

MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING,
FOR 12 APRIL 2023, 4:00 PM, AT REMAX CONFERENCE ROOM
Page 1 of 2

President Al Berzett convened meeting at 3:58 pm.

ATTENDEES:

Master Board: Al Berzett, president; Dan Sheffer, V/P; Lyle Brown, secretary; and Cole Baas, member at large.
Philip Paulk, treasurer, excused.

HOA Presidents: Steve Gregg, pres., Baywalk; JD Snead, pres., Blvd.; Wiley Russell, Pres. Haven;
Tom Davis, pres., Lakes; Ron Hill, pres., Retreat. 5 of 9 presidents attended.

CMA: Susan Anderson and Division Mgr. Jennie Smallwood.

Others: Ken Lee, sec., Lakes.

PRIOR MINUTES APPROVED ONLINE BY MAJORITY BOARD VOTE: Minutes of 14 March 2023 meeting.

ACTION ITEMS:

Invoice of \$2695.00 for 245 bales of pine straw from Xtreme Lawn Care. Moved by Lyle Brown to approve payment and seconded by Al Berzett. Passed 4 to 0.

Invoice of \$1490.20 from Modern Signs for nine signs. Moved by Lyle Brown to approve payment and seconded by Al Berzett. Passed 4 to 0.

Policy against loan of gate remotes. Moved by Lyle Brown to table until after gates discussion and seconded by Al Berzett. Passed 4 to 0.

Stand-alone crime insurance. Best quote was \$1120 by AON. Al Berzett moved to postpone until December meeting and seconded by Cole Bass. Passed 4-0.

Main Guard House paint and overhang. Susan Anderson, CMA, noted that a tree trimmer had been contacted to trim limbs by the main gate. Dan Sheffer is obtaining quotes to paint the overhang.

Rust from wells. Moved by Dan Sheffer and seconded by Cole Bass to do an approximately \$5000.00 Rid-O-Rust test installation on one of the wells. Passed 4-0.

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Page 2 of 2

REPORTS:

February Financials were discussed.

Covenants. The HOA presidents in attendance asked for the draft covenants and draft by-laws to be presented prior to review by the Master Board. A date of 25 April was offered and accepted.

DISCUSSIONS:

Rear Gate concerns. Wiley Russell, president of the Haven and Ron Hill, president of the Retreat asked that the exit side of the East (rear) gate be reprogrammed to allow free egress.

Gates & remotes issues. Susan Anderson to look at moving gate houses' internet from "Bright Speed" to C-Spire to gain speed and reliability.

Policy against loan of gate remotes. Tabled to this time. Moved by Lyle Brown and seconded by Al Berzett to approve the resolution. Passed 4 to 0.

Short term rentals & owner communications. Susan Anderson to try to identify which COA units are rentals.

Curb pressure washing. Moved by Dan Sheffer and seconded by Cole Baas to pressure wash curbs near the east gate in the areas serviced by the well and sprinkler system nearby, to clean as necessary and remove rust stains. To be coordinated with the installation of the "Rid-O-Rust" test installation on the same particular well. Passed 4-0.

ADJOURNMENT: By president Al Berzett at 5.58 pm.

OTHER: On 21 April, the Secretary received a complaint by the Fire Marshall of Gulf Shores that the exit side of the east gate was not in compliance with the fire code as it did not allow free egress of emergency vehicles. Issue was resolved the following week with gate reprogramming and connection of closed loop system. Majority of Master Board voted to reprogram.

By Secretary Lyle Brown, 05 May 2023

FORMALIZING A PROPOSED POLICY BANNING LOAN OF GATE REMOTE OPENERS TO NON-RESIDENTS

Whereas, at the 8 March 2023 meeting of the Master Board, there was a discussion regarding abuse by some owners (residents) of gate remotes, whereby they were loaning the remotes to non-residents, and,

Whereas, the Board was unable to formulate a policy which might differentiate between “kinds of loans”, or “quality of loans” of the remotes, it was consensus that a stricter policy was the only solution, now therefore,

The Master Board hereby formally approves a policy regarding the use of gate remote openers as follows:

“The use of Gate Remote Openers is hereby restricted to residents only. ALL OTHERS in vehicles without Peninsula wind shield decals shall enter and leave the Peninsula properties ONLY through the main gate.

The sole exception is the school bus that transits the Peninsula with an approved Gate Remote Opener so the bus may continue to follow its established route.

This policy doesn't apply to true emergency vehicles as they use the YELP system.

Residents are responsible for safeguarding their gate remotes and to prevent abuse in the possession and use of their remotes. Abuse may result in deactivating individual gate remotes for a period of time, or permanently.”

Moved by: Lyle Brown

Seconded by: Al Berzett

Approved by a vote of 4 to 0 at the 12 April 2023 meeting of the Master Board