

MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING,
FOR 14 JUNE 2023, 4:00 PM, AT REMAX CONFERENCE ROOM
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President Al Berzett convened the meeting at 4:01 pm.

ATTENDEES:

Master Board: Al Berzett, President; Dan Sheffer, V/P; Philip Paulk, Treasurer; Lyle Brown, Secretary; and Cole Baas, member at large.

HOA Presidents: Steve Gregg, Pres., Baywalk; JD Snead, Pres., Blvd.; Wiley Russell, Pres. Haven; Tom Davis, Pres., Lakes; Keith Cole, Sec./Treas., Retreat. 5 of 9 presidents attended.

MINUTES of 10 MAY 2023 APPROVED ONLINE:

A. Berzett & P. Paulk May 15; and L. Brown May 30, 2023.

ARC APPEALS: None

ACTION ITEMS:

Cable supplier to guard houses, by Susan Anderson, CMA. After reviewing quotes from Bright Speed, C-spire and MediaCom, it was moved by Al Berzett and seconded by Philip Paulk to stay with Bright Speed for the cost savings. Passed 5 to 0. See attachment.

Gates maintenance contract proposal, by Susan Anderson. The board decided, by consensus, to review the quarterly maintenance plan proposed by Superior Gate company and possibly include it in the 2024 budget.

REPORTS:

May Financials were presented by Philip Paulk. See attachment.

Curb cleanup test, by Dan Sheffer. Added power washing is to occur around the traffic circle on Peninsula Blvd., but Board and presidents were pleased with the results so far.

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REPORTS, Continued:

Wells, Rid-A-Rust test, by Cole Baas. Mr. Bass reported positive results so far with Rid-A-Rust, and noted if the two other wells were also equipped with Rid-A-Rust, the chemical might cost \$8000.00 to \$10,000.00 per year. Dan Sheffer reported he may have a lead on a supplier of the iron binding agent at less cost.

Road Repair, by Dan Sheffer. The contractor has not been active in Peninsula recently, but is to be on site the week of June 19 to complete work included in the contract. Mr. Sheffer has prepared a punch list for the contractor to finish all work and about 15 patches remain to be completed.

Guard houses, by Dan Sheffer. Contractor expected to soon wash and paint the two guardhouses, and conduct repair work at the Main Gate. New lights have been installed up in the entrance canopy of the main gate so guards can I.D. car decals after dark without shining a flash light in drivers' eyes.

Cabana pier, by Philip Paulk. He presented a plan for developing a RFQ (Request For Quote) to send out to contractors for proposals to inspect, repair and maintain the Cabana pier for five years. Philip Paulk moved and Al Berzett seconded to buy and install two signs at Cabana: "No Golf Carts Beyond Gate" and "Residents and Guests Only". Passed 5-0. See Attachment.

DISCUSSIONS:

Amend budget, by Al Berzett. Al Berzett proposed moving \$12,000.00 in surplus funds out of Insurance account over to the maintenance account which has seen many withdrawals already this year.

Policy for pets at the piers, by Al Berzett. Moved by Al Berzett and seconded by Philip Paulk to develop a policy, with penalties for violation, for pets at the piers followed by an email "letter" to owners. Passed by consensus.

Reimbursements for printer supplies, by Lyle Brown. As some of the HOAs already reimburse for printer ink and paper, and as the developers' Covenants and By-laws allow for such reimbursement, Sec. Brown intends to develop a resolution permitting and regulating that, to be presented for approval at a future meeting.

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DISCUSSIONS, Continued:

Baldwin County Parcel number 05-67-05-22-2-001.004 (1.004 acre), by Al Berzett. Scratch Golf had a survey done of the property they are buying and found a narrow piece of land apparently passed on to the Peninsula Master Association by the developers, lying just north of the sewer pumping station and bordering Peninsula Blvd. The Marsh 5 green encroaches onto this parcel and a golf cart path crosses it. After discussion, it was decided the parcel was of no use to the Association and the Marsh 5 encroachments already took up most of the piece. Moved by Philip Paulk and seconded by Al Berzett to provide easements to Scratch Golf for the Marsh 5 green encroachment and for the golf cart path crossing the parcel. Passed 5 to 0.

Investigation by Treas. Philip Paulk on 15 June 2023 determined parcel was quitclaim deeded to the Association on 11 December 2021.

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

Minutes by Secretary Lyle Brown, 17 June 2023 and revised 18 June 2023.

Good afternoon Board,

With the transferring of the internet/phone billing from Honours Golf, Brightspeed service to both gates is estimated at \$260 (without taxes and fees). I will still need upgrade the internet speed at the main gate but the amount provided includes that upgrade. Keep in mind the internet speed of 40 mbs is the highest speed they offer.

C Spire proposal is attached. The 1 GBPS s significantly higher than the 40 mbs we currently have and is reflected in the price. I'm told this is the only speed they offer. It is the upload AND download speed. Bottom line is \$428 a month. No tax on internet per my conversation with them and maybe add \$3.75 for phone line taxes. No charge for installation.

Medicom is noted below. Please note their upload speed is much higher than the download speed. In the first two lines the download speed is less than we have currently.

Installation Charge (NRC)	\$25 Static IP	\$149.95 HSD
Service Description // MTM	Retail	1YR Promo
150/20MBps High Speed Data	\$249.99	\$150.00
300/30MBps High Speed Data	\$324.99	N/A
500/50MBps High Speed Data	\$399.99	N/A
1G/50MBps High Speed Data	\$499.99	\$250.00
1 Static IP *Removes Wi-Fi	\$5.95	N/A
5 Static IP *Removes Wi-Fi	\$19.95	N/A
13 Static IP *Removes Wi-Fi	\$29.95	N/A
Primary Phone Line	\$39.95	\$10.00
Add '1 Phone Line	\$29.95	\$10.00*
*Max 1 additional phone line at the promo pricing.		
Wi-Fi & Advanced Security included with all HSD plans.		

JUNE 14, 2023 MASTERS BOARD MEETING FINANCIAL SUMMARY

Bank Balance CIT Bank as of May 31, 2023	\$55,547.21
Roadway Reserve Fund	\$596,129.03
Boardwalk Reserve	\$34,459.26
Interest Earned on RWR as of May 31, 2023	\$3,520.65
Monthly deposits amount to RWR	\$24,000
Actions Needed	\$116,131.84 RWR moved to Centennial from PWB

Objective:

To compile the information necessary to prepare an RFQ to be sent to 3-4 pier contractors for:

- 1). Repairs that need to be done on or before YE 2024 to address immediate "safety" issues.
- 2). The cost for a "Five Year" /Maintenance/Repair/Replacement Plan

In order to compile the information we will

- 1). Develop a list of potential safety issues to provide some input to the pier contractors

Tentative List of Issues:

- a). The area in the center of the restroom plaza deck that appears to be sagging. (Philip to provide specific size and location)-
- b). The area immediately before entering the restroom plaza deck, that appears to have "patchwork" repairs. (Philip to provide specific size and location dimensions).
- c). Recently repaired pilings and trusses under the Pier (Philip to provide distance from Pier entry gate to repairs.
- d). Conditions of pilings, trusses and stringers on Boardwalk (probably NOT an immediate safety issue)

Other Board Members to provide additional issues by email to Philip

- 2). Ask 3-4 pier contractors to inspect the Boardwalk and Pier (Cabana) for the issues listed and ask them to identify any OTHER safety issues requiring repair or replacement by YE 2024
- 3). After getting any additional items from contractors, prepare an RFQ for the first year's work to be sent to contractors for bids.
- 4). Ask contractors to submit their bid to prepare a 5 year Maintenance/Repair/Replacement Plan.
- 5). Present the recommended contractor's bid to the Master Association Board to:
 - a). Approve funds from the Pier Repair Budget to do any repairs needed by YE 2023.
 - b). Approve funds from the Pier Reserve to pay for the 5 Year Plan study BEFORE the 2024 Master Association annual budget cycle.
 - c). Include sufficient money in the 2024 Budget for begin funding the Reserve at a level needed to meet the costs estimated in the 5 Year Maintenance/Repair/Replacement Plan.