specified in Article 12 of the 2024 Master Declaration, both ARC and Board of Directors approvals are required. Any prior ARC approvals have expired. Among further considerations are the intersection of Villas entrance way with Peninsula Blvd. and setting up a meeting with Harris.

On morning of 12 March, Michael Crider of Phil Harris Construction, Inc. asked for approval of “a conceptual preliminary package that includes site plan renderings, civil engineering drawings, exterior elevations, floor plans, a tree survey and removal plan and exterior building materials and construction type, with colors and specifications. Our goal is to receive conceptual approvals so that we can market these units for presales.”

Ken Lee moved and Robert Weber seconded to concur with a “preliminary conceptual package for marketing purposes” for Villas, subject to ARC review and concurrence; for Susan to set up a meeting with Harris; and to proceed with an agreement to defer assessments on Villas, subject to the conditions enumerated above. Passed 5 to 0.

### IV. Peninsula Committee Reports & Updates:

#### 1. Architectural Review (ARC).

ARC continuing 2 meetings/month. Pool enclosures damaged in the snow storm do not need ARC approval for repair/replacement as long as the enclosures are restored to prior appearance.

#### 2. Pier. Plumber working today on finishing pipe repairs.

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### 3. Roadways and Drains.

Scott Hamre reported on speed cushions. He found no Fire Dept. approval is required to install speed cushions on our private streets. Cost for 2 cushions is \$2600 - \$2700 (shipping cost included) and four weeks delivery time. \$1500 to install. Robert Weber suggested the Board defer a decision, which was concurred in by the Board.

Speed signs (radar) were discussed. Cost \$2500 for basic radar sign, but about \$16,000 if cameras and recording/reporting capacity included. Ken Lee is to ask Anthony Vaughn the status of their signs for road-cart crossings.

A webinar on "traffic calming" will be available (info. forthcoming).

### 4. Social. Request for a \$1000.00 donation from the BOD.

Stacey Ingold represented the committee asking for a donation. During discussion Ken Lee said he would send a letter to Gulf Course management asking for a donation to the Social Committee. On 14 March, by email, the BOD decided by 3 to 2 to make a one-time contribution limited to \$250.00  
NOTE: On 21 March, the Board reconsidered the motion of 14 March and overturned it.

## IV. Old Business:

1. Order Status of 2540 New Windshield Decals from Printing Pros. Decals expected week of 17 March.
2. Letter to presidents to forward to residents re: Dog poop clean up; no trash and yard debris on drains, no blowing trash in drains; and speeding. Letter was sent out.

## V. New Business:

1. Change Web Hosting for peninsulamaster.com, expand on-line document storage and eliminate document uploading fees, and add email functionality for the master board members, report by Terry Corley.

Reviewing a proposal by Blue Host to host the peninsula master website, expand document storage to 50 GB of SSD storage, and add email functionality for the master board members. Blue Host is a highly rated web hosting service. It requires web sites to be written using the Word Press platform, which is currently the platform used by about 40% of all websites.

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Unfortunately Peninsula's existing website was written using proprietary software so a re-write will be required. Blue Host has proposed to re-write the site for \$3,132. Blue Host also proposes a 3 year hosting contract for \$241.00. That would include 1 year of software maintenance. Going forward, annual maintenance support can be purchased for about \$1,000/yr. Website application build time would be about 3 weeks. First year cost appears to be \$3373. Board concurred with Terry obtaining a formal proposal to submit in the near future.

Note: Current Web-host contract expires 15 May 2025 and it appears that termination requires written notice with return-receipt-required at least 10 days prior.

2. Susan Anderson advised of the high levels of office materials being used by ARC and the guards. BOD members suggested showing submitted ARC forms on the laptops of ARC members and/or on the large wall TV to save on printing of forms. Earlier, the guards were advised they did not need to give out mirror placards for day visitors.

### **VI. Comments and Questions by Presidents or Owners:**

1. Ron Hill still working on survey for his commons 4. Survey bid at \$2000. Jason Willis gave Retreat two speed bumps.
2. Steve Gregg complaint about an area un-mowed and with trash. Also, folks on the fairways. Ken Lee noted the fairways are the responsibility of the Golf Course management.
3. Robert Weber noted that \$107,000.00 for the front entranceway had been removed from Capital Assets at the end of 2024 and moved to Retained Earnings. The same amount was made to offset accumulated depreciation. No entry was made to the income statement.

### **VII. Next Board of Directors Meeting is at 3:00 p.m., 21 May 2025 in the Sales Office.**

### **VIII. Adjournment by Ken Lee at 4:15 p.m.**

By Lyle Brown, secretary, PMA Board of Directors, 13-18 March 2025.

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**PLEASE SEE ATTACHMENTS FOLLOWING FOR MORE INFORMATION**

21 - 24 Jan. 2025, Main Gate House.

Due to 7" snow storm, ice and Dr. Homes Bridge closings, guards were unable to reach the Peninsula and the entrance gate was locked open.

24 Jan 2025 BOD, 2540 new windshield decals are being ordered as follows:

Colors for resident sticker, Red Scallop Shell on a white background. 2500 decals.

Regular size (what we have now) for all 3 types.

"Peninsula - Golf employee" no shell, blue letters on a white background. 20 decals.

"Peninsula - Social Member Non-Resident", no shell, black letters on a white background. 20 decals.

All decals will be numbered.

24 Jan. BOD, request by Susan Anderson to add attachment option to the visitor memo of Peninsulmaster.com. Lyle Brown, Ken Lee and Tom Hulgan approved.

27 Jan. 2025 Invoice 2825 1-25-2025, from Superior Gate Systems to Fix Stuck-up Gate. \$275.00. Tom Hulgan, Brian Brandt and Lyle Brown approved paying the bill.

27 Jan. 2025, Broken Water Pipes at the Pier Restrooms.

Philip Paulk called Lyle Brown and said Ken Lee wanted to use a professional plumber to repair multiple breaks in the water pipes due to subfreezing temperatures of the week of 20 Jan. Also, via Philip, Ken requested Lyle to send message out to owners of restrooms closure (sent out same day). 27 Jan. 2025, Lyle Brown and Brian Brandt concurred with hiring a professional plumber for the repair work, but Ken Lee wanted to wait on an estimate from the plumber. 27 Jan. Tom Hulgan wants to expedite the repair. Per Philip, Plumber to look at damage on Wed. 29 Jan. and provide an estimate. See 05 Feb. 2025.

29 Jan. 2025, BOD, From Susan Anderson.

She spoke with Yancy of Xtreme Landscape on 28 Jan. regarding flowers, pine straw, and wells/pumps.

Despite being drained to prepare for the cold weather the week of 20 Jan., one of the wells across [from?] the condos had a busted pipe. Also, the well pump at the main gate house is not working. Elberta Pump has been called.

Flowers at the entrance were impacted by the snow/freeze. Yancey has been authorized to replace them with an estimated cost of \$500. He is working with his contacts and hopes to have them in next week.

Timing of pine straw. Cost not available at this point. The end of February/first of March is the time of year to purchase the best straw. Cost for the spring application last year was \$5420 and the 2025 annual budget is \$11,000. When to authorize the pine straw is a board decision and he will lay pine straw when authorized by the Board.

29 Jan. 2025, BOD, C Spire Business.

The fiber link between East and Main Guard Houses is completed. BOD is responsible to connect its equipment. Billing started 29 Jan.

30 Jan. 2025, BOD.

Anthony Vaughn (Thistle) made enquiries about access to owner's website / CMA Communities site. Ken Lee to draft letter to Anthony explaining what Thistle is entitled to access.

31, Jan. 2025, BOD, from Ken Lee.

The computer (laptop) has been ordered for Main Guard House. The Dell direct price was better than Best Buy and Amazon. When it gets here Superior gate will configure the gate camera program on it and make sure everything else is good. The old computer is not displaying video at all now due to its lack of memory and the high data rates.

05 Feb. BOD, Haven 20 feet of sidewalk replacement/repair, Steiner Services quote of \$1000.00.

04 Feb. Ken Lee moved the approval of quote, Brian Brandt seconded, Tom Hulgan & Lyle Brown concurred. 05 Feb. Expense to come out of road repair line item.

05 Feb. 2025, BOD, Laptop for Main Guard House.

As the laptop came out more expensive than the \$900.00 previously authorized, Lyle Brown moved to approve reimbursement to Ken Lee in the amount of \$1095.94 for the Dell laptop for the main guard house. Ken to abstain. Brian Brandt seconded on 5 Feb. and Tom Hulgan concurred the same day.

05 Feb. 2025, BOD, J. J. Watson (professional plumber) quotes for Pier repairs.

Quotes consisted of \$1200.00 to fix the pipes, \$120.00 to repair the cut-off valve at the entrance to the Board Walk, and \$400.00 to insulate some pipes. On 05 Feb., Ken Lee moved the approval of all three quotes, Brian Brandt seconded, and Lyle Brown & Tom Hulgan concurred.

6 Feb. 2025, BOD, Pine Straw.

Lyle Brown moved that Yancy (Xtreme Landscaping) be authorized to obtain the required amount of pine straw needed (as may be limited by contract) at his discretion during the end of Feb./first of March time-frame and to lay the pine straw as weather allows thereafter. This includes the center of the round-about at intersection of Blvd., Haven and Retreat, and further includes the various "eyebrows" and "medians" of the Blvd. Seconded by Brian Brandt on 06 Feb. and concurred in by Tom Hulgan and Ken Lee the same day.

13 Feb. 2025, BOD, Door Pivot of Main Guard House, Lyle Brown.

Susan Anderson has all the documents CMA needed from Sean Durden of Saving Grace (handyman) for installing the replacement pivot on the damaged door (vehicle entrance side) of the guard house. Brian Brandt has approved the \$400.00 labor cost. 15 Feb. 2025, Ken Lee added approval to Lyle Brown & Brian Brandt.

14 Feb. 2025, BOD, Camera Monitor at Main Guard House.

Screen on the old camera monitor has lost most of its contrast and brightness so it can hardly be viewed. Ken Lee to buy a new monitor (TV) and change out HDMI cable. Brian Brandt, Tom Hulgan and Lyle Brown approved.

15 Feb. 2025, BOD, Door Pivot Replacement/Repair at Main Guard House (entrance side, exterior door) for \$400.00, by Saving Grace, LLC. Approved by Ken Lee, Tom Hulgán & Lyle Brown.

18 Feb. 2025, Open House Policy rev. 18 Feb. & Condo Short Term Rental Policy Draft of 18 Feb. 2025. Approved by Ken Lee, Brian Brandt and Lyle Brown, this day.

27 Feb. 2025, Board of Directors fills Vacant Position with Robert Weber.  
Ken Lee moved election of Robert Weber to fill Board vacancy. Tom Hulgán seconded and Brian Brandt concurred. Lyle Brown did not vote as he disagreed with Susan Anderson's reading of Bylaws 4.01 and 4.03 that Board could fill vacancies between president's annual meetings, rather than presidents to vote to fill such vacancies. Board had earlier agreed unanimously that Robert would become treasurer. At the 12 March 2025 BOD meeting, the presidents concurred by consensus with Board action.

28 Feb. 2025, Door Pivot of Main Guard House, Lyle Brown.  
Saving Grace, LLC (Sean Durden & a helper) replaced the damaged offset pivot (hinges) on Main Guard House exterior door facing the Club House.

05 March 2025, BOD, Pine Straw.  
Xtreme landscaping started preparing beds for laying of pine straw on 06 March and after.

06 March 2025, BOD, Irrigation Well near the Main Guard House.  
Lyle Brown moved to authorize Elberta Pump Repair to replace the irrigation well pump with motor and the comparator box that is near the Main Guard House, at a cost of \$5400.00. At the suggestion of Robert Weber, Susan to ask about warranty and any possible maintenance agreement. Ken Lee seconded. On 08 March 2025, Brian Brandt concurred.

10 March 2025, Main Guard House C Spire Business Internet Phone.  
"Nick" from C Spire arrived at Guard House Mon. morning and installed the phone which Lyle Brown had retrieved from the Sale Office CMA office. Phone will be activated (ported over) on 20 March at about 11 a.m.

Morning of 12 March 2025, Report from Pier Committee, by Philip Paulk.  
Wed. morning the plumber is supposed to finish repairs on the pier water lines. He had started but due to weather conditions he could not finish until winds died down. Philip Paulk will check on him Wed. morning and update the BOD if needed. Everything else is OK, Committee takes care of minor repairs as needed. Committee will have a workday soon to clean up the beach area on the east side of the pier where the stairs are located.

Superior Gate Systems LLC



106 W. Loretta Street Pensacola, FL 32505  
850-449-3645  
superiorgatesystems@gmail.com

# Invoice

Date	Invoice #
1/25/2025	2825

<b>Bill To</b>
The Peninsula Masters Association 10 Peninsula Blvd Gulf Shores, AL 36542

<b>P.O. No.</b>	<b>Terms</b>	<b>Project</b>
The east gate (back ...	Net 14	

Quantity	Description	Rate	Amount
	<p>The east gate (back gate) exit is not working properly. The arm is stuck about 3/4 of the way up. Please ensure all gates are working properly</p> <p>1/24/25- Called Susan on the way over. Upon arrival, checked in with Front Gate, Gate arm was stuck in the open position Opened Tower Power-cycled power Tested Gate Gate is properly working</p> <p>Jake and Tim</p>		
1	Labor for Service	150.00	150.00
1	Trip Charge	125.00	125.00
	Sales Tax	7.50%	0.00
Thank you for the opportunity to earn your business!		<b>Total</b>	\$275.00
		<b>Balance Due</b>	\$275.00

## Steiner Services

# \$1,000.00

**Review and approve**

Powered by QuickBooks

Dear Peninsula Master Association c/o CMA,

Please review the estimate below. Feel free to contact us if you have any questions. We look forward to working with you.

Thanks for your business!  
Steiner Services LLC

**Address** Peninsula Master Association c/o CMA  
[368 Commercial Park Dr., Ste A](#)  
[Fairhope, AL 36532](#)  
[United States](#)

<b>Sales</b>	\$1,000.00
The Haven- removal and installation 20' concrete sidewalk	

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Total \$1,000.00

## Review and approve

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Steiner Services  
[18924 James Road Gulf Shores, AL 36542 US](mailto:18924_James_Road_Gulf_Shores_AL_36542_US)  
+1 2517475867  
[lsteinerservices@gmail.com](mailto:lsteinerservices@gmail.com)

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If you receive an email that seems fraudulent, please check with the business owner before paying.



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**From:** Dell | Order Received <[received@order.dell.com](mailto:received@order.dell.com)>  
**Subject:** We have your order | Dell Purchase ID: 2008428460852  
**Date:** January 31, 2025 at 16:43:24 CST  
**To:** [xaf1plt@gmail.com](mailto:xaf1plt@gmail.com)



## Thanks for your order.

You'll receive an order confirmation soon.

[Manage your orders](#)

**Hello Ken,**

We have your order that you placed on January 31, 2025. Your Dell purchase ID is **2008428460852**. Next, you should receive an order confirmation.

To manage your orders, you'll need to sign in to My Account.

### Order Details

Description	Qty	Unit Price	Total
XPS Desktop	1	\$1,449.99	\$999.99
Price includes \$450.00 off.		-\$450.00	
		<b>Subtotal</b>	\$999.99
		<b>Shipping &amp;/or Handling</b>	\$0.00
		<b>Non-taxable Amount</b>	\$40.69
		<b>Taxable Amount</b>	\$959.30
		<b>Estimated Tax</b>	\$95.95
		<b>Total (USD)</b>	<b>\$1,095.94</b>

**Ship To**  
Lee Ken

**Shipping method**  
Standard

[40 Marsh Point](#)  
[Gulf Shores, AL. 36542](#)-Gulf Shores  
(251) 9484823

**Bill To**  
Lee Ken  
[40 Marsh Point](#)  
[Gulf Shores, AL. 36542](#)-Gulf Shores  
(251) 9484823

Payment method	Amount
CreditCard	USD \$1,095.94

Note: *Your credit card will be charged once your order has been shipped*

James Watson  
Peninsula pier

Work that will be performed.

Replace the broken 2 inch pressure pipe underneath the dock with 1 inch pex tie into existing bathroom hang all pics with plastic hangers and stainless steel screws \$1200 can insulate the pex for an extra \$400 just includes insulation and the labor.

Can replace the shut off valve on the 2 inch at the beginning of the dock for \$120

Thank you call with any questions or concerns



## ESTIMATE

Saving Grace Handyman Services  
Venmo: @savinggracehandyman  
7648 Meadows Circle  
Foley, Alabama 36535  
United States 251.550.5337

**BILL TO**  
The Peninsula Master Association  
C/O CMA Communities  
368 Commercial Park  
Drive Fairhope, Alabama  
36532 United States

2512339557  
LLBX57@gmail.com  
Estimate Number: 8

**Estimate Date:** February 6, 2025

**Valid Until:** April 16, 2025

**Estimate Total \$400.00 (USD):**

Scope of Work

Remove full glass exterior door on East side of entrance/guard house Replace pivot hardware and brackets provided in kit by HOA.  
Re-install door, spring loaded closing mechanism, and adjust to close and lock properly.

**Total:** \$400.00

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PENINSULA  
Social Committee

January 30, 2025  
Master Board President

Ken Lee, Master Board Members  
Dear Board Members:

As you know, the Social Committee was created to assist the Master Board by providing, planning, and producing neighborhood events to promote a sense of community at The Peninsula. As directed, the Social Committee is comprised of at least ten members who represent all of the neighborhoods.

We recently completed two years of activities, and planning is well-underway for a full complement of events for 2025. We are in the process of working with the club house to ensure the dates of our events don't conflict with activities they are planning.

The following successful events and initiatives were provided in 2024:

- Easter Egg Hunt
- Corn Hole Tournament
- July 4<sup>th</sup> Parade
- Art Fair
- Jingle Mingle
- Peninsula Neighborhood T-shirt Sales
- Increased awareness of the "Peninsula Residents Only" and "Buy/Sell/Trade" Facebook pages
- Improved communication to residents through neighborhood HOAs

These programs have been funded for the most part through donations—primarily from committee members. The committee has also engaged in fundraising through the sale of t-shirts, coupon books, and tip jars at events. However, we don't believe it was the intent of the Master Board to require volunteers to fund these social events or to spend such a large effort in fund-raising activities.

To that end, we respectfully request a financial commitment from the Master Board in the amount of \$1000 for 2025 programs and events. We believe the Social Committee will demonstrate the benefits of promoting a spirit of community throughout Peninsula and the Master Board will choose to make this an annual appropriation.

Thank you for your careful consideration of our request.

Sincerely,

Social Committee Members

Robin Anderson, Lakes  
Sue Buford, Baywalk  
Shelley Croxton, Lakes  
Anne Favret, Boulevard  
Debby Griffin, Baywalk

Gail Hisle, Retreat  
Stacey Ingold, Lakes  
Jane Lee, Lake  
Lynne Lynn, Haven  
Gay Moore, Retreat

Debby Sheppard, Retreat  
JD Snead, Boulevard  
Trish Thompson, Haven

**Peninsula Master Board**  
**Social Committee Meeting Minutes**  
**January 15, 2025 1:00 p.m. - Sales Office**

Present: Stacey Ingold, Trish Thompson Debby Sheppard, Sue Buford, Anne Favret, Robin Anderson, Debby Griffin

I. Meeting called to order at 1:00 p.m.

II. Financial Report

Stacey Ingold distributed the year- end financial report. Expenses and reimbursements were reviewed. The balance for the social committee at the close of 2024 is \$1,256.00. Motion to accept the report was made by Anne Favret, seconded by Debby Griffin. The report was approved by committee.

III. Review of 2024 Activities and Plans for 2025

1. The Easter Egg Hunt was a successful event and will be held April 12, 2025. Stacey will check with Lauren Bass about taking the lead on that event as she has done for the last 2 years.

2. The Corn Hole tournament was well received. The committee agreed to move the 2025 Corn Hole Tournament to May 1, Thursday, during the Happy Hour time. The entry fee will remain \$10 (this covers prizes). Stacey will check with Cindy Bauer to ask about an online sign up for the tournament.

3. The 4th of July parade was a new event and the committee made some revisions based on the logistics and participation from 2024. The committee will limit the parade to golf carts only, have the parade on July 3rd beginning at 3:30 to coincide with the conclusion at Happy Hour for the adults/pool for the children and award prizes to the winners.

4. The Art Show as very well received by the community. Stacey discussed dates with Anthony Vaughn to prevent any scheduling conflicts. The 2025 Art Show will be held on Friday evening, Sept. 19, for residents and their guests at the Willis Building (sales office at the entrance)

5. The committee discussed adding another event to the schedule for 2025. There will be a Breast Cancer Awareness/Tribute Walk for all residents who wish to participate. Sonya Willis has agreed to take the lead on this event scheduled for October 11. The walk will begin and end at the Willis Building beginning at 9:00 a.m. Participation fee will be \$10 with all proceeds going to a local cancer charity. The committee will work with Paul Hagan (Ft. Morgan Fire Department) to develop safety protocols and procedures for the in-neighborhood event.

6. The committee will again sell the restaurant coupon books. Sales will begin in April and include sales at the Corn Hole tournament. Stacey will email JD Snead to coordinate the order for books. The committee agreed to order 50 books.

7. Jingle Mingle will be held Dec. 12, 4:30-7:30 at the Willis Building.

The Bottle Pull and Silent Auction were both successful in 2024 and will be repeated for the 2025 event. Trish Thompson will coordinate the Silent Auction.

8. The committee will finalize the dates for all events by the end of January and approve those dates at the February meeting. Flyers with all events and dates will be created by Debby Sheppard and distributed by Debby Griffin. This will allow all residents to "Save the Date" .

9. Contributions for the Art Show and Jingle Mingle will begin in August with Facebook posts by Debby Sheppard.

10. Stacey will be in touch with Anthony Vaughn regarding all event dates to prevent any conflict between the schedule for club and social committee.

IV. Next meeting will be Feb. 12, 2025 at 1:00 p.m.

Respectfully submitted

Debby Griffin-secretary, social committee

**Peninsula Board of Directors  
Social Committee Meeting Minutes  
February 12, 2025 1:00 p.m. - Sales Office**

**Present:** Stacey Ingold, Cindy Bauer, Lynn Lynn, Debby Sheppard, Robin Anderson, Gay Moore, Trish Thompson, JD Snead, Jane Lee, Sue Buford, Traci Marmolejo, Debby Griffin

I. Financial Report

- a. Balance at the beginning of the meeting is \$1,426.00
- b. Stacey reimbursed JD Snead \$500 for the cost of purchasing 50 coupon books to be sold by the committee
- c. Balance currently \$926.00

II. New Business

- a. Members of the committee who agreed to sell coupon books are Debby Sheppard (5), Anne Favret (5), Trish Thompson (5), JD Snead (5), Lynn Lynne (5), Gay Moore (5), Robin Anderson (3), Traci Marmolejo (5). The remaining books will be sold at the corn hole tournament May 1.
- b. Debby Sheppard will make a Face Book post about the coupon books and where they can be bought.
- c. Coupon books will be sold for \$20, yielding a net profit for the committee of \$10 per book

III. Old Business - Review and Updates (*Stacey reviewed all dates with Anthony Vaughn to prevent any conflicts with club activities*)

- a. Easter Egg Hunt
  - Stacey will be in touch with neighborhood families to determine scope and date.
  - Residents in the Haven have organized and conducted this successful and fun event for the past 2 years.
- b. Corn hole tournament is May 1 at 4:00 p.m. in conjunction with Happy Hour.
  - Stacey reviewed last year's rules - single elimination, score to 11, \$10 entry fee, monetary prizes for winners and runners-up
  - Debby Sheppard will contact Mick Seys to ask for assistance with format and logistics
  - Cindy Bauer will post the on-line link for sign up for the tournament
  - Committee asked Cindy Bauer if she could speak with Anthony Vaughn about having a beverage cart at the location of the corn hole tournament, or provide club service outside to the event.
- c. The Golf Cart parade will be July 3 beginning at 3:30 and ending at the golf club house during Happy Hour.
  - Stacey will contact several Peninsula members to act as judges for the "Best Of" prizes.
  - Stacey will design the flyer for distribution
- d. The Art Show will be Friday, Sept. 19, from 4:00-7:00 p.m. at the Willis Building.
  - There is no Nine and Dine that evening,
  - There will be the Club Friday Night Dinner.
  - Debby Griffin will contact Gail Hisle to ask for her leadership for the Art Show.
- e. The walk for Breast Cancer awareness will be Oct. 18. Details will be shared at a later date.
  - Robin Anderson will speak to the oncologist regarding potential community recipients for the money raised through the walk.
  - Sonya Willis will be the coordinator for this event
- f. Jingle Mingle will be Friday, Dec. 12. Details will be shared at a later date
- g. Save the Date flyers will be distributed to all residents during March.
- h. The committee expressed their appreciation to Robin Anderson for drafting the request letter

to the Peninsula Board of Directors on behalf of the committee

IV. The next meeting will be March 12, 1:00 p.m., Willis Building

The meeting adjourned at 2:00 p.m.

Respectfully submitted

Debby Griffin, Secretary

# ARC Meeting Minutes for February 5, 2025

ARC Members Present:	ARC Members Excused:	Other Attendees:
<ul style="list-style-type: none"><li>• Carol Sheriff</li><li>• Debby Sheppard</li><li>• Gabi Rohman</li><li>• Robin Anderson</li></ul>	<ul style="list-style-type: none"><li>•</li><li>•</li><li>•</li><li>•</li></ul>	<ul style="list-style-type: none"><li>•</li><li>• None</li><li>•</li><li>•</li></ul>

## Committee Updates

- **Upcoming Meetings**

- Feb 26, 2025 @ 3pm – Meeting moved from 2/19/25 due to Robin and Debby not being available

## Requests Reviewed

**1. 319 Peninsula Blvd: Modification - Approved**

- a. Control # 020525-01-Mod
- b. ARC approved the replacement of pool enclosure that was damaged by the snow storm. Owners noted that the damaged enclosure had already been removed at time of submittal.
- c. Structure will be the same size as previous enclosure. Damaged fascia and trim on the house will also be replaced.
- d. Project expected to begin ASAP and take 1-2 months to complete.

**2. 105 Lagoon Dr: Modification Resubmit – Approved (Resubmitted application)**

- a. Control # 020525-02-Mod
- b. ARC approved the revised application to remove the existing 10 x 15 paver patio (within the covered porch) and pour a 10 x 15 concrete slab, and then replace the worn aluminum & screens using the same color scheme.
- c. Start Date – ASAP / Completion Date – 30 days

**3. 25 Baywalk Dr: Modification- Approved**

- a. Control # 020525-03-Mod
- b.
- c. ARC approved exterior painting as follows:
  - i. Exterior primary – Rare Gray SW6199/216-C3 (NOTE: Baywalk approved color is Aloof Gray – SW6197/216-C1 – ARC approved since it’s on the same color spectrum (2 shades darker), and owners stated they discussed with their HOA.
  - ii. Bump-out, Garage Doors, Dormer – Sensible Hue SW6198/216-C2 (1 shade lighter than primary exterior – and approved for Baywalk)
  - iii. Trim & Gutters – Extra White SW7006
  - iv. Shutters – Seaworthy SW7620 (This is an approved shutter color for Retreat; owners stated they discussed with Baywalk HOA). ARC finds it complementary.
- d. ARC approved replacement of deteriorated front porch columns.
- e. ARC approved new exterior garage lights.
- f. Estimated completion date is Feb 24, 2025.

# ARC Meeting Minutes for March 5, 2025

ARC Members Present:	ARC Members Excused:	Other Attendees:
<ul style="list-style-type: none"><li>• Carol Sheriff</li><li>• Debby Sheppard</li><li>• Gabi Rohman</li><li>• Robin Anderson</li></ul>	<ul style="list-style-type: none"><li>•</li><li>•</li><li>•</li><li>•</li></ul>	<ul style="list-style-type: none"><li>•</li><li>• None</li><li>•</li><li>•</li></ul>

## Committee Updates

- **Upcoming Meetings**
  - March 19 @ 3pm - - everyone expects to be in attendance
  - April 2 @ 3pm – Debby will be traveling, Gabi will submit meeting notes
- **New ARC Member?**
  - Carol will follow-up with Ken Lee about the status of a replacement ARC member for Jack.
- **No Construction Progress on Concrete home on Boulevard**
  - Carol will work with Ken/Board of Directors to determine next steps

## Requests Reviewed

- 4. 319 Peninsula Blvd: Modification - Approved**
  - a. Control # 030525-01-Mod
  - b. ARC approved the replacement of the roof using the same color shingles and modifying construction to meet Fortification standards.
  - c. Start Date – Mar 7 / Completion Date – Mar 15
  
- 5. 16 Lakeside Dr: Modification – 2<sup>nd</sup> Submission – Partially Approved / Revise & Resubmit**
  - a. Control # 030525-02-Mod
  - b. ARC approves the removal of 3 damaged palm trees, and removal of dead tree in back
  - c. ARC approves the installation of new sod
  - d. ARC approves planting of new shrubs (Shi Shi Camelias)/trees (satsuma) around the house exterior
  - e. ARC requests photos of the proposed water fountain and garden bench to be installed prior to ARC approval.
  - f. ARC requests additional information regarding the lighting request; specifically, what type of lights, where will they be placed, how many, etc. prior to ARC approval.
  - g. Start Date – ASAP upon approval / Completion Date – Early April