

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, 29 August by Ken Lee and Steve Gregg, Baywalk; 30 August by Terry Markel, Links; 04 Sept. by Tom Davis, Lakes; and 05 Sept. 2024 by Wiley Russell, Haven, Mary Ann Pflueger, LGV, and Ron Hill, Retreat.

MINUTES OF THE PENINSULA PRESIDENTS MEETING FOR MON. 26 AUGUST 2024, 1:00 AM AT THE SALES OFFICE FOR THE PURPOSE OF VOTING ON THE 2024 MASTER DECLARATION PAGE 1 of 2

I. Meeting was called to Order by Ken Lee at 12:58pm.

ATTENDEES:

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

Board Members Absent: Terry Corley, excused

Master Association Presidents (Voting Members) Present:

Baywalk, Steve Gregg
Lakes, Tom Davis
Retreat, Ron Hill

Boulevard, Paul Hagen
Links, Terry Markel

Haven, Wiley Russell
LGV, Mary Ann Pflueger

Master Association Presidents Absent:

Preserve, Joe Lapinsky ("Yes" proxy given to Ken Lee)
Racquet Club, Jonathan Bond

Community Management Associates (CMA): Susan Anderson did not attend.

Others: None.

II. The Board secretary collected and tabulated the ballots, then announced the results.

75% (330) of the weighted vote (total 439) was required to approve the 2024 Master declaration. 426 weighted votes were cast in favor of approving the 2024 Master Declaration. No votes against as Racquet Club's 14 votes were not cast. The 2024 Master Declaration was overwhelmingly approved.

PENINSULA MASTER ASSOCIATION, INC.

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III. Adjournment by Ken Lee at 1:05pm.

IV. Notarization of the 2024 Master declaration.

President Ken Lee and Secretary Lyle Brown of the Board of Directors proceeded to Gulf Shores City Hall where the 2024 Master Declaration was notarized by a city employee.

V. Recording of the 2024 Master declaration at the Baldwin County Probate Recording Office.

After the notarization of the 2024 Master Declaration on the afternoon of 26 August 2024, Lyle Brown then drove to the satellite court house in Foley where the 2024 Master Declaration was recorded. Recording fee was \$154.00 (\$13.00 for first page and \$3.00 for each of the remaining 47 pages), which was paid by personal check of Lyle Brown, to be reimbursed. Ken Lee instructed Lyle to also apply for mileage reimbursement (32 miles round-trip).

By Lyle Brown, PMA Board secretary, 28 August & 05 Sept. 2024

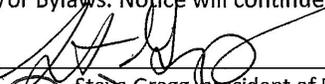
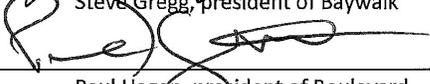
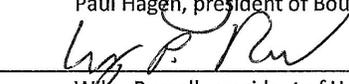
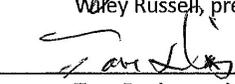
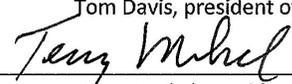
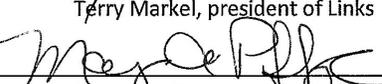
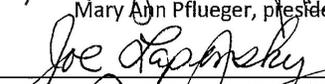
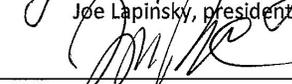
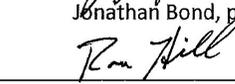
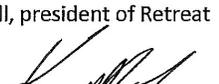
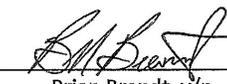
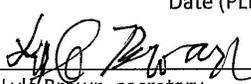
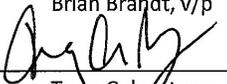
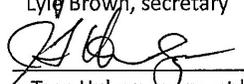
PLEASE SEE ATTACHMENTS FOLLOWING.

WAIVER OF NOTICE BY U.S. MAIL OF FUTURE MEETINGS

WHEREAS, current Bylaws require meeting notice be mailed, as applicable, to the presidents and/or Board of Directors members of the Peninsula Master Association, unless they have signed a waiver, or actually appeared at a meeting, and,

WHEREAS, notice has been by email since 13 Dec. 2021, and no meeting notices have been mailed, nor has any president or Board of Directors member complained of lack of mail notice, demanded mail notice or signed any waivers of notice, now,

THEREFORE, we ask all presidents and Board of Directors members to sign this waiver from future mail notice, including notice for meetings in which the presidents may vote on replacing or amending covenants and/or Bylaws. Notice will continue to be via email. Thank you, Lyle Brown,

Baywalk		07/10/24	
	Steve Gregg, president of Baywalk	Date (PLEASE PRINT)	
Boulevard			Date (PLEASE PRINT)
	Paul Hagen, president of Boulevard		
Haven		7-10-24	
	Wiley Russell, president of Haven	Date (PLEASE PRINT)	
Lakes		7/10/24	
	Tom Davis, president of Lakes	Date (PLEASE PRINT)	
Links		7/10/24	
	Terry Markel, president of Links	Date (PLEASE PRINT)	
Links Golf Villas		7-10-24	
	Mary Ann Pflueger, president of LGV	Date (PLEASE PRINT)	
Preserve		7-12-24	
	Joe Lapinsky, president of Preserve	Date (PLEASE PRINT)	
Racquet Club		7/12/24	
	Jonathan Bond, president of Racquet Club	Date (PLEASE PRINT)	
Retreat		7/10/2014	
	Ron Hill, president of Retreat	Date (PLEASE PRINT)	
Board of Directors:		7/10/24	
	Ken Lee, Board president	Date (PLEASE PRINT)	
		7-10-24	
	Brian Brandt, v/p	Date (PLEASE PRINT)	Lyle Brown, secretary
			10 July 2024
	Terry Coley, treasurer	Date (PLEASE PRINT)	Date (PLEASE PRINT)
			10 JULY 2024
	Tom Hulgan, mem. at large	Date (PLEASE PRINT)	Date (PLEASE PRINT)

NOTE: 12 July 2024, the last two signatures were obtained waiving mail note of future meetings. When new Bylaws are approved, as now drafted, a waiver of mail delivery not required.

BALLOT FOR THE PURPOSE OF VOTING FOR APPROVAL OR AGAINST APPROVAL OF THE 2024 MASTER DECLARATION, BY VOTING MEMBERS (PRESIDENTS) REPRESENTING THE TOTAL VOTES OF THE MASTER ASSOCIATION (I.E., WEIGHTED VOTE), 1:00PM MONDAY 26 AUGUST 2024 AT SALES OFFICE, 10 PENINSULA BLVD. GULF SHORES.

ALTERNATES SHALL PRESENT THE SECRETARY OF THE BOARD OF DIRECTORS WITH A PROXY SIGNED BY THE PRESIDENT OF YOUR ASSOCIATION

ASSOCIATION: Baywalk
(PLEASE PRINT CAREFULLY)

WEIGHTED VOTE OF ABOVE ASSOCIATION: 37

SAID ASSOCIATION VOTES AS FOLLOWS:

	<u>FOR APPROVAL</u>	<u>AGAINST APPROVAL</u>
2024 MASTER DECLARATION	<u>X</u>	<u> </u>

SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE: Steven Gregg

PRINTED NAME OF PRESIDENT OR ALTERNATE: STEVEN GREGG
(PLEASE PRINT CAREFULLY)

DATE: 26 AUGUST 2024

BALLOT FOR THE PURPOSE OF VOTING FOR APPROVAL OR AGAINST APPROVAL OF THE 2024 MASTER DECLARATION, BY VOTING MEMBERS (PRESIDENTS) REPRESENTING THE TOTAL VOTES OF THE MASTER ASSOCIATION (I.E., WEIGHTED VOTE), 1:00PM MONDAY 26 AUGUST 2024 AT SALES OFFICE, 10 PENINSULA BLVD. GULF SHORES.

ALTERNATES SHALL PRESENT THE SECRETARY OF THE BOARD OF DIRECTORS WITH A PROXY SIGNED BY THE PRESIDENT OF YOUR ASSOCIATION

ASSOCIATION: BOULEVARD
(PLEASE PRINT CAREFULLY)

WEIGHTED VOTE OF ABOVE ASSOCIATION: 660

SAID ASSOCIATION VOTES AS FOLLOWS:

	<u>FOR APPROVAL</u>	<u>AGAINST APPROVAL</u>
2024 MASTER DECLARATION	<u>X</u>	<u> </u>

SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE: Paul Hagen

PRINTED NAME OF PRESIDENT OR ALTERNATE: PAUL HAGEN
(PLEASE PRINT CAREFULLY)

DATE: 26 AUG 2024

BALLOT FOR THE PURPOSE OF VOTING FOR APPROVAL OR AGAINST APPROVAL OF THE 2024 MASTER DECLARATION, BY VOTING MEMBERS (PRESIDENTS) REPRESENTING THE TOTAL VOTES OF THE MASTER ASSOCIATION (I.E., WEIGHTED VOTE), 1:00PM MONDAY 26 AUGUST 2024 AT SALES OFFICE, 10 PENINSULA BLVD. GULF SHORES.

ALTERNATES SHALL PRESENT THE SECRETARY OF THE BOARD OF DIRECTORS WITH A PROXY SIGNED BY THE PRESIDENT OF YOUR ASSOCIATION

ASSOCIATION: HAVEN
(PLEASE PRINT CAREFULLY)

WEIGHTED VOTE OF ABOVE ASSOCIATION: 68

SAID ASSOCIATION VOTES AS FOLLOWS: APPROVES
WR AGAINST

APPROVAL FOR APPROVAL
WR

2024 MASTER DECLARATION _____

SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE: Wiley P. Russell

PRINTED NAME OF PRESIDENT OR ALTERNATE: WILEY P. RUSSELL
(PLEASE PRINT CAREFULLY)

DATE: AVG 26, 2024

BALLOT FOR THE PURPOSE OF VOTING FOR APPROVAL OR AGAINST APPROVAL OF THE 2024 MASTER DECLARATION, BY VOTING MEMBERS (PRESIDENTS) REPRESENTING THE TOTAL VOTES OF THE MASTER ASSOCIATION (I.E., WEIGHTED VOTE), 1:00PM MONDAY 26 AUGUST 2024 AT SALES OFFICE, 10 PENINSULA BLVD. GULF SHORES.

ALTERNATES SHALL PRESENT THE SECRETARY OF THE BOARD OF DIRECTORS WITH A PROXY SIGNED BY THE PRESIDENT OF YOUR ASSOCIATION

ASSOCIATION: Lakes
(PLEASE PRINT CAREFULLY)

WEIGHTED VOTE OF ABOVE ASSOCIATION: ~~35~~^{RD,} 158

SAID ASSOCIATION VOTES AS FOLLOWS:

	<u>FOR APPROVAL</u>	<u>AGAINST APPROVAL</u>
2024 MASTER DECLARATION	<u>X</u>	<u> </u>

SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE: Thomas W. Davis III

PRINTED NAME OF PRESIDENT OR ALTERNATE: Thomas W. Davis III
(PLEASE PRINT CAREFULLY)

DATE: 8-26-2024

BALLOT FOR THE PURPOSE OF VOTING FOR APPROVAL OR AGAINST APPROVAL OF THE 2024 MASTER DECLARATION, BY VOTING MEMBERS (PRESIDENTS) REPRESENTING THE TOTAL VOTES OF THE MASTER ASSOCIATION (I.E., WEIGHTED VOTE), 1:00PM MONDAY 26 AUGUST 2024 AT SALES OFFICE, 10 PENINSULA BLVD. GULF SHORES.

ALTERNATES SHALL PRESENT THE SECRETARY OF THE BOARD OF DIRECTORS WITH A PROXY SIGNED BY THE PRESIDENT OF YOUR ASSOCIATION

ASSOCIATION: LINKS GOLF VILLAS
(PLEASE PRINT CAREFULLY)

WEIGHTED VOTE OF ABOVE ASSOCIATION: 24

SAID ASSOCIATION VOTES AS FOLLOWS:

	<u>FOR APPROVAL</u>	<u>AGAINST APPROVAL</u>
2024 MASTER DECLARATION	<u>X</u>	<u> </u>

SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE: Mary Ann Pfeiffer

PRINTED NAME OF PRESIDENT OR ALTERNATE: MARY ANN PFEIFFER
(PLEASE PRINT CAREFULLY)

DATE: 8-19-24

BALLOT FOR THE PURPOSE OF VOTING FOR APPROVAL OR AGAINST APPROVAL OF THE 2024 MASTER DECLARATION, BY VOTING MEMBERS (PRESIDENTS) REPRESENTING THE TOTAL VOTES OF THE MASTER ASSOCIATION (I.E., WEIGHTED VOTE), 1:00PM MONDAY 26 AUGUST 2024 AT SALES OFFICE, 10 PENINSULA BLVD. GULF SHORES.

ALTERNATES SHALL PRESENT THE SECRETARY OF THE BOARD OF DIRECTORS WITH A PROXY SIGNED BY THE PRESIDENT OF YOUR ASSOCIATION

ASSOCIATION: Links Condo Association
(PLEASE PRINT CAREFULLY)

WEIGHTED VOTE OF ABOVE ASSOCIATION: 16

SAID ASSOCIATION VOTES AS FOLLOWS:

AGAINST

APPROVAL

FOR APPROVAL

2024 MASTER DECLARATION

SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE:

R. Terry Markel

PRINTED NAME OF PRESIDENT OR ALTERNATE:

R. Terry Markel

(PLEASE PRINT

CAREULLY)

DATE: 8/26/24

BALLOT FOR THE PURPOSE OF VOTING FOR APPROVAL OR AGAINST APPROVAL OF THE 2024 MASTER DECLARATION, BY VOTING MEMBERS (PRESIDENTS) REPRESENTING THE TOTAL VOTES OF THE MASTER ASSOCIATION (I.E., WEIGHTED VOTE), 1:00PM MONDAY 26 AUGUST 2024 AT SALES OFFICE, 10 PENINSULA BLVD. GULF SHORES.

ALTERNATES SHALL PRESENT THE SECRETARY OF THE BOARD OF DIRECTORS WITH A PROXY SIGNED BY THE PRESIDENT OF YOUR ASSOCIATION

ASSOCIATION: Preserve
(PLEASE PRINT CAREFULLY)

WEIGHTED VOTE OF ABOVE ASSOCIATION: 10

SAID ASSOCIATION VOTES AS FOLLOWS:

	<u>FOR APPROVAL</u>	<u>AGAINST APPROVAL</u>
2024 MASTER DECLARATION	<u>X</u>	<u> </u>

SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE: See Proxy

PRINTED NAME OF PRESIDENT OR ALTERNATE: Joe Lapinsky
(PLEASE PRINT CAREFULLY)

DATE: 8/26/24

PROXY FORM

The president of the Association listed below hereby gives his proxy ONLY for the called meeting of:

ONE (1:00) PM MONDAY 26 AUGUST 2024 AT THE SALES OFFICE FOR THE PURPOSE OF VOTING APPROVAL OR DISAPPROVAL OF THE 2024 MASTER DECLARATION, BY VOTING MEMBERS REPRESENTING THE VOTES OF THE MASTER ASSOCIATION (I.E., WEIGHTED VOTE).

NO OTHER BUSINESS SHALL BE TRANSACTED.

NAME OF ASSOCIATION PRESERVE
(Please print carefully)

PERSON (OWNER) TO HOLD PROXY KEN LEE
(Please print carefully)

SIGNED BY Joseph F. Lapinsky
(President of the above named Association)

PRINTED NAME OF PRESIDENT JOSEPH F. LAPINSKY
(Please print carefully)

DATED THIS 18 DAY OF AUGUST 2024

Lakes, 158: _____

Links, 16: _____

Links Golf Villas, 24: _____

Preserve, 10: _____

Racquet Club, 14: _____

Retreat, 47: 100% _____

TOTALS: _____

75% (330 votes) of 439 total votes required to approve the 2024 Master Declaration.

2024 MASTER DECLARATION: PASSES _____ FAILS _____

Tallied by the secretary of the Board of Directors, Lyle Brown

RETREAT HOA

*Ron Hill
RETREAT PRESIDENT*