

PENINSULA MASTER ASSOCIATION, INC.

Office Address: 10 Peninsula Blvd., Gulf Shores, AL 36542

Mail Address: 368 Commercial Park Dr., Ste. A, Fairhope, AL 36532

Service Agent, CMA: Susan.Anderson@CMAcommunities.com, 251-901-1225

APPROVED ONLINE 11 APRIL 2024 BY KEN LEE, TERRY CORLEY & BRIQN BRANDT

MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING
FOR TUES. 09 APRIL 2024, 3:00 PM AT THE CLUB HOUSE

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AN EXECUTIVE SESSION WAS HELD

A. Litigation settlement.

B. Questions for the Attorney.

I. Meeting was called to Order at 3:00 pm by Ken Lee

ATTENDEES:

Master Board Members, all present: Ken Lee Brian Brandt Lyle Brown Terry Corley Tom Hulgan

Master Association Members Present (7):

Baywalk, Steve Gregg Boulevard, Scott Hamre, v/p for Paul Hagen Lakes, Tom Davis

Links, Terry Markel LVG, Mary Ann Pflueger RacquetClub, Jonathan Bond Retreat, Ron Hill

Master Association Members Absent (2): Haven, Wiley Russell & Preserve, Joe Lapinsky

Community Management Associates (CMA): Susan Anderson

Others: Lisa Bender, Blvd. Jane Lee, Stacey Ingold, Bill Gilmolis & Barbara White, Lakes
Michael Hudson, Preserve Christine Gorell & Debby Sheppard, Retreat

II. ARC APPEALS (EXECUTIVE SESSION) None

III. Prior Board Minutes Reviewed and Approved Online 13 March 2024 Master Board minutes.

IV. Financials Reviewed None

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V. Peninsula Committee Reports & Updates

1. Architectural Review (ARC) Tom Hulgán reported that ARC has received applications not needed, They were approved as a matter of course.
2. Events Stacey Ingold reported on a number of items (see attachments) and noted that for liability reasons, Scratch would not permit a fireworks display on July 4th.
3. Pier Meeting scheduled for 11 April.
4. Roadways and Drains Scott Hamre, v/p of Blvd., gave a summary of the estimate from Steiner Services (see attachment). Estimated \$265,000.00 to seal the 6.5 miles of our roads. Steiner also included estimates for various parking lots for entities wishing to “piggy-back” on the primary work.
5. Covenants Committee: Lyle reported the committee has had two meetings and is at clause 10.07, with much developer text struck out. Much of the text wanted by the attorneys, presidents, Board and Owners has been inserted.

VI. Old Business

1. The guard houses were re-keyed on 29 March 2024. Only 3 keys among 5 Board members.
2. Repair of front entrance lighting system: Ken reported there were 18 -20 tree lights along front entrance with 8 needing repair. Control box needs replacement, along with some other electrical items. Ken suggested after the work is done, we should light the entrance way only until mid-night. Board of Directors Brian Brandt, Lyle Brown and Terry Corley concurred with Ken Lee on 22 March 2024 for Ken to contact 2 electricians for work estimates. So far, one bid of \$4310.00 from Osborne.
3. Federal & Alabama taxes for 2023 on Reserve accounts of \$4665 to IRS and \$714 to Alabama Dept. of Revenue (ADOR) will be paid by 15 April, as approved 03 & 04 April by full Board of Directors. Taxes to be paid out of the Roadway Reserve and a new budget line item created.

VII. New Business

1. Adding a proper roof on the east side of the main guardhouse: Moved by Ken Lee and seconded by Brian Brandt to have Ken Lee seek bids to obtain a full roof to protect the guards when checking in visitors in inclement weather. Passed 5 to 0.

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2. Retreat, Pres. Ron Hill & Sec. Debby Sheppard: Retreat proposes to turn its common area number four (4) which runs behind Retreat houses next to the cemetery and next to an off-property neighborhood to the east, including the wood fence bordering the properties, over to the Master Association. No water or electricity is involved. City of Gulf Shores Planning commission on 23 March 2004, required "A minimum 6 foot high opaque fence must be provided along the rears of Lots 26-33". See letter attached to agenda. The Board of Directors elected to meet with the current City Zoning Administrator.
3. Gate system: Discussion of gate failures and East Gate abuse. Ken Lee talked of sending out a letter on the abuse.
4. "Valuation" on the guard houses is needed so that the Guard Houses are properly insured: Susan Anderson to find qualified appraisers.
5. LVG president Mary Ann Pflueger initiated a short discussion about the \$25.00 charge to process short term renters. She does not like the Master Association billing her Association, which in turn has to bill the condo owners.
6. Retention period on Guard House check-in logs: The Board of Directors voted 5 to 0 with Ken Lee moving and Brian Brandt seconding, to dispose of check-in logs after 90 days.

VIII. Next Meeting is at 3:00 pm, 08 MAY 2024 in the Club House

IX. Meeting was adjourned by Ken Lee at 3:37 pm

By Lyle Brown, PMA Board secretary, 10 April 2024

PLEASE SEE ATTACHMENTS FOLLOWING.

ARC MINUTES FOR 20 MARCH 2024

Members present:

Tom Hulgan

Carol Sherrif

Robin Anderson

Gabi Rohman

Old business:

CMA (Susan Anderson) sent a non-compliance letter to the occupants of 32 Preserve Court for tearing out all the landscaping without ARC submittal or approval.

New **ARC Minutes for 20 March 2024**

Business:

26 Preserve: New build (G&M); APPROVED.

20 Natures Trail: New build (GRW); resubmittal using the correct form this time was approved the house, but the request stated the intention to have Kaiser pools submit a request to build a pool at some later date. APPROVED.

22 Lagoon Drive: Modification for exterior painting and landscaping; homeowner attended the meeting to present her color choices; the committee negotiated a compromise to have the garage doors painted white instead of blue; the other facia may be painted Lupine blue and all trim will be white. The homeowner has been tasked with providing the pictures of the completed landscaping since the request did not have a landscape plan attached. APPROVED.

402 Peninsula Blvd: Mod request to convert the rear balcony porch to a sunroom. APPROVED.

419 Peninsula Blvd: Mod request to replace malfunctioning glass sliding door; this did not require an ARC mod request, but is nevertheless APPROVED.

ARC Minutes for 3 April 2024

Attendees:

Tom Hulkan
Gabi Rohman
Carol Sheriff
Jack Malone

Requests submitted:

407 Peninsula Blvd: Approved (ARC approval not required to replace dead tree).

325 Peninsula Blvd: remove and replace dead tree. Approved.

38 Lagoon: repaint. Approved.

414 Peninsula Blvd: Replace plants and sod; install hard scape. Approved.

43 Bayside Court: Landscape. Approved.

Insurance meeting was held with Kris Kahalley of Valent Group on Monday, March 25th in the Remax conference room at 3PM. Attendees: Ken Lee, Lyle Brown, Terry Corley, Scott Hamre for Blvd., & Tom Davis for Lakes.

Dear Master Board Members,

For those unable to attend the insurance meeting on Monday, I've attached an overview of the information covered. It was suggested that the Board might want to consider obtaining flood insurance. As such, a quote for flood insurance is attached as well. Please note, this quote is for the main guard house only although the structures at both gates are covered under the current policy. It was noted that while you can get flood insurance without an elevation certificate, it may benefit the Association to provide one for a more accurate quote.

It was also suggested that an appraisal be obtain for the main guard house to ensure the current property coverage is sufficient. Kris Kahalley's email sent to all on 3/26 provided the contact information for Fitzgerald Valuation Services as a source for that type of appraisal. I believe Ken is taking the lead on this but if not, happy to handle, just let me know.

A meeting between Terry and Kevin Davis (Regional Finance Director) has been scheduled via teleconference on 4/4/2024. They will be reviewing the value of the assets listed on the balance sheet. With the scarcity of records and past tax return from the developer, not sure where we can go from here on those numbers.

The minutes of the 3/13/2024 meeting have been sent for posting to the website. As it was a one-off (we have already posted 6 and paid for those), the contractor agreed to post this one at no charge. I've requested he review the contract and provide a price for 6 posting a month. I'murrently looking for another contractor that may assist in this area.

As of today, we have received 4 complete ARC applications with one application returned to the owner for additional information.

We have responded to 8 gate code requests for the month of March.

Happy Easter to all,

Susan
Sincerely,

Susan Anderson

susan.anderson@cmacommunities.com



SUMMARY OF INSURANCE

FIRST NAMED INSURED

Firm Name: Peninsula Master Association

POLICY INFORMATION

Effective/Expiration

02/01/2024 - 02/01/2025

PREMIUM: \$639.00

PROPERTY

LOCATION NUMBER

Loc #	Address	City	State	Description
01	19 Peninsula Blvd	Gulf Shores	AL	Main Gatehouse building
02	429 Peninsula Blvd	Gulf Shores	AL	East Gatehouse building

SUBJECT OF INSURANCE

Loc #	Subject of Insurance	Limit	Cause of Loss	Deductible	Coinsurance
01	Building	\$85,860	Special (Including theft)	1,000	80%
01	Personal Property	5,000	Special (Including theft)	1,000	80%
02	Building	42,930	Special (Including theft)	1,000	80%



GENERAL LIABILITY

POLICY INFORMATION

Effective/Expiration

02/01/2024 - 02/01/2025

PREMIUM: \$5,453.00

GENERAL LIABILITY COVERAGE/LIMITS

Limit	Coverage
2,000,000	General Aggregate
2,000,000	Products/Completed Operations
5,000	Medical Expense
100,000	Rented to You Limit
1,000,000	Personal & Advertising Injury
1,000,000	Each Occurrence

CLASSIFICATIONS

Classification	Premium Basis	Expiring Exposures
Park/Playground	Park	1
Street/Road/Hwy -existence Hazard	Mile	6
Club-civic-n/Bldg Own/Leas-Not for profit	Members	438
Beach/Bathing	Beach	1
Bridge/Elev Hwy Const-Concrete	Each	1
Wharf/Waterfront-N/Occupied	Area	1,800



BUSINESS AUTO

POLICY INFORMATION

Effective/Expiration

02/01/2024 - 02/01/2025

PREMIUM: \$534.00

HIRED AND NON OWNED AUTO LIABILITY

Coverage 1	Limit	Cost of Hire
Hired Car	1,000,000	If Any
Non-Owned	1,000,000	

COMMERCIAL CRIME COVERAGE

POLICY INFORMATION

Effective/Expiration

02/01/2024 - 02/01/2025

PREMIUM: \$145.00

Subject of Insurance	Limit	Deductible
Employee Theft	50,000	500
Inside Premises -Theft of Money & Securities	5,000	500
Outside the Premises	5,000	500



DIRECTORS & OFFICERS LIABILITY

POLICY INFORMATION

Effective/Expiration

02/01/2024 - 02/01/2025

PREMIUM: \$3,664.00

Aggregate Limit of Liability	Self Insured Retention
\$1,000,000	\$5,000
Cyber Liability Coverage Endorsement for \$100,000 Sublimit Included	

COMMERCIAL UMBRELLA LIABILITY

POLICY INFORMATION

Effective/Expiration

02/01/2024 - 02/01/2025

PREMIUM: \$3,392.00

UMBRELLA LIABILITY

Aggregate Limit of Liability	Retained Limit
\$5,000,000	\$10,000

22 March 2024

Neighbors,

Welcome to spring, we are all privileged to live in this highly desirable Covenants Community. With that comes requirements and responsibilities. Covenants and bylaws for all Peninsula Communities can be found at www.peninsulamaster.com. Your lawn and landscape should be kept at least to the standard of the common property areas.

Any changes to the outside of your home or property must be approved by the architectural review committee (ARC). You may not start any changes until you have an approved ARC application in hand. The homeowner must complete this process, not a contractor. The forms are available here:
<https://www.peninsulamaster.com/architectural-review>

Overnight outside parking is not allowed for golf carts, boats, motorhomes, trailers, etc. Golf cart drivers must be at least 16 years old. Sporting equipment must also be brought inside at the end of each day.

Please follow posted speed limits and stay aware of your surroundings.
Please keep Peninsula beautiful.

Thank you
Your Peninsula Master Board of Directors



DAVID L. BODENHAMER, Mayor
TONY RIVERA, City Administrator

March 24, 2004

Peninsula Land Investment, LLC
P.O. Box 1069
Gulf Shores, AL 36547

Re: *Preliminary Plat – Parcel "J"*

Dear Sirs:

During their regular meeting of March 23, 2004, the City of Gulf Shores Planning Commission voted unanimously, 9-0, to approve your application, contingent upon the following conditions being satisfied:

1. *A minimum 6 foot high opaque fence must be provided along the rears of Lots 26 – 33.*
2. *Front setback lines shall be reduced from 30 feet to 25 feet for all lots.*
3. *Rear setback lines shall be reduced from 30 feet to 25 feet for Lots 27 – 45, and from 30 feet to 10 feet for Lot 26.*
4. *The requirements of Section 6-2.B.9. of the Subdivision Regulations shall be varied to allow for a dead end street with a length exceeding 1320 feet (1/4 mile).*
5. *"Stop" signs, street name signs, and speed limit signs needs to be shown on the plans.*

Should you have any questions or need further assistance please do not hesitate to contact me at 968-1150.

Sincerely,


Frank G. Breaux, AICP
Zoning Administrator

Cc: Joe Bullock, EDS

COUNCILMEN

CAROLYN M. DOUGHTY — G.W. DUKE — STEPHEN E. JONES — JUDITH KAISER — GREG KENNEDY
P.O. Box 299 • Gulf Shores, Alabama 36547 • 251-968-2425

**Peninsula Master Board
Social Committee Meeting
Minutes, March 18, 2024
1:00 P.M. - Sales Office**

Attendees: Stacey Ingold, Debby Sheppard, Jamie Doonan, JD Snead, Jane Lee, Debby Griffin, Cindy Bauer (Director of Fun), Anthony Vaughn (General Manager Peninsula Golf and Racquet Club), Kurtis Krum (Director of Food and Beverage)

I. The meeting was called to order at 1:00 P.M. by Stacey Ingold, Chairperson

II. Stacey opened the meeting by giving Anthony, Cindy, and Kurtis the opportunity to present ways they could help the committee with various events. They also addressed the request from residents that the grill have extended hours for dinner on a regular basis. Kurtis explained the cost range for food offerings and the subsequent wait staff that the various options required. There was discussion regarding the best night/time and style offered for the dinners. They requested feedback from the community in order to plan menu, style, time, day. Cindy Bauer will develop a survey to which all residents can have input. Anthony, Kurtis, Cindy and the committee will develop a plan from the results of the survey.

III. A big thank you to Lauren Bass for organizing and recruiting residents to host the Easter Egg Hunt. The committee agreed that it was great success. Special thanks to Mandy Brooks (our resident Easter Bunny).

IV. April 13 is the tentative date for the golf cart and bicycle safety course offered by the Gulf Shores Police Department. Jane Lee will be the point person for further information. The committee agreed that cookies, donuts, and drinks would be offered.

V. Stacey Ingold will work with Mark Mitchell to design and obtain a company for producing the Peninsula T-shirts for each HOA neighborhood. Cindy will check with Scratch Golf regarding the use of the Peninsula logo. The committee will develop a presale plan once design and costs have been determined. Sales will occur in late April and May.

VI. The Battle of the Neighborhoods Corn Hole Tournament will be held May 2nd. Mick Seys will help the committee plan, set up, and organize the event. Residents will be able to sign up via the Peninsula Newsletter link developed by Cindy Bauer. Partners will be determined by a draw. There will be a Men's bracket and a Ladies bracket. The committee will give gift cards as prizes. The club will also offer a mobile bar for the event.

VII. Anthony, Cindy, and Kurtis will work with the committee to have the timing of the Fourth of July Peninsula Parade (golf carts, dogs, wagons, bicycles, baby carriages, etc.) coincide with the members Fourth of July dinner. The parade will begin at 5:00, Fourth of July, at the Retreat, Blvd., Haven round about. Stacey will develop a flyer for the event. The committee will award prizes for the "best decorated" and will reach out to various residents to serve as the judges.

VIII. August 24th was a date proposed for a soup/fundraiser/football kickoff event. The grill will not be allowed to have residents bring soups for tasting. This event is on hold.

IX. The Art Fair date in the fall will be determined at the next meeting. Debby Griffin will speak with Gail Hisle about the coordination and timing of the event.

X. The St. Andrew Tour of Homes will be held the first Saturday in December.

XI. Stacey will speak with Jason and Sonya Willis regarding the Jingle Mingle in December

XII. The next meeting will be April 3, 1:00 p.m. at the sales office.

XIII. The meeting was adjourned at 2:30.

Respectfully submitted

Debby Griffin, Secretary

COVENANTS COMMITTEE MEETING MINUTES

2024 Covenants Committee

Lyle Brown, Chair

Tom Hilgan

Rick Kieffer

Cyndi King

Ken Lee, ex officio

Tom Davis, ex officio

02 April 2024, Tues 2 to 3:45 pm with Lyle Brown, Tom Davis & Ken Lee present.

Replaced Title Page; crossed out developer text to end of Article III; changes to Definitions, but some changes remain to be made; added a paragraph to Recitals re: turnover of PMA to owners. Reviewed suggested text to insert, which Lyle was to do after this meeting, along with checking for more developer text to strike. 2.07 left in. On 03 & 04 April, Lyle found more developer text to strike (labelled in Blue). Backup #1 done before the 2nd meeting.

04 April 2024, Tues. 2 to 3:40pm, with Lyle Brown, Tom Davis & Ken Lee present.

Spent first part of meeting reviewing and approving Lyle's work on 03 & 04 April. More strikeouts of developer text, added inserts. Ken & Tom suggested substituting "Master Association for "Board", but later review by Lyle indicated serious change in meanings and intent of some clauses if this was done. Lyle plans to go with full "Master Board of Directors". The committee stopped work just short of clause 10.07. On 05 April, Lyle did another backup prior to doing any more work. Because the work during meetings is slowed waiting for Lyle to type in new text, he plans to try inserting text from the "Workbook" and new Article XI and XII in RED to speed review. Committee has seen the workbook material and draft Articles XI & XII.

07 April 2024, Lyle Brown added in the "Article XI" from last year, updated for Attorney recommendations and some developer strikeouts, to be reviewed by the committee on Thurs. 11 April at 2 to 3:45pm (Sales Office).

09 April 2024, Lyle Brown obtained the "Schedule 1" (assessment weights and percentages) in current use from Susan Anderson, CMA. Due to changes in the covenants elsewhere, 10.02 needs revision and added text. The current "Schedule 1" (2021) will need to be added at the end of the 2024 Master Declaration as the 2001 Schedule 1 has been amended.

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Steiner Services

18924 James Road

Gulf Shores, AL 36542 US

+1 2517475867

lsteinerservices@gmail.com

Estimate

ADDRESS

Peninsula Boulevard HOA

303 Peninsula Blvd.

Gulf Shores, AL 36542 US

ESTIMATE 1338

DATE 03/06/2024

DATE SERVICE DESCRIPTION QTY RATE AMOUNT

Sales (ROADWAYS 6.1 MILES)

CLEAN ALL ASPHALT TO BE SEALED

(772992 SF)

APPLY 2 COATS OF SEALMASTER

COAL TAR ULTRA SEALER

265,007.42

Sales (GOLF COURSE)

CLEAN ALL ASPHALT TO BE SEALED

(70000 SF)

APPLY 2 COATS OF SEALMASTER

COAL TAR ULTRA SEALER

RE-STRIPE ALL EXISTING

MARKINGS

26,718.45

Sales (TENNIS CLUB)

CLEAN ALL ASPHALT TO BE SEALED

(16350 SF)

APPLY 2 COATS OF SEALMASTER

COAL TAR ULTRA SEALER

RE-STRIPE ALL EXISTING

MARKINGS

6,761.43

Sales (NORTH CONDO)

CLEAN ALL ASPHALT TO BE SEALED

(28300 SF)

APPLY 2 COATS OF SEALMASTER

COAL TAR ULTRA SEALER

RE-STRIPE ALL EXISTING

MARKINGS

11,068.20

Sales (MIDDLE CONDO)

CLEAN ALL ASPHALT TO BE SEALED
(15340 SF) \$306.80
APPLY 2 COATS OF SEALMASTER
COAL TAR ULTRA SEALER (1704 SY)
RE-STRIPE ALL EXISTING
MARKINGS
6,372.08

Sales (SOUTH CONDO)
CLEAN ALL ASPHALT TO BE SEALED
(10200 SF) \$250.00
APPLY 2 COATS OF SEALMASTER
COAL TAR ULTRA SEALER (1133 SY)
RE-STRIPE ALL EXISTING
MARKINGS
4,582.33

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Sales (REMAX BUILDING) CLEAN, SEAL,
STRIPE
6,602.75

TOTAL \$327,112.66