

THIS SUMMARY WAS REVIEWED, REVISED AS NEEDED, AND APPROVED ONLINE BY  
Philip Paulk 30 Oct.; Al Berzett and Dan Sheffer, 31 Oct. 2023

SUMMARY OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING WITH SCRATCH GOLF MANAGEMENT,  
24 OCT., 1:00 PM, AT CLUB HOUSE CONFERENCE ROOM

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ATTENDEES:

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

Scratch Golf: Chad Leonard, Anthony Vaughn and Jamey Davis

Scratch Golf plans:

Scratch Golf is investing more in the existing facilities: A new dehumidifier has been installed on the roof of the Racquet Club to improve the atmosphere in the indoor pool area; plans are to repair the outdoor pool in the winter of 2024 – 2025; and build new greens on the Lakes nine-hole segment.

Scratch Golf has already raised fees on non-member play by about \$40 per round, and raised golf carts fees by \$2.00 + tax. Member fees will rise modestly (no details as to when or how much).

New golf memberships have been capped by Scratch Golf, but transfers of membership are allowed for a 30 day window after sale of property by a current resident with a golf membership, with a 25% payment of the current initiation fee due. Current non-resident memberships: 14 social, including two golf.

Access to Scratch Golf property (golf course, trails, ponds), is only under their permission. All private carts used for a round of golf or to use trails on Scratch Golf property must have the new sticker and insurance. For access to all three piers, it was indicated that direct access routes must be used by residents or for inspections. A security team has been hired by Scratch Golf to deter trespassers. Only white golf carts can be used by Peninsula residents on Scratch Golf property.

Mr. Leonard expressed Scratch's desire to keep the front entrance looking good and that the bid that they gave us was probably below their cost. He was told that the Master Board had requested and had received other, lower bids for these services.

Access to the Beach Club will continue for all Peninsula Social/Golf members. Access cards to be obtained from Scratch Golf at Clubhouse or Racquet Club. A \$15/person fee will be assessed by the Beach Club if amenities (indoor or outdoor pool, concession stand) are desired. No additional fee if just accessing the beach.

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Golf Course Maintenance, pond dredging, storm drain cleaning:

Discussion concerned the future use and current condition of the ponds that are a major but required feature of the golf course and how they affect storm water drainage for the overall community. Siltation of both the ponds and the storm drain lines that feed/drain the ponds has and is continuing to occur, which is limiting the volume of water that can be detained, possibly adding to backup and flooding of property upstream. Noted that there are only two drains to Little Lagoon.

Scratch Golf disclosed several ponds in Marsh (south end of the property) were dredged in 2021 after Hurricane Sally to increase storm water storage in these areas, to limit flooding issues that had occurred at the east entrance and in the Retreat neighborhood. No record is available of which ponds and the extent of dredging. To the knowledge of Scratch Golf representatives present, no other ponds have been dredged since originally constructed. It was determined that as fellow owners, Scratch Golf has a shared responsibility to assist in the future maintenance of the drainage system that exists at Peninsula.

Jamey Davis claimed Mosquitos are not coming from the golf ponds.

Insurance Coverages.

Al Berzett requested the certificate of insurance as promised from Scratch, and Chad Leonard agreed.

Paving of the Parking Lot, by Dan Sheffer.

It was suggested by Dan Sheffer that paving the club parking lot and roads in the neighborhoods could be coordinated to save both parties money. Mr. Leonard took this favorably.

The Master Board made no decisions.

Summary by Secretary Lyle Brown, 25 thru 31 Oct. 2023

**NO ATTACHMENTS**