

# 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

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**APPROVED ONLINE ON 22 NOV. 2024 BY KEN LEE, BRIAN BRANDT & TOM HULGAN**

## MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD OF DIRECTORS MEETING OF WED. 20 NOV. 2024, 3:00 PM AT THE SALES OFFICE PAGE 1 of 3

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

#### ATTENDEES:

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

#### Master Association Members:

Baywalk, Steve Gregg

Boulevard, Chris Policelli  
for Paul Hagen

Haven, Wiley Russell

Lakes, Tom Davis

Links, Terry Markel

LGV, Mary Ann Pflueger

Preserve, Jason Willis  
for Joe Lapinsky

Racquet Club, Jonathan Bond

Retreat, Ron Hill

Community Management Associates (CMA): Susan Anderson

Others: Kevin Moore of Retreat

### **II. Prior Board Minutes approved online:**

23 Oct. 2024 presidents meeting (2024 Bylaws) & 23 Oct. 2024 Board of Directors meeting.

### **III. Peninsula Committee Reports & Updates:**

1. Architectural Review (ARC). No report.

2. Events. No Report.

3. Pier: No Report.

# PENINSULA MASTER ASSOCIATION, INC.

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4. Roadways and Drains. Traffic calming near the East Gate, by Scott Hamre (Roads).

Scott was not present. Tom Davis discussed road bumps and Lyle Brown discussed “traffic calming” alternatives. Ken Lee mentioned radar with a camera to record license plates for the purpose of fining offenders.

#### IV. Old Business:

1. Landscaping Contracts, Thistle/Scratch v. Xtreme, by Susan Anderson.

Ken Lee at the 23 Oct. meeting asked Susan to obtain proposed contracts with like specifications. Like specs were lacking as the vendors still offered differences and Xtreme was the only one to offer Boardwalk maintenance. Ken Lee moved contracting with Xtreme and Tom Hulkan seconded. Passed 5 to 0.

#### V. New Business:

1. Approve ARC Modification Applications and Reply forms.

“New Construction” Applications may be considered for approval online or placed on 15 Jan. 2025 BOD agenda.

As Susan Anderson had not reviewed the “Modification” forms, it was BOD consensus to approve the forms later online or defer to 15 Jan. meeting.

2. Update on Switch to C Spire Internet for Security Camera System, by Ken Lee.

Ken Lee reported that C Spire will need a month for city permits, then an added month to bury fiber cable .

3. Resolution Re: Owner(s) “Not-in-Good-Standing”, requested by Ken Lee.

General discussion. Ken Lee suggested adding “dues current” and “open compliance letter(s)”.

4. Discussion of “Open-House”, “Individual Showings” and “Visitors” Policies, by Ken Lee.

Ken Lee assigned Susan Anderson the task of composing instruction letters to the guards on these matters. Consensus was to not allow Sunday “Open Houses”.

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## **VI. Comments and Questions by Presidents or Owners:**

Ron Hill, Inspect Retreat drains?

The 2023 inspection and repair of drains throughout The Peninsula was reviewed and it was mentioned the next inspection might be after the next major storm.

Susan Anderson, billings of fines thru Associations.

Susan reviewed this matter with the presidents.

Lyle Brown asked for Yucca plants around the mirror at the East Gate be removed so drivers entering could see the "beer cart" coming from the West (safety).

Susan Anderson was asked to handle this with Yancy (Xtreme).

Problems with the Call Box at the East Gate (box in-op and persons trying to use box).

Lyle was tasked by Ken Lee to develop/install signage to visitors and others to address this problem.

## **VII. NEXT MEETINGS:**

Ken Lee is trying to schedule a presidents/BOD meeting with Thistle management, perhaps 2pm, Mon. 02 Dec. at the Sales Office.

Presidents' meeting to elect BOD members is at 3pm, Wed. 11 Dec. in the Sales Office.

Secretary Brown suggests the new BOD meet for a few minutes immediately after the presidents' meeting to organize.

Next BOD Meeting is at 3pm, Wed. 15 Jan. 2025 in the Sales Office.

## **VIII. Adjournment by Ken Lee at 3:44pm.**

By Lyle Brown, PMA BOD secretary, 21/22 Nov. 2024.

**PLEASE SEE ATTACHMENTS FOLLOWING.**



27 Oct. 2024 Main Guard House Door Hinge.

At Lyle Brown's request, Gary Woodham looked at the bad door hinge and provided a website of a supplier of commercial door hinges. On 07 Nov. 2024, Lyle started emailing a sketch & photos to various hardware sources.

28 Oct. 2024, Meeting at Attorneys' office.

Ken Lee, Tom Hulgan, Joe Lapinsky, Terry Corley, Brian Brandt and Lyle Brown met with Attorneys John McClurkin and (by phone) Daniel Craven. Written opinions were requested for the exposure of the PMA re: assessment relief or deferment for JP Partners, LLC (Philip Harris), and two other matters.

On or about 28/29 Oct. 2024, Paul Hagan texted that he could borrow the City of Gulf Shores traffic-calming radar-cart and would set it up at 411 Blvd.

31 Oct. 2024, Slow Internet Causing Guard House Camera Recording Lags.

To correct the problems with recording camera video caused by slow Internet speed, Ken Lee proposed we switch from Brightspeed at 200? Mbps, \$255.11/month, to C Spire Business at one Gbps & \$458.00/month. All the BOD concurred.

03 Nov. 2024, BOD.

By 5 to 0, Board approved giving the presidents an opportunity to approve the 2025 Budget online.

03 Nov. 2024, BOD.

By 4 to 0, with Lyle Brown abstaining, the board confirmed the reimbursement of \$67.44 to Lyle for the recording fee (\$46.00, 12 pages) and mileage (32 miles at \$.67/mile, IRS figure, per Terry Conley) of \$21.44.

07 Nov. 2024, BOD.

All Board members approved the four 2025 Budget documents as finalized by Terry Corley on 04 Nov. 2024. On 08 Nov. 2024, Lyle Brown sent out the budget documents to the presidents.

08 Nov. 2024 & After, Online Weighted Vote on 2025 Budget by Association Presidents:

50.1%/220 needed of 439 votes. 08 Nov., Retreat approved (47); 09 Nov., Lakes approved (158); 10 Nov., Links (16), Baywalk (36), Racquet Club (14) & Preserve (10) approved; 11 Nov., Haven (68) & Blvd. (66) approved. Eight of nine Associations approved the 2025 budget (415 votes). LGV (24) did not vote.

11 Nov. 2024 (Veterans Day) East Gate Exit Bar Inoperative (In Upright Position).

Susan Anderson (at request of Brian Brandt) on 11<sup>th</sup> or 12<sup>th</sup>, and Lyle Brown on 11<sup>th</sup>, contacted Superior Gate to report the gate problem. Superior scheduled a crew to do repairs the afternoon of 12 Nov. This problem continued (off and on?) to 20 Nov.

Proposed 2025 MA Operating Budget

Budget Items	75%	Actual YTD thru Sep 2024	Annual Budget 2024	% of Annual Budget Consumed	Proposed Budget 2025	Proposed Budget % Change	Notes
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
3000 Annual Assoc. Dues		\$ 505,440	\$ 673,920	75%	\$ 673,920	0%	no change- 2025
3020 Late Fees/Fine/Interest		\$ 2,000	\$ 750	267%	\$ -	-	
3030 Interest Income N/D		\$ -	\$ -		\$ -	-	
3090 Fines		\$ 10,000	\$ 750	1333%	\$ -	-	
<b>Total Assessment Revenue</b>		<b>\$ 517,440</b>	<b>\$ 675,420</b>	<b>77%</b>	<b>\$ 673,920</b>	<b>0%</b>	
<b>Other Revenue</b>							
3130 ARC Review		\$ 2,000	\$ -		\$ -	-	typically do not count on this type of income
3240 Transponder Equipment Sales		\$ 2,360	\$ 1,500	157%	\$ 3,000	100%	Arbitrary figure
3295 Misc. Income		\$ 2,944	\$ 4,000	74%	\$ 3,000	-25%	\$25 gate admin fee 2024 budget included ARC fees but we have a separate line item for those; the 2024 figure is strictly from gate admin fee
3900 Bank Interest Income		\$ 23	\$ 80	46%	\$ -	-	typically do not count on this type of income
<b>Total Other Revenue</b>		<b>\$ 7,327</b>	<b>\$ 5,580</b>	<b>78%</b>	<b>\$ 6,000</b>	<b>8%</b>	
<b>Total Operating Income</b>		<b>\$ 524,767</b>	<b>\$ 680,970</b>	<b>77%</b>	<b>\$ 679,920</b>	<b>0%</b>	
<b>Operating Expense</b>							
<b>Administrative</b>							
4010 Insurance GL/DO/Prop (Guard House)		\$ 12,796	\$ 15,000	85%	\$ 15,000	0%	even with a 15% in crease, \$15,000 still be sufficient. Still waiting on cost for the increased coverage of guard houses.
4020 Management Fees - CMA		\$ 30,150	\$ 40,200	75%	\$ 41,004	2%	increased 2% with reduction of property visit from 4x to 2x monthly.
4030 Legal Fees		\$ 14,964	\$ 1,500	998%	\$ 4,100	173%	may not be enough. Harris.
4040 Office & Adm - CMA		\$ 1,465	\$ 3,200	46%	\$ 3,000	-6%	base rate is \$1008 annually; monthly average used for 2025 rate plus \$250 buffer
4048 Office Supplies & Printing		\$ 1,708	\$ 1,400	122%	\$ 2,285	63%	toner, ink cartridges, paper - mainly ARC files; 2025 is average of 2024 sept figure
4055 Corporate Transparency Act		\$ -	\$ -		\$ 395		optional - may delete if board does not utilize CMA platform
4101 Taxes-Property		\$ -	\$ 600	0%	\$ 600	0%	we continue to carry this; We should be paying but I've spoken with Baldwin probate, but they continue to tell me nothing owed.
4107 Taxes-Income		\$ 4,665	\$ 5,000		\$ 5,000		
4130 Tax/Audit/License		\$ 150	\$ 2,000	8%	\$ 2,000	0%	\$150 CMA fee for handling TR prep; needs to move to GL 4130; as the tax due this year were paid from the reserves, do you need this line item?
4155 Accounting Fees		\$ 750	\$ 450	167%	\$ 750	67%	include fee of \$450 for 1099s issued
4450 Website		\$ 1,001	\$ 1,025	98%	\$ 11,000	973%	current monthly rate is \$116.35 (does not include change to website)
4500 Office Rental		\$ 4,500	\$ 7,200	63%	\$ 7,200	0%	current rate is \$500 only because we have never received a new lease from 15son (yrb \$600)
4550 Office Computer/Software		\$ -	\$ 200	0%	\$ 200	0%	
<b>Total Administrative</b>		<b>\$ 72,149</b>	<b>\$ 72,775</b>	<b>99%</b>	<b>\$ 92,534</b>	<b>27%</b>	
<b>Grounds &amp; Landscapping</b>							
4800 Other Landscapping/Ground Services		\$ 3,615	\$ 2,260	160%	\$ 2,260	0%	winter ye grass and tree trimming
5030 Landscape Contract		\$ 47,433	\$ 64,800	73%	\$ 67,400	4%	PMA common area \$2900, front entrance \$2950
5060 Pine Straw/Mulch		\$ 5,420	\$ 3,200	169%	\$ 11,000	244%	\$54.20 was for spring application, if repeating for fall this may double!
5130 Irrigation-Repairs/Supplies		\$ 2,365	\$ 20,000	12%	\$ 15,000	-25%	arbitrary figure
<b>Total Grounds &amp; Landscapping</b>		<b>\$ 58,833</b>	<b>\$ 90,260</b>	<b>65%</b>	<b>\$ 95,660</b>	<b>6%</b>	
<b>Repairs &amp; Maintenance</b>							
7070 Guardhouse		\$ 4,625	\$ 6,000	77%	\$ -	-100%	Moved to Bldg's Capital Budget.
7073 Gate		\$ 3,941	\$ 3,500	110%	\$ 4,000	14%	
7074 Maintenance/Repair - Boardwalk		\$ 8,801	\$ 7,500	117%	\$ -	-100%	Moved to Piers Capital Budget
7076 Road Maintenance		\$ 5,200	\$ 11,274	46%	\$ -	-100%	Moved to Road's Capital Budget.
7089 General Repairs		\$ -	\$ 2,500	0%	\$ 2,500	0%	
<b>Total Repairs &amp; Maintenance</b>		<b>\$ 22,467</b>	<b>\$ 30,774</b>	<b>73%</b>	<b>\$ 6,500</b>	<b>-79%</b>	
<b>Access &amp; Monitoring</b>							
7430 Controlled Access		\$ 111,861	\$ 153,226	73%	\$ 153,226	0%	Sidwell hrs. CMA gate \$85 monthly, door king subscription \$112.90 month
7441 Cost of Transponders		\$ 2,599	\$ -		\$ -	-	this is difficult to predict - expense is offset by transponder income
<b>Total Access &amp; Monitoring</b>		<b>\$ 114,460</b>	<b>\$ 153,226</b>	<b>75%</b>	<b>\$ 153,226</b>	<b>0%</b>	
<b>Utilities</b>							
8000 Electricity		\$ 20,258	\$ 25,000	81%	\$ 27,500	10%	2024 average + small buffer
8020 Water/Sewer		\$ 699	\$ 1,000	70%	\$ 1,000	0%	2024 average + small buffer
8050 Telephone		\$ 2,449	\$ 3,000	82%	\$ 5,500	83%	11/8- Decision to convert to C-Spire- \$5500
<b>Total Utilities</b>		<b>\$ 23,406</b>	<b>\$ 29,000</b>	<b>81%</b>	<b>\$ 34,000</b>	<b>17%</b>	

Attachment 1

Prepared by: TC  
11/4/24  
5:09 PM

Proposed 2025 MA Operating Budget

<b>Reserves</b>					
9000 Roadway	\$ 216,000	\$ 264,825	82%	\$ 215,000	-19% Board decision, 2024-\$288,000 contribution less \$23,175 for road sealing
9001 Boardwalk Bldgs	\$ 12,401	\$ 16,535	75%	\$ 57,000	245% Board decision
				\$ 20,000	Board decision
<b>Total Reserves</b>	<b>\$ 228,401</b>	<b>\$ 281,360</b>	<b>81%</b>	<b>\$ 292,000</b>	<b>4%</b>
<b>Total Operating Expense</b>	<b>\$ 519,716</b>	<b>\$ 657,355</b>	<b>79%</b>	<b>\$ 673,920</b>	<b>3%</b>
<b>Non-Budgeted Activity</b>					
4300 Professional Services	\$ 575	\$ -		\$ -	
7072 Repairs and Maintenance - Street Lights	\$ 4,315	\$ -		\$ -	
<b>Total Non-Budget Activity</b>	<b>\$ 4,890</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Expense Total</b>	<b>\$ 524,606</b>	<b>\$ 657,355</b>	<b>80%</b>	<b>\$ 673,920</b>	<b>3%</b>
<b>Net Total</b>	<b>\$ 161</b>	<b>\$ 23,525</b>		<b>\$ 6,000</b>	

Neighborhood	# of Lots	% Share	Cost Share	
			2024	2025
Baywalk Neighborhood Assn	36	0.075000	\$ 50,544	\$ 50,544
Lakes Golf Villas COA	24	0.050000	\$ 33,696	\$ 33,696
The Links COA	16	0.033333	\$ 22,464	\$ 22,464
Peninsula POA Ph 1 (The Lakes)	158	0.329167	\$ 221,832	\$ 221,832
The Boulevard Neighborhood At	66	0.137500	\$ 92,664	\$ 92,664
The Haven Neighborhood Assn	68	0.141667	\$ 95,472	\$ 95,472
The Preserve Neighborhood Assn	10	0.020833	\$ 14,040	\$ 14,040
The Racquet Club COA	14	0.029167	\$ 19,656	\$ 19,656
The Retreat Neighborhood Assn	47	0.097917	\$ 65,988	\$ 65,988
Peninsula Golf Club	4	0.008333	\$ 5,616	\$ 5,616
Willis Investments LLC	2	0.004167	\$ 2,808	\$ 2,808
The Villas at Peninsula	35	0.072917	\$ 49,140	\$ 49,140
<b>Total</b>	<b>480</b>	<b>1.00%</b>	<b>\$ 673,920</b>	<b>\$ 673,920</b>
Cost Per Lot				\$ 117.00
Cost Per Lot 2024				\$ 117.00

**Roads, Drains, Sidewalks and Lighting Reserve**

<b>Roads, Drains, Sidewalks, Lighting Reserves as of</b>	<b>10/31/24</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Beginning Balance	\$ 1,060,796	\$ 1,119,336	\$ 1,376,983	\$ 1,644,172	\$ 604,341	\$ 701,268
Planned Contributions	\$ 48,000	\$ 215,000	\$ 215,000	\$ 215,000	\$ 80,000	\$ 80,000
Est. Interest Income (1)	\$ 33,715	\$ 50,147	\$ 60,690	\$ 45,169	\$ 26,227	\$ 30,187
Planned Expenditures (2)	\$ (23,175)	\$ (7,500)	\$ (8,500)	\$ (1,300,000)	\$ (9,300)	\$ (10,000)
Projected Year End Balance	<u>\$ 1,119,336</u>	<u>\$ 1,376,983</u>	<u>\$ 1,644,172</u>	<u>\$ 604,341</u>	<u>\$ 701,268</u>	<u>\$ 801,455</u>

Reserve Target (3)	<b>\$ 2,000,000</b>					
Usefull Life-Years (4)	20					
Annual Capital Contribution	\$ 288,000	\$ 215,000	\$ 215,000	\$ 100,000	\$ 100,000	\$ 100,000
Monthly Contribution/Lot Owner (5)	\$ 50.00	\$ 37.33	\$ 37.33	\$ 17.36	\$ 17.36	\$ 17.36

**Reserve Balances - 10/31/2024**

Centennial Bank MMA	\$ 250,868
Centennial Bank Insured Cash Sweep	\$ 792,046
First Citizens	\$ 17,882
	<u>\$ 1,060,796</u>

**Footnotes**

- (1) Current interest rate is 4.1%  
(2) In 2024, road cracks filled and sealed. Projections based on actual experience.  
(3) Estimated target to be further refined.  
(4) Road Committee determined based on pro estimates.  
(5) The official number of lots is 480 including 35 designated for The Villa's.

Attachment 2

Prepared by: TC  
11/4/24  
5:09 PM

### Capital Budget - Buildings

Buildings Reserves as of	10/31/24	2025	2026	2027	2028	2029
Beginning Balance	\$ -	\$ -	\$ 12,500	\$ 24,500	\$ 36,100	\$ 47,100
Planned Contributions	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Est. Interest Income (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planned Expenditures (2)	\$ -	\$ (7,500)	\$ (8,000)	\$ (8,400)	\$ (9,000)	\$ (9,500)
Projected Year End Balance	<u>\$ -</u>	<u>\$ 12,500</u>	<u>\$ 24,500</u>	<u>\$ 36,100</u>	<u>\$ 47,100</u>	<u>\$ 57,600</u>
Reserve Target (3)	<u>\$ 150,000</u>					
Useful Life-Years (4)		20				
Annual Capital Contribution	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Monthly Contribution/Lot Owner (5)	\$ -	\$ 3.47	\$ 3.47	\$ 3.47	\$ 3.47	\$ 3.47

#### Footnotes

- (1) No reserves currently on hand. Interest rate TBD.  
(2) Projected expenses for bldgs.improvement&repairs.  
(3) Replacement value as of July 2024.  
(4) Estimated useful life of buildings.  
(5) The official number of lots is 480 including 35 designated for The Villa's.

Attachment #3

Prepared by: TC  
11/4/24  
5:23 PM

**Piers Reserve**

<b>Piers Reserves as of</b>	<b>10/31/24</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Beginning Balance	\$ 57,314	\$ 60,106	\$ 108,391	\$ 156,321	\$ 203,896	\$ 251,111
Planned Contributions	\$ 2,756	\$ 57,000	\$ 57,000	\$ 57,000	\$ 57,000	\$ 57,000
Est. Interest Income (1)	\$ 36	\$ 285	\$ 430	\$ 575	\$ 715	\$ 850
Planned Expenditures (2)	\$ -	\$ (9,000)	\$ (9,500)	\$ (10,000)	\$ (10,500)	\$ (11,000)
Projected Year End Balance	\$ 60,106	\$ 108,391	\$ 156,321	\$ 203,896	\$ 251,111	\$ 297,961
Reserve Target (3)	\$ 500,000					
Usefull Life-Years (4)	15					
Annual Capital Contribution	\$ -	\$ 57,000	\$ 57,000	\$ 57,000	\$ 57,000	\$ 57,000
Monthly Contribution/Lot Owner (5)	\$ -	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.90

**Reserve Balances - 10/31/2024**

First Citizens	\$ 57,314
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**Footnotes**

- (1) Current interest rate is .3%
- (2) Projected expenses previously included in the annual operating budget.
- (3) Estimated target to be further refined.
- (4) Estimated usefull life to be further refined.
- (5) The official number of lots is 480 including 35 designated for The Villa's.

**Attachment 4**

Prepared by: TC  
 11/4/24  
 5:10 PM



P.O. Box 5181

Gulf Shores, AL 36547

251-979-1861

10/15/2024

SOLD TO:

Peninsula Master Association

Peninsula Blvde

Gulf Shores, AL 36542



Quantity	Description	Unit Price	Amount
	Boardwalk		
	Quote to replace 120 Volt Time Clock and 3 30AMP 120 Volt Contactors		
	Material & Labor		\$850.00
<i>Thank You For The Oppourtunity To Submit A Quote!</i>			<b>TOTAL \$850.00</b>



**Proposal and Sales Terms for:** Peninsula Master Association  
 10 Peninsula Boulevard  
 Gulf Shores, AL, 36542

**Contact:** Kenn Lee  
**Prepared By:** Michelle Fields  
**Date:** 10/30/2024  
**Quote #:** Q-494385  
**Term Length:** 36 Months

Primary Guard Tower: 10 Peninsula Boulevard, Gulf Shores, AL 36542							
Item	Description	Service Type	Quantity	Monthly Per Unit	Discount	Monthly	Upfront
Voice Gateway	AdTran 3140 Gateway	New	1	\$30.00	0%	\$30.00	\$0.00
Small Business Internet	Business Internet 1000 Mbps	New	1	\$199.00	0%	\$199.00	\$0.00
<b>Location Totals:</b>						\$229.00	\$0.00

Secondary Guard Tower: 10 Peninsula Boulevard, Gulf Shores, AL 36542							
Item	Description	Service Type	Quantity	Monthly Per Unit	Discount	Monthly	Upfront
Voice Gateway	AdTran 3140 Gateway	New	1	\$30.00	0%	\$30.00	\$0.00
Small Business Internet	Business Internet 1000 Mbps	New	1	\$199.00	0%	\$199.00	\$0.00
<b>Location Totals:</b>						\$229.00	\$0.00

Summary		
Location	Monthly	Total Upfront
Primary Guard Tower: 10 Peninsula Boulevard, Gulf Shores, AL 36542	\$229.00	\$0.00
Secondary Guard Tower: 10 Peninsula Boulevard, Gulf Shores, AL 36542	\$229.00	\$0.00

All Locations Totals	Total Monthly	Total Upfront
	\$458.00	\$0.00

Equipment that is not managed or owned by C Spire Business is the responsibility of the Customer and may result in an impact to service quality. C Spire Business support does not cover Customer-managed equipment. C Spire Business may provide professional services for configuration changes or troubleshooting for an additional fee, or can develop a proposal for replacement with managed infrastructure.

Pricing valid for 30 days from date of proposal. Taxes and fees not included.

Proposals that include 3rd party circuits or circuits off-net to C Spire's Network should be considered budgetary and may be subject to additional installation costs. If additional installation costs are required, Customer will have the option to revise or cancel the service agreement.

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If this agreement includes Azure and/or AWS Services, the amount quoted is an estimate only. The actual amount billed and invoiced will be based on actual consumption as calculated by the public cloud provider.

Superior Gate Systems  
LLC

106 W. Loretta Street  
Pensacola, FL 32505  
850-449-3645  
superiorgatesystems@  
gmail.com



Invoice

Date	Invoice #
10/30/2024	2644

Bill To
The Peninsula Masters Association 10 Peninsula Blvd Gulf Shores, AL 36542

P.O. No.	Terms	Project
	Net 14	

Quantity	Description	Rate	Amount
2	East gate cameras have been down about 48hrs Installation of the new YELP system it was mentioned the cameras were due to be updated Trained on camera system, checked internet at exit gate, checked DK and locked 1835 keypad. Sales Tax	150.00 7.50%	300 0
Thank you for the opportunity to earn your business!		<b>Total</b>	\$300
		<b>Balance Due</b>	\$300

Architectural Review Committee

Nov. 6, 2024 Meeting

Present: Carol Sheriff, Gabi, Robin Anderson and Jack Malone

Absent: Debby Sheppard

1. Thompson 48 Haven

Landscape approved

2. Berger 17 Baywalk

Window replacement approved

3. McKee Lot17-19 Nature Trail

Revise and resubmit with house on site plan

**Peninsula Master Board**  
**Social Committee Meeting Minutes**  
**October 23, 2024 1:00 P.M. - Sales Office**

**Present:** Stacy Ingold, Jane Lee, JD Snead, Lynne Lynn, Gail Hisle, Debby Sheppard, Robin Anderson, Jason Willis, Trish Thompson, Anne Favret, Sue Buford, Shelly Croxton, Debby Griffin

I. The meeting was called to order at 1:00 by Stacy Ingold, Chair

II. Stacy reported a beginning balance on January 1 of \$427.00. Income to date is \$2478.00 with expenses of \$1921.00, leaving a balance of \$984.00.

III. The committee discussed and reflected on the Art Show held Sept. 27- 28.

- The committee agreed that the 2025 show will be only Friday evening for residents. Wine and appetizers will be served.
- Stacey recommended, and the committee concurred, presenting a gift card to Chris Rose for his contribution to the Art Show. (included in the budget noted in item II.)
- The committee signed thank you notes to Steve Gregg and Chris Rose for their donations to the Art Show.
- The winners of the raffle items made by Steve Gregg were Traci Marmolejo, Steve Martin, Patti Seys, and Reagan Ingold.

IV. Halloween

Although the committee is not the organizing unit for the Hayride and Trick or Treat, they offer their support and enthusiasm and offer their thanks to those individuals who have assumed the organization.

V. Jingle Mingle

- December 13, 4:30 p.m.-7:30 p.m.
- Debby Sheppard will post an information flyer about the event on our resident Facebook page. Residents will be asked to donate a bottle of liquor or wine for the Christmas Cheer Bottle Pull. The committee requests the value of the bottles be at least \$15-\$20. Tickets for the Bottle Pull will be \$20 each and [residents] have the opportunity to participate in a silent auction featuring items donated by resident artists and other generous residents.
- Residents are asked to bring a toy to Jingle Mingle. All toys will be taken to the Salvation Army by Sonya and Jason Willis.

VI. Plans for 2025

The committee will meet in early January to discuss and plan events for the year. All residents will be encouraged join and help with continuing to make the Peninsula a wonderful place to live.

VII. Next meeting will be December 4, 1:00 p.m. at the sales office.

Respectfully submitted  
Debby Griffin