

# PENINSULA MASTER ASSOCIATION, INC.<sup>SM</sup>

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

Mail Address: 30181 AL 59, Suite 3A, Loxley, AL 36551 (effective 01 August 2025)

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

Minutes and other information posted at PeninsulaMaster.com<sup>SM</sup>

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Approved: 29 July 2025 by Steve Gregg, Baywalk and Tracy Marmalejo, Racquet Club; 31 July by Tom Davis, Lakes and Terry Markel, Links; and 02 August 2025 by Paul Hagen, Blvd.

## MINUTES OF THE PRESIDENTS' MEETING OF MONDAY 28 JULY 2025, 1:00 P.M. AT THE SALES OFFICE TO VOTE ON THE FIRST AMENDMENT TO THE 2024 MASTER DECLARATION.

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### **I. Call to Order by Ken Lee:** 1:03 p.m.

Master Association Voting Members Present:

Baywalk, Steve Gregg  
Links, Terry Markel

Boulevard, Paul Hagen  
Ken Lee held proxy  
of Preserve, Joe Lapinsky

Lakes, Tom Davis  
Racquet Club, Tracy Marmolejo

As Allowed by 13.02 of the 2024 Master Declaration, the following Voting Members Supplied Their Ballots ("written consent") to the Secretary Prior to the meeting:

Baywalk, Steve Gregg  
Preserve, Joe Lapinsky

Haven, Wiley Russell  
Retreat, Ron Hill

LVG, Mary Ann Pflueger

Board of Directors Members Present: Ken Lee Lyle Brown

Others: None

### **II. The Board Secretary collected ballots & proxies, tabulated the ballots and announced the results.**

The proposed First Amendment to the 2024 Master Declaration passed 439 to zero. Five of the ballots were turned in to the secretary prior to the meeting.

75% (330) of the weighted vote (total 439) was required to approve an amendment to the 2024 Master Declaration.

### **III. Adjournment by Ken Lee:** 1:05 p.m.

# PENINSULA MASTER ASSOCIATION, INC.

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#### **IV. Notarize and Record the First Amendment.**

After the meeting, Ken Lee and Lyle Brown proceeded to Gulf Shores city hall where their signatures were notarized on the amendment; thereafter, Lyle Brown drove to Foley and filed the amendment with the Baldwin County Records Office. Total cost of \$52.44 (\$31.00 recording fee + \$21.44 for mileage). Ken lee asked Lyle Brown to submit mileage.

By Lyle Brown, 28 & 29 July 2025  
Secretary, Board of Directors  
Peninsula Master Association.

© Peninsula Master Association.

**PLEASE SEE ATTACHMENTS FOLLOWING FOR MORE INFORMATION**

Tally Sheet:

PENINSULA MASTER ASSOCIATION  
WEIGHTED VOTE TALLY SHEET

*For meeting of  
28 July 2025, vote  
on draft First  
Amendment to 2024  
Master Declaration.*

	<u>FOR</u>	<u>AGAINST</u>
Baywalk, 36:	<u>36</u>	_____
Boulevard, 66:	<u>66</u>	_____
Haven, 68:	<u>68</u>	_____
Lakes, 158:	<u>158</u>	_____
Links, 16:	<u>16</u>	_____
Links Golf Villas, 24:	<u>24</u>	_____
Preserve, 10:	<u>10</u>	_____
Racquet Club, 14:	<u>14</u>	_____
Retreat, 47:	<u>47</u>	_____
TOTALS:	<u>439</u>	<u>-0-</u>

75% (330 votes) of 439 total votes required to approve.  
2/3rds (293 votes) of 439 total votes required to approve.  
Majority (220 votes) of 439 total votes required to approve.

QUESTION PASSES  QUESTION FAILS

Tallied by the Secretary of the Board of Directors, Lyle Brown, on 28 July 2025

Baywalk:

**PROXY (USE ONLY IF NEEDED)**

The president of the Association listed below hereby gives his/her proxy for the called meeting of 1:00 p.m., Monday, 28 July 2025 at the Sales Office to vote on the First Amendment to the 2024 Master Declaration, by voting members representing the votes of the Peninsula Master Association (weighted votes). Proxy covers meeting postponement or relocation. No other business shall be transacted.

NAME OF ASSOCIATION Baywalk Homeowners Association

OWNER TO HOLD PROXY N/A

SIGNED BY PRESIDENT \_\_\_\_\_ DATE: 7/15/2025

PRINTED NAME OF PRESIDENT Steven Gregg

=====

**BALLOT**

to vote on the First Amendment to the 2024 Master Declaration, by voting members (presidents) representing the total votes of The Peninsula Master Association (weighted votes), 1:00 p.m. Monday, 28 July 2025 at Sales Office, 10 Peninsula Blvd. Gulf Shores. Covers meeting postponement or relocation. No other business shall be transacted.

THIS BALLOT WHEN FILLED IN AND SIGNED MAY BE:

1. MAILED TO 527 RETREAT LN. GULF SHORES AL 36542, OR HAND-DELIVERED TO THE SECRETARY, OR,
2. MAY BE SCANNED AND E-MAILED TO "SECRETARY@PENINSULAMASTER.COM" PRIOR TO THE MEETING DATE, OR,
3. HANDED TO THE SECRETARY AT THE MEETING.

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

ASSOCIATION: Baywalk Homeowners Association

SAID ASSOCIATION VOTES AS FOLLOWS:

FIRST AMENDMENT TO THE  
2024 MASTER DECLARATION

FOR APPROVAL

AGAINST  
APPROVAL



  
\_\_\_\_\_  
(SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE)

Date: 15 July 2025

Steven Gregg

(PRINTED NAME OF PRESIDENT OR ALTERNATE)

Blvd.:

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NAME OF ASSOCIATION \_\_\_\_\_

OWNER TO HOLD PROXY \_\_\_\_\_

SIGNED BY PRESIDENT \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME OF PRESIDENT \_\_\_\_\_

BALLOT

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ASSOCIATION: BIND - APPROVED BY 4 BOARD MEMBERS OF THE BIND BOARD

SAID ASSOCIATION VOTES AS FOLLOWS:

FOR APPROVAL

AGAINST APPROVAL

FIRST AMENDMENT TO THE 2024 MASTER DECLARATION



*[Handwritten signature]*

Date: 25 July 2025

(SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE)

(PRINTED NAME OF PRESIDENT OR ALTERNATE)

Haven:

OWNER TO HOLD PROXY

SIGNED BY PRESIDENT \_\_\_\_\_ DATE:

PRINTED NAME OF PRESIDENT \_\_\_\_\_

**BALLOT**

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ASSOCIATION:

HAVER

SAID ASSOCIATION VOTES AS FOLLOWS:  
AGAINST

FOR APPROVAL

APPROVAL

FIRST AMENDMENT TO THE  
2024 MASTER DECLARATION

Wiley P. Russell

Date: 28 July 2025

(SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE)

WILEY P. RUSSELL

(PRINTED NAME OF PRESIDENT OR ALTERNATE)

Lakes:

PROXY (USE ONLY IF NEEDED)

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NAME OF ASSOCIATION \_\_\_\_\_

OWNER TO HOLD PROXY \_\_\_\_\_

SIGNED BY PRESIDENT \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME OF PRESIDENT \_\_\_\_\_

BALLOT

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ASSOCIATION: Lakes

SAID ASSOCIATION VOTES AS FOLLOWS:

	<u>FOR APPROVAL</u>	<u>AGAINST APPROVAL</u>
FIRST AMENDMENT TO THE 2024 MASTER DECLARATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Thomas W. Davis III  
(SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE)

Date: 28 July 2025

Thomas W. Davis III  
(PRINTED NAME OF PRESIDENT OR ALTERNATE)

Links:

ASSOCIATION: Links Condo Association

SAID ASSOCIATION VOTES AS FOLLOWS:

AGAINST

FOR APPROVAL

APPROVAL  
FIRST AMENDMENT TO THE  
2024 MASTER DECLARATION

R Terry Markel  
(SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE)

Date: 26 July 2025

R Terry Markel  
(PRINTED NAME OF PRESIDENT OR ALTERNATE)

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NAME OF ASSOCIATION Links Golf Villas

OWNER TO HOLD PROXY \_\_\_\_\_

SIGNED BY PRESIDENT Mary Ann Pflueger DATE: 7.28.25

PRINTED NAME OF PRESIDENT Mary Ann Pflueger

**BALLOT**

to vote on the First Amendment to the 2024 Master Declaration, by voting members (presidents) representing the total votes of The Peninsula Master Association (weighted votes), 1:00 p.m. Monday, 28 July 2025 at Sales Office, 10 Peninsula Blvd. Gulf Shores. Covers meeting postponement or relocation. No other business shall be transacted.

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ASSOCIATION: Links Golf Villas

SAID ASSOCIATION VOTES AS FOLLOWS:

FIRST AMENDMENT TO THE  
2024 MASTER DECLARATION

FOR APPROVAL



AGAINST  
APPROVAL



Mary Ann  
(SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE)

Date: 28 July 2025

Mary Ann Pflueger  
(PRINTED NAME OF PRESIDENT OR ALTERNATE)



Racquet Club:

**PROXY (USE ONLY IF NEEDED)**

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NAME OF ASSOCIATION The Racquet Club

OWNER TO HOLD PROXY \_\_\_\_\_

SIGNED BY PRESIDENT Tracy Marmolejo DATE: July 28, 25

PRINTED NAME OF PRESIDENT Tracy Marmolejo

**BALLOT**

to vote on the First Amendment to the 2024 Master Declaration, by voting members (presidents) representing the total votes of The Peninsula Master Association (weighted votes), 1:00 p.m. Monday, 28 July 2025 at Sales Office, 10 Peninsula Blvd. Gulf Shores. Covers meeting postponement or relocation. No other business shall be transacted.

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ASSOCIATION: The Racquet Club

SAID ASSOCIATION VOTES AS FOLLOWS:

	<u>FOR APPROVAL</u>	<u>AGAINST APPROVAL</u>
FIRST AMENDMENT TO THE 2024 MASTER DECLARATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Tracy Marmolejo  
(SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE)

Date: 28 July 2025

Tracy Marmolejo  
(PRINTED NAME OF PRESIDENT OR ALTERNATE)

Retreat:

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NAME OF ASSOCIATION RETREAT HOA

OWNER TO HOLD PROXY \_\_\_\_\_

SIGNED BY PRESIDENT Ron Hill DATE: 7/28/25

PRINTED NAME OF PRESIDENT RON HILL

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ASSOCIATION: RETREAT

SAID ASSOCIATION VOTES AS FOLLOWS:

	<u>FOR APPROVAL</u>	<u>AGAINST APPROVAL</u>
FIRST AMENDMENT TO THE 2024 MASTER DECLARATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ron Hill  
(SIGNATURE OF ASSOCIATION PRESIDENT OR ALTERNATE)

Date: 28 July 2025

RON HILL  
(PRINTED NAME OF PRESIDENT OR ALTERNATE)