

PENINSULA MASTER ASSOCIATION, INC.

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MINUTES APPROVED ONLINE BY BRIAN BRANDT 07 JUNE; BY KEN LEE 08 JUNE; AND
TOM HULGAN 09 JUNE 2024.

MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING FOR
TUES. 04 JUNE 2024, 6:00 PM, AT THE CLUB HOUSE WITH PHILLIP V. HARRIS
OF JP PARTNERS, LLC, REGARDING PLANS FOR "THE VILLAS AT PENINSULA"

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I. Meeting was called to Order at 6:02pm by Ken Lee.

ATTENDEES:

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

Board Members absent: Terry Corley

Master Association Members present:

Baywalk, Steve Gregg
Lakes, Tom Davis

Boulevard, Paul Hagen
LVG, Mary Ann Pflueger
Retreat, Jason Willis for Ron Hill

Haven, Wiley Russell
Preserve, Joe Lapinsky

Master Assoc. Members absent: Links, Terry Markel Racquet Club, Johnathan Bond

CMA: Susan Anderson

ARC Members present: Robin Anderson Jack Malone Carol Sheriff

ARC Members absent: Gabi Rohman

Owners: Tommy Burge, Lakes Board Mem. at Lg.

Scratch Management: Chad Leonard Anthony Vaughn Jamey Davis

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Ken Lee introduced Phillip V. Harris of Harris Construction, who in this case is acting on behalf of his company, JP Partners, LLC, which intends to develop "The Villas at Peninsula". Mr. Harris passed out some literature and using a large conceptual rendering of the Villas, made a presentation:

Mr. Harris introduced himself as the owner and builder of the Villas project. He had built 4 of the Links condo buildings. In 2021, he bought about 7 acres of land¹ from Honours near the East Gate. As part of the purchase, he gave back a 75 foot easement for a landscape buffer to the nearby tee.

He intends to build 34 attached or semi-attached houses with at least two car garages, some having golf cart parking, in groups of one to four houses each, of one or two stories and ranging from 1800 to 2300 square feet each, 2 bedrooms with a bonus room or 3 bedrooms, Hurricane rated concrete homes², metal roofs, fully "fortified", upper-end finishes, with private "courtyards". Street parking will accommodate guests. . No lots will be sold, only completed houses.

[Note: Metal roofs are permitted with ARC approval, but currently ARC has been approving them only as "decorative" roofs. The Covenant Committee is to review the covenants.]

He plans that the Villas Association will mow all grass and maintain all landscaping; owners will not be responsible for yard maintenance. He expects about 15 street lights with electricity from EMC. He had not picked out the style. They will participate in the Peninsula street light system which is paid for by the Master Board. At this point, his hosts noted that the lights and the mail boxes require ARC³ approval, must be standardized mailboxes.

The rendering showed a traffic circle to the west of Peninsula Blvd. and Mr. Harris indicated there would be a gate to the Villas. The separate gate and the separate circle were discouraged by those present, and examples given of the Preserve gate that is no longer used.

Mr. Harris said the City of Gulf Shores gave its approval in 2021 and he has renewed all the required permits and easements. There will be a temporary construction entrance to Hwy 180. Access to the Peninsula will be gated off until construction is completed, and the road to Hwy 180 removed. He estimates site work (roads, sewer, electric & water) will take three (3) months and the project will take 18 to 24 months.

Mr. Harris plans to have ReMax (John & Susan Andrews) market the project. Once he has 20 deposits, construction would start. The marketing materials and website will be ready by July.

¹ County records show two parcels of 5.5 and 1.011 acres for a total of 6.511 acres curved out of Parcel "M" and perhaps north of "Parcel "M".

² A concrete house was built a few years ago at 343 Peninsula Blvd. for Jerry & Cindy Grasso.

³ "ARC" is the Architectural Review Committee as authorized by the Peninsula Master Association Covenants.

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Noted to Mr. Harris that the pumping station smells. Some discussion resulted, including questions about general sewer system capacity. He promised to investigate why the plumbing station still smells.

Mr. Harris was asked about entrance “fencing” (or treatment). Noted ARC would need to approve and it was suggested he might use something on the order of the Haven entrance. He was also asked about the fencing between the bike path along Hwy 180 and the back of the Villas. A design has not been decided.

A lot of discussion occurred about how the Villas road would intersect with the Blvd. A circle, moving gates, and other solutions were discussed, along with concerns about saving storm drain openings, moving fire hydrants, and etc. The master insisted that the drains and fire hydrants in the area of the Villas must be preserved. This will be investigated further by the Master Association.

The design package for the Villas would have to include a surface drainage plan, both during construction and thereafter, to determine the impact on the Villas and adjoining parcels. Mr. Harris discussed “rain gardens” designed for rain water detention, to be installed early in the project.

Discussion about time limits on construction, to be addressed by the Covenants Committee.

Some general discussion about rear (east) gate access, gate transmitters, and noted that guests are required to enter via the main gate, even though it is some distance away. If The Villas want the back guard shack manned, the Villas residents will have total financial responsibility for that expense.

The easement area will be landscaped, and there must be an agreement between Scratch Golf and the developer as to who is responsible for maintaining that area. No one is maintaining it now.

Question about new Villa owners being allowed to join the golf club (golf privileges), which was answered by Chad Leonard or Anthony Vaughn in the affirmative (subject to thirty day limit after closing). Owners will take over Peninsula Golf & Social Club dues once they receive a Certificate of Occupancy.

These properties will be restricted from renting for less than a year. Gulf Shores has limited these properties as “short term rentals” which they define as shorter than six months. The Villas covenants and the master covenants will restrict these properties to a minimum rental of one year.

Mr. Harris was advised that plans, roads, and much more would be subject to review by ARC and the Board of Directors (and presidents) would be deeply involved with the road intersection.

Noted here, but not during the meeting, later changes in any and all exteriors (buildings, roads, colors, landscaping, and more) are also subject to preapproval by ARC.

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VIII. Next Meeting is at 3:00pm, 10 July 2024 in the Club House.

IX. Adjournment by Ken Lee: Prior to 7 pm.

By Lyle Brown, PMA Board secretary, 05-07 June 2024

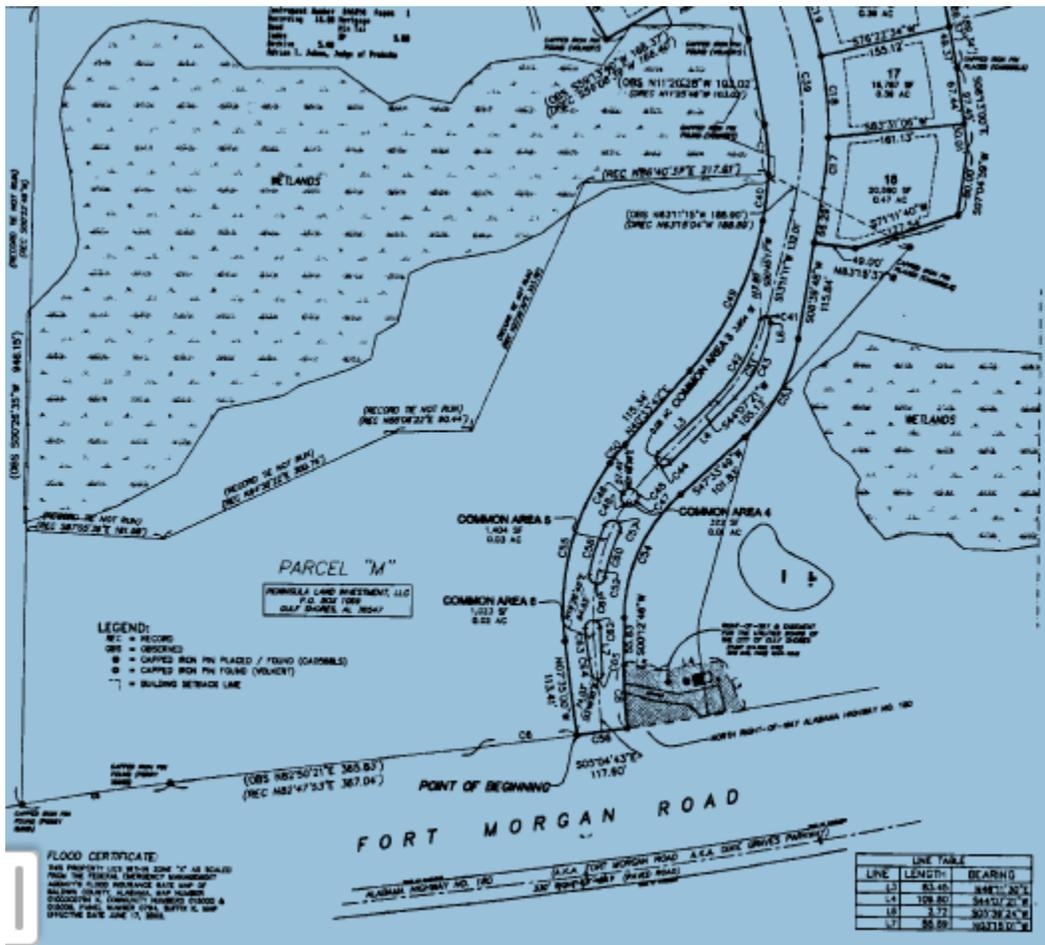
PLEASE SEE ATTACHMENTS FOLLOWING.



Rendering of "The Villas at Peninsula", as provided by Mr. Harris. Note: Villas road joins the Blvd. between the East gates (Commons #5) and the median just to the north (Commons # 3).



Parcel in center just to left of Peninsula Blvd. is Harris parcel. Mr. Harris also owns the odd shape parcel just above. The two parcels make up the Villas. Please note that the aerial photo background is a few years old, hence tree-lines, tee & fairway locations and other features of the landscape may have changed in the interim.



Note: The [former] Parcel "M" extends further north than the parcel(s) sold to Harris. If the northern part of Parcel "M" had been sold to Harris (JP Partners, LLC), then his road could join the Blvd. north of commons 3. "GRW" lot is north of the wetlands and right next to existing house at 214 Peninsula Blvd. GRW has a sign on the lot.



This and the two following two aerial shots of the East Gate area were taken a few days prior to the meeting with Mr. Harris.



