

MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING,  
FOR 8 MARCH, 2023, 4:00 PM, AT REMAX CONFERENCE ROOM  
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Approved online with minor spelling correction, by Al Berzett, 11 March; Philip Paulk, 13 March;  
& Dan Sheffer 13 march, 2023,

Pres. Al Berzett convened meeting at 4:01 pm.

ATTENDEES:

Master: Al Berzett, Dan Sheffer, Philip Paulk, Lyle Brown. Cole Baas, absent with advance notice.  
HOA Pres. Anne Burger, Pres. Baywalk; JD Snead, Pres. Blvd.; Cyndi King, V/P Haven; Tom Davis, Pres.  
Lakes; Terry Markel, V/P links; Nelson Blair, Pres. LGV. 6 of 9 HOAs represented.  
Others: None

APPROVE PRIOR MINUTES: Approved minutes of Feb. 2023 meeting by consensus.

ARC APPEALS: None

ACTION ITEMS:

1. The Board discussed some misinformation out in social media regarding progress with the gate system. It was a consensus that Dan Sheffer should continue working with the gate companies and leading the ARC.
2. Invoices of \$1641.14 and \$1046.00 from Supreme Gate were approved to pay, moved by Brown and seconded by Paulk, passed 4-0.
3. Invoice of \$2695.00 for 245 bales of pine straw from Xtreme Lawn Care was claimed to have been approved at 8 Feb. meeting, and we were just waiting on the invoice. But later examination of those minutes by Secretary revealed no mention or approval [will have to go on April agenda].
4. Wells deferred to April meeting.

REPORTS:

Gates and remotes. Dan Sheffer noted a number of "growing pains" with the gates systems, but improvement occurring. More remotes on order. Discussion then ensued about owners loaning remotes to non-residents. Board finally decided on a policy whereby all non-residents had to go through the main gate.

Roads, Drains, by Dan Sheffer. Road and drain work is progressing between stoppages due to weather, about 50% done.

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REPORTS, CONTINUED:

Events committee by Dan Sheffer. Committee has perhaps 20 members already, spearheaded by Debbie Sheppard. They wanted permission to put up signs for an upcoming event. To forestall repeated requests for event signs in the future, Brown moved and Paulk seconded a motion to "Allow the Events Committee to put up temporary signs and banners announcing upcoming events from time to time". Passed 4-0.

Pier, by Philip Paulk. Committee now has Bob Sedge, Bill Campbell, Jack Malone, Spud Spiegel and Ruth Jackson.

Financials, by Philip Paulk. He presented the financial statements for Dec. 2022 (year-end), and Jan. 2023. Centennial Bank offered a saving instrument, with no risk to our principal, interest goes up & down with the market, currently at 3.58%. Sheffer moved and Berzett seconded to place \$428,160.31 with Centennial Bank tomorrow [Thurs. 9 March 2023]. Passed 4-0.

Covenants and signs, by Lyle Brown. There were no questions regarding the monthly covenants report put out a few days prior. Lyle Brown will have to follow up with Modern Signs as they have not provided him with sign drawings yet.

DISCUSSIONS:

Insurance, as requested by Al Berzett. CMA insurance dept. reviewed the insurances held by the Master Board. With existing insurance, the only recommendation was to have the gate houses appraised to determine if our coverage was sufficient. CMA recommended the Board obtain a "stand-alone crime policy" as current insurance policies don't cover many of the unique fidelity crimes now in existence. Also suggested was a "workers comp. policy" to cover volunteers. By consensus, the Board decided to pursue the crimes policy and deferred on the workers comp. policy.

ADJOURNMENT: By Pres. Al Berzett at 5:38 pm.

By Secretary Lyle Brown, 10 March 2023 & 13 March 2023