

Approved at the 10 Jan. 2024 PMA Board meeting as moved by Ken Lee and seconded by Brian Brandt. Passed 4 to 0 as Tom Hulgan had not arrived yet.

Minutes of the Peninsula Master Association Special Meeting
January 3, 2024 at the Remax Conference Room

Dan Sheffer convened the Special Meeting at 10am.

Attendees from Master Board: Dan Sheffer, president; Ken Lee, vice president; Brian Brandt (by phone), treasurer; Tom Hulgan, member at large; Lyle Brown, secretary, was excused.

COA/HOA Pres.: Steve Gregg, president Baywalk, Paul Hagen, president Blvd, Willey Russell, president Haven, Tom Davis, president Lakes, Spud Spiegel representing Retreat.

The special meeting was called to consider whether the Peninsula Master Association should commence legal action against a homeowner that is installing a pool in their back yard contrary to the Covenants and the Community Development Code and Land Use Standards. The ARC application was disapproved and an appeal to the Peninsula Master Association was denied.

The initial ARC application was received on Nov 15, 2023, for a pool with an enclosure to be installed at a later date. The application was disapproved due to a violation of the lot setback restrictions. On Nov 16, 2023, a member of the ARC noticed that construction had already started and was well underway. On Nov 18, 2023, a cease-and-desist letter was sent to the homeowners advising them to stop construction immediately. The homeowner appealed to the Peninsula Master Association on Dec 18, 2023, and that appeal was denied. Construction is still ongoing.

After lengthy discussion among the board members and HOA presidents it was decided to ask our attorney for more information regarding past violations. Specifically, how past violations and verbal waivers would affect this case. After this information is received the board and HOA presidents will meet to decide whether to pursue legal action.

Next Meeting: Is at 9 am, 10 Jan. 2024 in the Remax conference room.

Minutes by Ken Lee, January 4, 2024