

MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING,
FOR 8 FEBRUARY 2023, 4:00 PM, AT REMAX CONFERENCE ROOM

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Approved by Master Board at 8 March 2023 meeting.

Pres. Al Berzett convened meeting at 4:03 pm.

ATTENDEES:

Master: Al Berzett, Dan Sheffer, Philip Paulk, Lyle Brown & Cole Baas
HOA Pres. Tom Davis, Pres. Lakes; JD Snead, Pres. Blvd.; Wiley Russell, Pres. Haven; Jason Willis, V/P
Retreat; Anne Berger, Pres, Baywalk; Terry Markel, V/P Links; & Nelson Blair, Pres. LGV.
Others: Builder John Luce in person, and Mr. Munoz by cell phone, during ARC appeal only.

APPROVE PRIOR MINUTES:

Cole Baas moved and Philip Paulk seconded approval of minutes of 11 Jan. 2023 meeting. Passed 5-0.

ARC APPEALS:

Munoz was represented by builder John Luce, and Mr. Munoz later spoke via cell phone: Wanted circular drive to help in wheelchair access. Claimed precedence as some circular drives had been permitted by the developers. Claimed covenants are silent on circular drives. After meeting, Board members discussed and by consensus denied a circular drive but allowed an increase in sidewalk width up to six feet to accommodate wheelchairs.

ACTION ITEMS:

Add members to Covenants Committee: Bypassed.

Lyle Brown moved and Philip Paulk seconded that clickers be sold to multi-car households, provided that only the parents may pick up the remotes, parents are responsible for the remotes, and parents are advised that abuse of the remote privileges will result in the remotes being electronically disengaged. Passed 5-0.

Gate "clickers" for School Bus: Cole Baas moved and Lyle Brown seconded that Cole provide the school with a remote that would stay with the bus serving The Peninsula. Passed 5-0.

REPORTS:

Gates and Remotes: Dan Sheffer reported Rear gate to be operational Friday, 10 Feb. 2023 and Main gate on 1 March 2023. Due to Superior Gate Company not previewing the site, it suffered a cost over-run and is seeking payment of \$1641.14, per Al Berzett. Board is taking the request under advisement.

Status of Kieffer appeal: Per Dan Sheffer, Kieffer submitted an entirely new application and ARC approved.

Roads and Drains: Dan Sheffer reported two spots of concrete work on drains remained. Some road blacktop repair will be done as soon as the weather warms. He anticipates work may be completed within a month.

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Pier Repairs: Dan Sheffer reported that Gary Woodham has taken over the work.

2023 Contract with Honors to Maintain Gate: Cole Baas met with Honors management who had been confused about the existence of a contract to maintain the entrance road and the cabana. All is now clarified and Honors management was satisfied with the situation.

Covenants Committee: Lyle Brown noted the first meeting will be 28 February and listed some of the work done to date. A report has been sent out to all the HOAs.

December and 2022 year-end Financials & CDs: Financials still not available. Al Berzett and Philip Paulk are to visit Wells Fargo to see if they can match CD rates which are available elsewhere.

DISCUSSIONS:

Notice to contractors about rear gate (added during meeting): Al Berzett asked Lyle Brown and Philip Paulk to quickly work up a flyer for the front gate to hand to contractors advising them that rear gate is closed to them.

Policy, contractors in Peninsula on holidays: Dan Sheffer moved and Cole Baas seconded to rescind current instructions of Sidwell Protection Services to its guards as to contractor hours onsite and reinstate the old instructions: "Construction access will be allowed only between 7:00am and 6:00pm, Monday through Friday; and 8:00am and 5:00pm on Saturday and Sunday. Inside work only, on Sunday.". Reference to holidays, which had confused some guards, was thereby deleted. Passed 5 to 0.

Signage at back gate: Lyle Brown presented a proposal to replace the "Residents Only" sign by the deceleration lane at the rear gate because its colors make it basically invisible. Discussion soon indicated board members were also interested in replacing other signs at the back gate and Lyle was tasked by consensus with the project.

Add Pier committee: Al Berzett authorized formation of a Pier committee. Dan Sheffer and Philip Paulk are to get committees started, with Dan chairing Roads & Drains and Events. Philip Paulk to chair Pier committee.

ADJOURNMENT: By Pres. Al Berzett at 5:59pm.

By Secretary Lyle Brown, 11 Feb. 2023 & 9 March 2023