

MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING,  
FOR 10 MAY 2023, 4:00 PM, AT REMAX CONFERENCE ROOM  
Page 1 of 3

BEFORE REGULAR MEETING:

Centennial Bank. On Tues. 9 May 2023, Board members, each by phone with Treasurer Philip Paulk, discussed and approved a plan to protect reserve funds at Centennial Bank in excess of the Federal \$250,000.00 maximum protected per account. For a fee of just 15 basis points (0.15 of one percent), discounted from the current interest rate, funds in excess of \$250,000.00 would automatically be swept into separate external accounts, each \$250,000.00 or less, and gaining interest. The entire investment would be reported on a separate bank statement with the total noted as "amount available" under one investment account number for our (CMA) accounting purposes.

A Checking Account remaining at Pacific Bank labeled for Roadway use, with \$93,901.32, will be moved to Centennial Bank to gain interest.

Martin Marine - Cabana Pier. Afternoon of 10 May 2023, president Al Berzett authorized the payment of \$984.50 to Martin Marine as part of emergency repairs being made to the Cabana Pier.

ARC APPEAL:

J. Thomas and Sheryl Hulgan, Haven. The Master Board heard the appeal and later concluded no further action was required (i.e. Approved).

CONVENE MEETING:

President Al Berzett convened meeting at 4:25 pm after the Hulgan appeal was heard.

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: Baywalk, Steve Gregg, pres.; Blvd. SD Snead, pres.; Haven, Willey Russell, pres.; Lakes, Tom Davis, pres.; LGV, Mary Ann Pflueger, pres.; Retreat, Ron Hill, pres. Six of nine HOAs represented.

Others: Jim Dimhoff and "Spud" Spiegel.

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Page 2 of 3

PRIOR MINUTES APPROVED ONLINE:

Minutes of 12 April 2023 meeting: A. Berzett, 7 May; D. Sheffer and P. Paulk, 8 May; and C. Bass, 9 May 2023.

ACTION ITEMS:

Revision to Gate Remote Openers Policy - Lyle Brown. Moved by Lyle Brown and seconded by Al Berzett to approve as presented, passed 4 to 0.

Quote of \$5061.25 from Gulf Pro Wash LLC to conduct pressure washing in "Rid-O-Rust" test area of well from near East Entrance up to and including the circle (round-about) - Dan Sheffer. Moved by Dan Sheffer and seconded by Cole Baas. Passed 4 to 0.

Guard Houses Internet supplier change - Susan Anderson. Tabled to June.

REPORTS:

Covenants - Lyle Brown. As the reports are sent out to the HOA president in advance, there are usually few questions. President Al Berzett gave a short talk.

March Financials - Philip Paulk. As Treasurer Paulk was not present, president Al Berzett presented the March financials, answered a few questions, noted the favorable interest earnings (currently in the range of 4%), and also noted that the various Roadway reserve accounts would be consolidated. Due to personnel problems at CMA, the posting of documents to PeninsulaMaster.com had to be outsourced, awaiting contract resolution, and technical issues (changing documents into Internet programming language - HTML).

Roads and drains - Dan Sheffer. Mr. Sheffer reported that repair work should be concluded in perhaps two weeks.

DISCUSSIONS:

Rentals - Mary Ann Pflueger, pres. LVG & Jim Dimhoff discussed the change that LVG made in its rules to go from 3 day rentals to 7 day minimum rentals and rental owners ignoring those rules. Also discussed a counter action by the rental owners to change the rules at a special LGV HOA meeting scheduled for June 17.

Pier Committee report - "Spud" Spiegel. "Spud" discussed the problems with the piers and the toilet at Cabana Pier which necessitating various emergency repairs and age-related repairs. Pier has some dangerous conditions which people were ignoring. Anticipate about \$1970.00 in the first phase of repairs with Martin Marine (\$984.50 paid as authorized by president Al Berzett 10 May 2023).

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Page 3 of 3

DISCUSSIONS, CONTINUED:

The Cabana grinder pump was running and needed emergency repairs of about \$284.00 (bill to be presented to Treasurer Paulk). Committee under Philip Paulk to investigate what warning signs may be needed for liability reasons. No replacement insurance for the piers is currently available.

DISCUSSIONS ADDED TO AGENDA:

Guard House Repairs - Dan Sheffer. Described painting and clean-up work needed for East gatehouse and painting and damage that needed repair at the Main Gatehouse. Sheffer moved approval of \$7406.81 to Elite Construction for this work. Seconded by Berzett and passed 4 to 0.

It was noted by president Berzett that as our community ages, more repair and maintenance will be required.

Street Lights out - Cole Bass. Bass has surveyed the neighborhoods and notified EMC of the locations of eleven street lamps that are out.

ADJOURNMENT: By Pres. Al Berzett at 5:55 pm.

By Secretary Lyle Brown, 21 May 2023

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

As revised 17 April 2023 for 10 May agenda of the Master Board

Due to a change in the East Gate programming, the resolution passed by the Master Board on 12 April 2023 needs modification.

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

“The use of Gate Remote Openers (“clickers”) is hereby restricted to residents only (no loans). ALL OTHERS in vehicles without Peninsula wind shield decals shall enter the Peninsula properties ONLY through the main gate.

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

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 and seconded by Al Berzett.

Approved by a vote of four to zero at the 10 May 2023 meeting of the Master Board.

ESTIMATE

Gulf Pro Wash LLC  
1343 Hardwood Dr E  
Gulf Shores, AL 36542  
adaus10@yahoo.com

Dan Sheffer  
Bill to  
Dan Sheffer  
Ship to  
Dan Sheffer

Estimate details

Estimate no.: 1031

Estimate date: 04/21/2023

AmountProduct or service

1. Curbing 2135 units × \$1.25 \$2,668.75  
includes rust removal, 2135 feet of curbing
  
2. Median Curbing 940 units × \$0.75 \$705.00  
940 feet of curbing in the median
  
3. Sidewalk 1190 units × \$1.25 \$1,487.50  
includes rust removal, 1190 feet of sidewalk
  
4. Brick columns 8 units × \$25.00 \$200.00  
8 Brick columns

Total \$5,061.25

# Elite Construction and Remodel

498 Johnson Rd  
 Perdido, AL 36562  
 Amount Due (USD)  
 \$7,406.81

Billed To  
 Peninsula Golf and Racquet Club  
 20 Peninsula Blvd.  
 Gulfshores, AL 36542

Invoice Number  
 12642

Date of Issue  
 04/25/2023

Due Date  
 04/26/2023

Description	Rate	Qty	Line Total
Painting labor only Paint Guard shack 2 - Touch up paint in office area , paint all doors and trim inside , exterior paint wood to match stain , paint fascia and drip edge also pressure wash the exterior.	\$1,500.00	1	\$1,500.00
Painting labor only Paint main entrance guard shack 1- paint all interior , paint all interior wood doors and all trim . Exterior paint two white trellises one on each side , also repair damage on side of building stucco , and repair wood beams that are structurally unsafe . Pressure wash all exterior	\$3,500.00	1	\$3,500.00
Materials Rollers and brushes and tape misc \$75.00, 5- gallons A100 exterior semi gloss extra white \$425.00, 5-gallons interior match \$425.00, 2-gallons of Stain match \$75.00 , 1- gallon metal trim paint for fascia on old shack , need 1 case of caulk \$37.00,	\$1,217.00 +10.5%	1	\$1,217.00
General contracting Need to quote for doing a full metal roof over entry for the guard shack station complaints from guest getting rained on as well as the guards . We can quote that once approved and we start the painting and repairs .	\$0.00	1	\$0.00
Ceiling tiles Install and tear out 52 2x4 ceiling tiles in guard shack main entrance. \$500 labor only	\$500.00	1	\$500.00
Materials Need 7 cases of ceiling tiles at \$72.99 a case .	\$510.93 +10%	1	\$510.93
Subtotal			

10.5% (10.5%)

10% (10%)

7,227.93

127.79

51.09

Total

Amount Paid

7,406.81

0.00

Amount Due (USD)

\$7,406.81