

# PENINSULA MASTER ASSOCIATION, INC.

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APPROVED ONLINE 27 FEB. 2024 BY KEN LEE & BRIAN BRANDT AND APPROVED ONLINE  
5 MARCH 2024 BY LYLE BROWN

## MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING WITH THE MANAGEMENT OF SCRATCH GOLF FOR WED. 21 FEB. 2024, 2:00 PM AT SALES OFFICE CONFERENCE ROOM PAGE 1 of 3

### **I. Meeting was called to Order at 2:00pm by Ken Lee who then introduced attendees**

#### ATTENDEES:

Master Board Members: Ken Lee Brian Brandt Lyle Brown Tom Hulgan

#### Master Association Members:

Baywalk, Steve Gregg	Boulevard, Paul Hagen	Haven, Wiley Russell
Lakes, Tom Davis	Links, Terry Markel	LVG, Mary Ann Pflueger
Preserve, Joe Lapinsky	Racquet Club, Tracey Marmolejo for Jonathan Bond	Retreat, Ron Hill

#### Scratch Golf:

Chad Leonard Anthony Vaughn

### **II. Items offered by the PMA Board and presidents, as voiced by Ken Lee:**

1. Why does Scratch want to do the front entrance landscaping? Chad replied that they have qualified staff for the purpose and would like to bid on the work in the future.

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2. Proposal for PMA & CMA to quit collecting Social Dues on behalf of Scratch. There was some discussion, mostly centered around how it might be implemented. They promised to get back to us with an answer.
4. Does a new resident still have to become a golf member within 30 days or go on a waitlist? Yes, the wait list is capped at 30, but you go to the top of the list and are added above the cap as a new resident if you join within the 30 day period.
5. Could Scratch please eliminate double bookings when one of the nines is closed? Vaughn noted this would hurt revenue, but he will look at the five minute booking situation.
6. Does scratch intend to increase service times at the restaurant? Like evening times? Does Scratch intend to increase the food selection? Much of Baywalk would like the dining room to stay open, with the regular menu (not a special “dinner”), 1 (one) night a week? It was suggested that the restaurant might try staying open for dinner after Thursday Happy Hour and to get the Events/Social Committee involved. Chad and Anthony voiced willingness to consider a dinner after Happy Hour, and added they may look at a “reserve and pay ahead of time” model.
7. Several people are interested in fishing in the ponds before and after the first and last tee times. Chad to ask the Scratch owners if this could be allowed.
8. Could Scratch have a “no trail fee plan” for members who don’t have a cart. You just pay the regular cart fee if you don’t have a trail plan

These questions/comments were not voiced by Ken Lee:

Brown water issues with PMA wells. Could PMA and COA/HOAs tap into Scratch wells at PMA/COA/HOA expense?

Concern with charging members for range balls.

Does any of the Social Membership dues support the golf course, or does all of it go to the tennis, fitness, swim club?

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Comment: Monthly dues increased significantly.

### **III. Items offered (or answered) by Scratch:**

1. Scratch has no plans to fill in any Peninsula fairways with houses or RV parks.
2. Scratch attempted to buy the Gulf Shores Golf Course (as have other companies) but G.S. Golf Course is not interested in selling to anyone.

### **IV. No decisions were made by the Master Board.**

### **V. Meeting was adjourned by Ken Lee at 2:35 pm**

By Lyle Brown, PMA Board secretary, 5 March 2024

**NO ATTACHMENTS**