

- TWO MEETING MINUTES IN ONE PDF FOR 11 DEC. 2024:  
1. MEET WITH GOLF COURSE MANAGEMENT  
2. PRESIDENTS ELECT 2025 BOARD OF DIRECTORS MEMBERS AND BOD ORGINIZES.

# 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  
Minutes and other information posted at PeninsulaMaster.com

Minutes approved online by BOD Ken Lee, Lyle Brown & Terry Corley 18 Dec.; and presidents Tom Davis of Lakes and Steve Gregg of Baywalk 19 Dec., Terry Markel of Links, Joe Lapinsky of Preserve, & Mary Ann Pflueger of LGV 20 Dec. 2024

## MINUTES OF THE BOARD OF DIRECTORS MEETING WITH GOLF COURSE MANAGEMENT ON WED. 11 DEC. 2024, 2:00 PM AT THE SALES OFFICE PAGE 1 of 2

### I. Meeting was called to Order at 2:00pm by Ken Lee.

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

Master Association Members Present:

Baywalk, Steve Gregg  
Lakes, Tom Davis  
Preserve, Joe Lapinsky

Boulevard, Paul Hagen  
Links, Terry Markel

Haven, Wiley Russell  
LGV, Mary Ann Pflueger  
Dan Sheffer for Racquet Club

Master Association Members Absent: Retreat, Ron Hill

Community Management Associates (CMA): Susan Anderson.

Golf Course (Thistle) Management Present: Chad Leonard, Anthony Vaughn & Jamey Davis.

Others: Jason Willis, Preserve

### II. Discussions.

Ken lee opened the meeting by asking if Chad Leonard had anything to discuss at that time. Chad deferred.

Ken proceeded with a number of items:

Question about overflow parking from the condos using Club's lot(s). This was OK with prior permission from the Golf Course.

# PENINSULA MASTER ASSOCIATION, INC.

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Ken said the tennis office had been issuing guest passes from some blank passes it had on hand, and that in the future only guards would issue passes. This led into a discussion of windshield decals for Golf Course employees and non-employees. Per Ken, said decals would be sequentially numbered and would not have the Scallop Shell thereon.

Ken noted that the BOD was developing an "Open House Policy" and the guards would soon receive an instruction letter.

Discussion re: driver v. golf cart safety. It was noted that no crosswalks should be painted due to different meanings for various visitors. Asked Golf mgmt. to place larger signs on golf cart paths at the roads saying "Cross-traffic does not stop". Golf Course is evaluating a general change of its signage in Dec. due to "re-branding" (Thistle?).

Chad informed the Board that social dues would increase \$5.00 to \$200.00 in 2025 from the \$195 of 2024.

Ken verbally notified Chad, Anthony and Jamey that in 2025, the Board would no longer be contracting with the Golf Course for landscape services and that Xtreme Lawn Care (Yancey Busby) would be our landscaper. Note: This was acknowledged in a later email from Anthony Vaughn to the Board that Golf Course landscape maintenance along the entrance road would cease 31 Dec. 2024 & that the wreaths at the big Peninsula entrance sign were the property of the golf course.

The golf course mgmt. was notified by Ken Lee that as of 01 July 2025, the Peninsula Master Association would no longer be collecting social dues and that task would then be the responsibility of the golf course. Ken noted the requirement to pay social dues [except Lakes and Racquet Club] was left in place. Also, in the discussion that followed, golf course mgmt. was notified that the covenants had been revised by the Peninsula Master Association (PMA), who is the new declarant, reviewed and approved by our lawyers.

As the golf course managers were leaving, Chad said he would get back with us in a week.

**Adjournment by Ken Lee at 2:38pm.**

By Lyle Brown, PMA Board secretary, 15 & 23 Dec. 2024

**NO ATTACHMENTS**

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Approved online by Tom Davis, Lakes, & Steve Gregg, Bayside, 19 Dec.; and by Terry Markel of Links, Joe Lapinsky of Preserve, & Mary Ann Pflueger of LGV, 20 Dec. 2024

## MINUTES OF THE PENINSULA MASTER ASSOCIATION MEETING OF ASSOCIATION PRESIDENTS TO ELECT 2025 BOARD OF DIRECTORS MEMBERS, WED. 11 DEC. 2024, AT THE SALES OFFICE

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### **I. Meeting was called to Order at 2:45pm by Ken Lee.**

Master Association Members Present:

Baywalk, Steve Gregg  
Lakes, Tom Davis  
Preserve, Joe Lapinsky

Boulevard, Paul Hagen  
Links, Terry Markel

Haven, Wiley Russell  
LGV, Mary Ann Pflueger  
Dan Sheffer for Racquet Club

Master Association Members Absent: Retreat, Ron Hill

Board Members Present: Ken Lee, Brian Brandt, Lyle Brown, Terry Corley  
and Tom Hulkan

Community Management Associates (CMA): Susan Anderson

Others: Jason Willis

### **II. Election of Board of Directors for 2025:**

As no candidates had been nominated other than the five incumbents running for reelection, Secretary Brown suggested dispensing with ballots and have a motion to re-elect Ken Lee, Brian Brandt, Lyle Brown, Terry Corley and Tom Hulkan as Board members for 2025. So moved by Tom Davis and seconded by Steve Gregg. Passed 8 to 0 with Ron Hill absent.

### **III. Next BOD Meeting is at 3:00pm, 15 Jan. 2025 in the Sales Office.**

### **IV. Adjourned by Ken Lee at 2:47pm.**

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## **BOD Organizational Meeting:**

The 2025 Board of Directors (“BOD”) members met at 3:00 to 3:03pm, 11 Dec. 2024, after the Presidents’ meeting was adjourned, and the following officers were decided by motion of Lyle Brown and second by Terry Corley: Ken Lee, BOD president; Brian Brandt, v/p; Lyle Brown, secretary; Terry Corley, treasurer; and Tom Hulkan, member at large. Passed 5 to 0.

Lyle Brown brought up the \$300.00 bill from B & B Information Technologies, received again on 10 Dec., for work at the Sales Office attempting to set up electronic system for CMA. As the technician’s visit did not result in a favorable outcome, BOD members concurred with Ken Lee contacting B & B with an offer to pay only one half of the bill. Motion by Terry Corley and second by Brian Brandt, passed 5 to 0.

By Lyle Brown, PMA Board secretary, 18 & 23 Dec. 2024

**NO ATTACHMENTS**