

ANNUAL MEETING MINUTES, BUDGETS AND RELATED DOCUMENTS  
FOR THE PENINSULA MASTER ASSOCIATION  
BY  
THE REAL ESTATE DEVELOPERS OF THE PENINSULA  
2003 THROUGH 2021

POSTED (UPLOADED) SEPTEMBER 2025

DOCUMENTS FOR 2005 & 2020 ARE MISSING  
INCLUDING PART OF 2013.

**Note from the Board of Directors Secretary Lyle Brown:**

Since election as secretary of the Peninsula Master Association Board of Directors in 2023, Lyle had been looking for minutes and budgets made by the Developers, from 1995 thru 2021. Various past officers and employees of the developers from when The Peninsula was a real-estate project, did not know the fate of these documents.

In early February 2024, Mecia Carlson of CMA Communities, our service agent, guided Lyle to a file drawer containing various developer documents left behind. In there, Lyle found two folders of annual meeting minutes, annual budgets and some related materials.

Lyle put into order what was left behind, starting with 2003 and ending with 2021. The file folders appeared to be a catch-all for copies of documents left over from developer controlled annual meetings with the home and condo owners. Not everything was saved. Inquiries of owners and past Peninsula officers have not yielded copies of missing documents. It is unknown to this writer if annual meetings occurred prior to 2003.

Due to technical and cost limitations of the prior Peninsulamaster.com website which was established in early 2022\*, it was not practical to upload the developers' materials to that website. A new version of the website was established in the middle third of 2025 and the following documents were uploaded in September 2025.

Thank you.

\* The Peninsula Master Association was turned over to the home and condo owners in late 2021.

**PENINSULA MASTER ASSOCIATION**  
**Roadway Reserve Analysis**  
 December 31, 2003

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Estimated Repaving Costs (3% Inflation):</b>															
Phase I & Blvd (2007 & 2019)	\$ 215,000	221,450	229,084	234,938	241,884	249,244	258,721	264,423	272,388	280,528	289,942	297,810	308,538	315,735	328,207
Baywalk (2014)	35,000	36,060	37,132	38,245	39,393	40,575	41,792	43,048	44,337	45,667	47,037	48,448			
Preserve (2014)	22,000	22,860	23,340	24,040	24,781	25,504	26,289	27,067	27,869	28,706	29,588	30,483			
Boulevard Extension (2015)	40,000	41,200	42,436	43,708	45,020	46,371	47,762	49,195	50,671	52,191	53,757	55,369	57,030		
Parcel I (2016)	55,000	56,860	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	73,915	76,133	78,417	80,769	83,191
Parcel J (2017)	50,000	51,500	53,045	54,638	56,275	57,954	59,703	61,484	63,339	65,239	67,190	69,212	71,286	73,427	75,625
<b>ROAD RESERVE ANALYSIS:</b>															
Beginning Balance	\$163,850	\$199,313	\$252,851	\$301,803	\$103,884	\$134,068	\$171,463	\$208,188	\$246,447	\$289,331	\$335,987	\$301,473	\$284,820	\$280,465	\$280,465
<b>Deposit Additions (\$400 per unit):</b>															
Baywalk (14 units)	5,600														
Preserve (5 units)	1,200	800													
Boulevard (18 units)	4,800	2,400													
Links Golf Villas (24 units)	2,400	2,400													
Parcel I (18 units)	1,800	5,600													
Parcel J (51 units)	4,600	8,000	7,600												
Parcel H (70 units)		8,000	12,000	8,000											
	20,400	27,200	19,800	8,000											
<b>Annual Provisions to Reserve:</b>															
Number of Units	260	315	400	480	450	450	450	450	450	450	450	450	450	450	450
\$ per Unit (escalation of 4%)	\$ 60	\$ 82	\$ 85	\$ 87	\$ 79	\$ 73	\$ 78	\$ 79	\$ 82	\$ 85	\$ 89	\$ 92	\$ 95	\$ 100	\$ 110
	15,000	19,858	25,958	30,371	31,588	32,850	34,184	35,530	36,961	38,428	39,967	41,568	43,228	44,885	46,535
<b>Road Reserve Expenditures:</b>															
Repaving	-	-	-	(241,884)	-	-	-	-	-	-	-	(78,901)	(57,030)	(80,769)	(78,825)
Repairs & Maintenance	(5,000)	-	(5,000)	-	(5,000)	-	(5,000)	-	(5,000)	-	(5,000)	-	-	(5,000)	-
Ending Balance before Interest	\$163,850	\$246,169	\$293,409	\$ 97,900	\$130,670	\$166,838	\$200,817	\$241,728	\$280,388	\$329,741	\$382,062	\$286,009	\$282,279	\$280,465	\$280,465
Interest Income @ 3%	5,383	6,682	6,184	5,994	3,518	4,518	5,581	6,718	7,933	9,228	9,421	8,812	6,208	7,358	7,358
Ending Balance	\$169,233	\$252,851	\$301,803	\$103,884	\$134,068	\$171,463	\$208,188	\$249,447	\$289,331	\$335,987	\$301,473	\$294,820	\$280,465	\$280,465	\$280,465

**Peninsula Master Association, Inc.  
Budget for Year Ending December 31, 2003**

***Revenues:***

Peninsula Property Owner's Association Phase One, Inc (37%)	\$ 72,520
The Racquet Club Condominium Owner's Association, Inc. (2%)	3,920
The Links, LLC (6.75%)	13,230
The Links Condominium Owners Association, Inc. (2.25%)	4,410
The Baywalk Neighborhood Association, Inc. (18%)	35,280
The Preserve Neighborhood Association, Inc. (12%)	23,520
The Boulevard Neighborhood Association, Inc. (21%)*	30,870
Honours-Peninsula Golf Club, LLC (1%)	1,960
Architectural Review Fees	<u>2,500</u>
	<u>\$188,210</u>

***Expenses:***

Landscape Maintenance	\$ 83,000
Salaries and Wages – Garagehouse	79,500
Utilities	11,500
Insurance	9,000
Management and Compliance	6,000
Uniforms	2,000
Accounting	3,000
Building Maintenance	1,000
Administrative/Miscellaneous	1,500
Legal Fees	500
Taxes and Licenses	750
Supplies	<u>750</u>
	<u>\$198,500</u>

***Net Deficit (Declarant Funding)*** \$ (10,290)

*\*The Boulevard Neighborhood Association dues are based on the Association being operational beginning April 1, 2003.*

**PENINSULA MASTER ASSOCIATION**  
**Allocation of Expenses Between Sub-Associations for 2003**

<u>Description of Property / Parcels</u>	<u>Parcel Weight</u>	<u>Allocation Percent</u>
<b>Developed Property for 2003:</b>		
Phase I Residential (Parcels A, B, C)	38	37%
The Preserve ( Parcel F)	12	12%
Racquet Club Condominiums	2	2%
The Links Condominiums (Parcel D)	9	9%
Baywalk (Parcel E)	19	18%
Peninsula Golf & Racquet Club	1	1%
The Boulevard (Parcel G)	22	21%
	<u>103</u>	<u>100%</u>

NOTE: Parcel Weights are derived from Schedule 1 / Exhibit A (Page 40) of the First Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for The Peninsula

## THE PENINSULA MASTER ASSOCIATION, INC.

## ANNUAL MEETING MINUTES

FEBRUARY 12, 2004

ATTENDEES: Ron Durham . . . . . *President*  
 Gary Spivey . . . . . *Secretary/Treasurer*  
 Royce Halstead . . . . . *Vice President*  
 Fred Betts . . . . . *Peninsula Property Owners Association Phase 1*  
 Jim Hawkins . . . . . *Peninsula Property Owners Association Phase 1*  
 Rick Brown . . . . . *The Links Condo Association*  
 Peter Cooney . . . . . *The Links Condo Association*

Ron Durham called the meeting to order. The officers of the Association as selected by the Declarant for 2004 are as follows:

Ronald Durham . . . . . *President*  
 Gary Spivey . . . . . *Secretary/Treasurer*  
 Royce Halstead . . . . . *Vice President*

The Board of Directors as selected by the Declarant for 2004 are Ronald Durham, Jim Hawkins, Rick Brown, Gary Spivey and Royce Halstead.

Gary Spivey presented the 2004 Budget as approved by the Declarant. Mr. Spivey explained that the allocation of the net deficit of the Association to the various Members has been changed to an allocation percentage based upon the numbers of units or lots in each Association divided by the total number of units or lots developed in Peninsula. He explained that the prior allocation method was no longer valid since the density and land use assumptions had changed dramatically.

In addition, Mr. Spivey presented a Roadway Reserve Analysis and stated that the Master Association has added a provision of \$15,000 to the 2004 budget to grow the reserve. Future budgets will include a roadway reserve provision in order to ensure that adequate funds are available when roads need repaving in the development.

A discussion ensued concerning the Architectural Review Committee and Mr. Durham stated that the Committee was doing their best to enforce the covenants on builders and homeowners.

There being no further business, the meeting was adjourned.

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GARY D. SPIVEY, SECRETARY  
 THE PENINSULA MASTER ASSOCIATION, INC.

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2004**

**REVENUES:**

	#	%	
Peninsula Property Owners' Association Phase One, Inc.	158	41.6	\$ 82,888
The Racquet Club Condominium Owners' Association, Inc.	14	3.7	7,372
The Links Condominium Owners' Association, Inc.	16	4.2	8,369
The Baywalk Neighborhood Association, Inc.	36	9.5	18,929
The Preserve Neighborhood Association, Inc.	10	2.6	5,181
The Boulevard Neighborhood Association, Inc.	48	12.6	25,106
Honours - Peninsula Golf Club, LLC	4	1.1	2,192
Peninsula Land Investment, LLC	1	0.3	598
Links Golf Villas Condominium Association, Inc.	24	6.3	12,553
Parcel I	18	4.7	9,365
Parcel J	51	13.4	26,700
Architectural Review Fees			5,000
	<u>380</u>	<u>100</u>	<u>\$ 204,250</u>

**EXPENSES:**

Salaries and Wages	\$ 88,000
Landscape Maintenance	65,000
Roadway Reserve Provision	15,000
Utilities	14,000
Insurance	10,250
Management and Compliance	5,000
Accounting	3,000
Uniforms	1,500
Supplies and Printing	1,250
Taxes and Licenses	750
Administrative	500
	<u>\$ 204,250</u>

**NET DEFICIT (Declarant Funding)**

\$ -

**2003 ROADWAY RESERVE ANALYSIS:**

Beginning Balance @ Jan 1, 2003	\$ 142,263
Deposits from Lot closings	20,200
Interest Income	1,087
Ending Balance @ Dec 31, 2003	<u>\$ 163,550</u>

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Accrual Basis

**Peninsula Master Association, Inc.**  
**Profit & Loss**  
January through December 2003

	<u>Jan - Dec 03</u>
Ordinary Income/Expense	
Income	
Association Dues	185,710.00
Reimbursed Expenses	
Architectural Review	4,542.50
Reimbursed Expenses - Other	1,431.02
Total Reimbursed Expenses	<u>5,973.52</u>
Total Income	191,683.52
Expense	
Bank Service Charges	110.75
Insurance	9,805.08
Maintenance	
Building Maintenance & Repairs	240.00
Common Area Maint - Landscape	64,800.00
Pier Repairs	397.77
Roadway Repairs	2,469.85
Total Maintenance	<u>67,907.62</u>
Miscellaneous	459.61
Office Supplies	833.53
Payroll Expenses	
Health Insurance	2,454.00
Labor Cost	72,958.78
Labor Overhead	10,853.25
Total Payroll Expenses	<u>86,266.03</u>
Printing and Reproduction	415.29
Professional Fees	
Accounting	3,000.00
Total Professional Fees	<u>3,000.00</u>
Taxes	
Federal	537.00
Property	92.40
State	116.00
Total Taxes	<u>745.40</u>
Uniforms	253.76
Utilities	
Cable Television	513.48
Electric	10,475.31
Telephone	743.48
Water & Sewer	1,378.81
Total Utilities	<u>13,111.08</u>
Total Expense	<u>182,908.15</u>
Net Ordinary Income	8,775.37
Other Income/Expense	
Other Income	
Interest Income	1,087.85
Total Other Income	<u>1,087.85</u>
Net Other Income	<u>1,087.85</u>
Net Income	<u><u>9,863.22</u></u>

030405

ENGINEERING  
DEVELOPMENT  
SERVICES, L.L.C.

FILE COPY

27154 Pollard Road • Daphne, Alabama 36526  
P.O. Box 1395 • Daphne, Alabama 36526  
(251) 626-2122  
Fax (251) 626-6259  
engds@bellsouth.net

February 2, 2004

Royce Halstead  
Peninsula Land Development  
P. O. Box 395  
Gulf Shores, AL 36547

**RE: Phase I Pavement Conditions**

Dear Royce:

As requested we have reviewed the pavement conditions for Phase I of the Peninsula project. As you are probably aware this pavement was installed in October of 1995. This corresponds to a current age of 8.5 years. In my discussions with representatives of the City of Gulf Shores I was informed that asphalt pavement within subdivisions will typically last from ten to fifteen years. Variations in life expectancy of the pavement can be attributed to traffic volumes, sub-grade conditions, and construction materials. Based on these factors and given the current condition of the pavement, we recommend that Phase I have an asphalt overlay performed at a pavement life of twelve years. This corresponds with performing the overlay in October, 2007. It is recognized however, that maintenance of this existing pavement will need to be performed during the interim period.

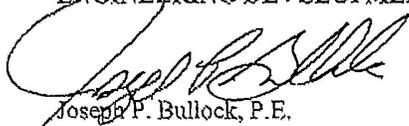
Below we have outlined the anticipated cost for performing the overlay and an estimated amount to handle annual maintenance costs. Please note that the area of the proposed pavement is approximate. The dollar figures shown represent current pricing.

Annual Maintenance Cost:	\$ 5,000
Resurfacing Cost:	\$215,700

If you have any questions, please advise.

Sincerely,

ENGINEERING DEVELOPMENT SERVICES, L.L.C



Joseph P. Bullock, P.E.  
Manager

JPB:wj





**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2006**

**REVENUES:**

	#	%	
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 90,543
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	8,023
The Links Condominium Owners' Association, Inc.	16	3.7%	9,169
The Baywalk Neighborhood Association, Inc.	36	8.2%	20,630
The Preserve Neighborhood Association, Inc.	10	2.3%	5,731
The Boulevard Neighborhood Association, Inc.	66	15.1%	37,822
Links Golf Villas Condominium Association, Inc.	24	5.5%	13,753
Honours - Peninsula Golf Club, LLC	4	0.9%	2,292
Peninsula Land Investment, LLC	1	0.2%	573
The Retreat Neighborhood Association, Inc.	48	11.0%	27,507
The Haven Neighborhood Association, Inc.	61	13.9%	34,957
Architectural Review Fees	-	-	6,000
	<u>438</u>	<u>100%</u>	<u>\$ 257,000</u>

**EXPENSES:**

Security Services	\$ 117,000
Landscape Maintenance	78,000
Roadway Reserve Provision	26,000
Utilities	20,000
Insurance	10,000
Management and Compliance	1,250
Accounting	3,000
Supplies and Printing	750
Taxes and Licenses	500
Administrative	500
	<u>\$ 257,000</u>

**NET REVENUES OVER EXPENSES**

\$ -

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2007**

**REVENUES:**

	#	%		
Peninsula Property Owners' Association Phase One, Inc	158	36.1%	\$	95,233
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%		8,438
The Links Condominium Owners' Association, Inc.	16	3.7%		9,644
The Baywalk Neighborhood Association, Inc.	36	8.2%		21,699
The Preserve Neighborhood Association, Inc.	10	2.3%		6,027
The Boulevard Neighborhood Association, Inc.	66	15.1%		39,781
Links Golf Villas Condominium Association, Inc.	24	5.5%		14,466
Honours - Peninsula Golf Club, LLC	4	0.9%		2,411
Peninsula Land Investment, LLC	1	0.2%		603
The Retreat Neighborhood Association, Inc.	48	11.0%		28,932
The Haven Neighborhood Association, Inc.	61	13.9%		36,767
Architectural Review Fees	-	-		5,000
	<u>438</u>	<u>100%</u>	\$	<u>269,000</u>

**EXPENSES:**

Security Services	\$	122,000
Landscape Maintenance		78,000
Roadway Reserve Provision		27,000
Utilities		22,000
Insurance		14,000
Management and Compliance		1,500
Accounting		3,000
Supplies and Printing		750
Taxes and Licenses		500
Administrative		250
	\$	<u>269,000</u>

**NET REVENUES OVER EXPENSES**

\$	<u>-</u>
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PENINSULA MASTER ASSOCIATION, INC.  
Budget for Year Ending December 31, 2006

**REVENUES:**

	#	%	
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 90,543
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	8,023
The Links Condominium Owners' Association, Inc.	16	3.7%	9,169
The Baywalk Neighborhood Association, Inc.	36	8.2%	20,630
The Preserve Neighborhood Association, Inc.	10	2.3%	5,731
The Boulevard Neighborhood Association, Inc.	66	15.1%	37,822
Links Golf Villas Condominium Association, Inc.	24	5.5%	13,753
Honours - Peninsula Golf Club, LLC	4	0.9%	2,292
Peninsula Land Investment, LLC	1	0.2%	573
The Retreat Neighborhood Association, Inc.	48	11.0%	27,507
The Haven Neighborhood Association, Inc.	61	13.9%	34,957
Architectural Review Fees	-	-	6,000
	<u>438</u>	<u>100%</u>	<u>\$ 257,000</u>

**EXPENSES:**

Security Services	\$ 117,000
Landscape Maintenance	78,000
Roadway Reserve Provision	26,000
Utilities	20,000
Insurance	10,000
Management and Compliance	1,250
Accounting	3,000
Supplies and Printing	750
Taxes and Licenses	500
Administrative	500
	<u>\$ 257,000</u>

**NET REVENUES OVER EXPENSES**

\$ -

PENINSULA MASTER ASSOCIATION  
 Roadway Reserve Analysis  
 December 31, 2006

	2003\$	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Estimated Repaving Costs (3% Inflation):</b>															
Phase I & Blvd (2007 & 2019)	\$ 215,000	221,450	228,094	234,936	241,984	249,244	256,721	264,423	272,356	280,526	288,942	297,610	306,539	315,735	325,200
Baywalk (2014)	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667	47,037	48,448			
Preserve (2014)	22,000	22,660	23,340	24,040	24,761	25,504	26,269	27,057	27,869	28,705	29,566	30,453			
Boulevard Extension (2015)	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191	53,757	55,369	57,030		
Parcel I (Blvd) (2016)	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	73,915	76,133	78,417	80,769	83,166
The Retreat (2017)	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196	69,212	71,288	73,427	75,621
<b>ROAD RESERVE ANALYSIS:</b>															
Beginning Balance		\$ 197,148	\$ 225,752	\$ 249,392	\$ 278,260	\$ 325,372	\$ 123,915	\$ 156,151	\$ 197,828	\$ 237,160	\$ 286,508	\$ 253,867	\$ 251,681	\$ 224,683	\$ 209,200
Deposit Additions (\$400 per unit):															
Links Golf Villas			6,400												
Boulevard - Parcel I			4,000												
The Retreat			8,800		-	5,600	5,200								
The Haven			-	800	400	11,600	11,600								
			19,200	800	400	17,200	16,800	-	-	-	-	-	-	-	-
Annual Provisions to Reserve:															
Number of Units			315	317	318	361	425	425	450	450	475	475	500	525	500
\$ per Unit (escalation of 4%)		\$	\$ 62	\$ 64	\$ 65	\$ 72	\$ 75	\$ 78	\$ 81	\$ 84	\$ 88	\$ 91	\$ 95	\$ 99	\$ 100
			19,650	19,650	20,670	25,992	31,824	33,097	36,446	37,903	41,610	43,274	47,374	51,732	53,600
Road Reserve Expenditures:															
Repaving			-	-	-	-	(256,721)	-	-	-	-	(78,901)	(57,030)	(80,769)	(75,621)
Repairs & Maintenance			(11,305)	(1,950)	-	(5,000)	-	(5,000)	-	(5,000)	-	(5,000)	-	(5,000)	-
Ending Balance before Interest			\$ 224,693	\$ 244,252	\$ 270,462	\$ 316,452	\$ 117,275	\$ 152,012	\$ 192,597	\$ 230,731	\$ 278,769	\$ 245,881	\$ 244,210	\$ 217,643	\$ 202,579
Interest Income @ 3%			1,059	5,140	7,798	8,921	6,640	4,139	5,231	6,428	7,739	7,986	7,471	7,040	6,400
Ending Balance			\$ 225,752	\$ 249,392	\$ 278,260	\$ 325,372	\$ 123,915	\$ 156,151	\$ 197,828	\$ 237,160	\$ 286,508	\$ 253,867	\$ 251,681	\$ 224,683	\$ 209,200

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2008**

**REVENUES:**

	#	%		
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$	89,461
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%		7,927
The Links Condominium Owners' Association, Inc.	16	3.7%		9,059
The Baywalk Neighborhood Association, Inc.	36	8.2%		20,384
The Preserve Neighborhood Association, Inc.	10	2.3%		5,662
The Boulevard Neighborhood Association, Inc.	66	15.1%		37,370
Links Golf Villas Condominium Association, Inc.	24	5.5%		13,589
Honours - Peninsula Golf Club, LLC	4	0.9%		2,265
Peninsula Land Investment, LLC	1	0.2%		566
The Retreat Neighborhood Association, Inc.	48	11.0%		27,178
The Haven Neighborhood Association, Inc.	61	13.9%		34,539
Architectural Review Fees	-	-		3,000
	<u>438</u>	<u>100%</u>	<u>\$</u>	<u>251,000</u>

**EXPENSES:**

Security Services	\$	94,000
Landscape Maintenance		78,000
Roadway Reserve Provision		29,000
Utilities		25,000
Insurance		16,000
Accounting		3,000
Repairs and Maintenance		3,000
Management and Compliance		1,500
Supplies and Printing		500
Taxes and Licenses		500
Administrative		500
	<u>\$</u>	<u>251,000</u>

**NET REVENUES OVER EXPENSES**

\$ -

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2009**

**REVENUES:**

	#	%	
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 89,461
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	7,927
The Links Condominium Owners' Association, Inc.	16	3.7%	9,059
The Baywalk Neighborhood Association, Inc.	36	8.2%	20,384
The Preserve Neighborhood Association, Inc.	10	2.3%	5,662
The Boulevard Neighborhood Association, Inc.	66	15.1%	37,370
Links Golf Villas Condominium Association, Inc.	24	5.5%	13,589
Honours - Peninsula Golf Club, LLC	4	0.9%	2,265
Peninsula Land Investment, LLC	1	0.2%	566
The Retreat Neighborhood Association, Inc.	48	11.0%	27,178
The Haven Neighborhood Association, Inc.	61	13.9%	34,539
Architectural Review Fees	-	-	3,000
	<u>438</u>	<u>100%</u>	<u>\$ 251,000</u>

**EXPENSES:**

Security Services	\$ 103,000
Landscape Maintenance	78,000
Roadway Reserve Provision	25,000
Utilities	23,000
Insurance	10,000
Taxes and Licenses	4,500
Accounting	3,000
Repairs and Maintenance	3,000
Management and Compliance	750
Supplies and Printing	500
Administrative	250
	<u>\$ 251,000</u>

**NET REVENUES OVER EXPENSES**

\$ -

PENINSULA MASTER ASSOCIATION  
 Roadway Reserve Analysis  
 December 31, 2009

	2003\$	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Estimated Repaving Costs (3% Inflation):</b>														
Phase I & Blvd (2007 & 2019)	\$ 215,000	221,450	228,094	234,936	241,984	249,244	256,721	264,423	272,356	280,526	288,942	297,610	306,539	315,700
Baywalk (2014)	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667	47,037	48,448		
Preserve (2014)	22,000	22,660	23,340	24,040	24,761	25,504	26,269	27,057	27,869	28,705	29,566	30,453		
Boulevard Extension (2015)	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191	53,757	55,369	57,030	
Parcel I (Blvd) (2016)	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	73,915	76,133	78,417	80,760
The Retreat (2017)	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196	69,212	71,288	73,420

**ROAD RESERVE ANALYSIS:**

<b>Beginning Balance</b>							\$ 308,167	\$ 334,697	\$ 357,067	\$ 394,376	\$ 164,858	\$ 225,740	\$ 186,916	\$ 176,112
<b>Deposit Additions (\$400 per unit):</b>														
Links Golf Villas														
Boulevard - Parcel I														
The Retreat							-	-	-	4,800	6,000	-	-	-
The Haven							-	-	-	10,800	11,600	-	-	-
							-	-	-	15,600	17,600	-	-	-
<b>Annual Provisions to Reserve:</b>														
Number of Units							320	320	359	403	438	438	438	438
\$ per Unit (escalation of 4%)							\$ 78	\$ 80	\$ 83	\$ 87	\$ 90	\$ 94	\$ 97	\$ 101
							24,960	25,600	29,869	34,871	39,415	40,992	42,632	44,316
<b>Road Reserve Expenditures:</b>														
Repaving							-	-	-	(280,526)	-	(78,901)	(57,030)	(80,760)
Repairs & Maintenance							-	(4,600)	-	(5,000)	-	(5,000)	-	(5,000)
<b>Ending Balance before Interest</b>							\$ 333,127	\$ 355,697	\$ 386,936	\$ 159,321	\$ 221,873	\$ 182,831	\$ 172,517	\$ 134,816
<b>Interest Income @ 2%</b>							1,570	1,370	7,440	5,537	3,867	4,086	3,594	3,110
<b>Ending Balance</b>							\$ 334,697	\$ 357,067	\$ 394,376	\$ 164,858	\$ 225,740	\$ 186,916	\$ 176,112	\$ 137,926

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2010**

**REVENUES:**

	#	%		
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$	98,840
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%		8,758
The Links Condominium Owners' Association, Inc.	16	3.7%		10,009
The Baywalk Neighborhood Association, Inc.	36	8.2%		22,521
The Preserve Neighborhood Association, Inc.	10	2.3%		6,256
The Boulevard Neighborhood Association, Inc.	66	15.1%		41,288
Links Golf Villas Condominium Association, Inc.	24	5.5%		15,014
Honours - Peninsula Golf Club, LLC	4	0.9%		2,502
Peninsula Land Investment, LLC	1	0.2%		626
The Retreat Neighborhood Association, Inc.	48	11.0%		30,027
The Haven Neighborhood Association, Inc.	61	13.9%		38,160
Architectural Review Fees	-	-		1,000
	<u>438</u>	<u>100%</u>	<u>\$</u>	<u>275,000</u>

**EXPENSES:**

Security Services	\$	128,000
Landscape Maintenance		78,000
Roadway Reserve Provision		25,000
Boardwalk Reserve Provision		3,000
Utilities		23,000
Insurance		8,000
Taxes and Licenses		2,500
Accounting		3,000
Repairs and Maintenance		3,500
Management, Compliance & Administration		500
Supplies and Printing		500

\$ 275,000

**NET REVENUES OVER EXPENSES**

\$ -

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2011**

**REVENUES:**

	<u>#</u>	<u>%</u>	
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 100,103
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	8,870
The Links Condominium Owners' Association, Inc.	16	3.7%	10,137
The Baywalk Neighborhood Association, Inc.	36	8.2%	22,808
The Preserve Neighborhood Association, Inc.	10	2.3%	6,336
The Boulevard Neighborhood Association, Inc.	66	15.1%	41,815
Links Golf Villas Condominium Association, Inc.	24	5.5%	15,205
Honours - Peninsula Golf Club, LLC	4	0.9%	2,534
Peninsula Land Investment, LLC	1	0.2%	634
The Retreat Neighborhood Association, Inc.	48	11.0%	30,411
The Haven Neighborhood Association, Inc.	61	13.9%	38,647
Architectural Review Fees	-	-	1,000
	<u>438</u>	<u>100%</u>	<u>\$ 278,500</u>

**EXPENSES:**

Security Services	\$ 133,000
Landscape Maintenance	78,000
Roadway Reserve Provision	25,000
Boardwalk Reserve Provision	3,000
Utilities	23,000
Insurance	7,500
Taxes and Licenses	2,000
Accounting	3,000
Repairs and Maintenance	3,000
Management, Compliance & Administration	500
Supplies and Printing	500
	<u>\$ 278,500</u>

**NET REVENUES OVER EXPENSES**

\$ -

PENINSULA MASTER ASSOCIATION  
 Roadway Reserve Analysis  
 January 1, 2011

		<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
<b>Estimated Repaving Costs (4% Inflation):</b>										
Phase I & Blvd (2015)	\$ 339,000	-	-	-	-	339,000	352,560	366,662	381,329	396,582
Baywalk (2017)	52,000	-	-	-	-	-	-	52,000	54,080	56,243
Preserve (2017)	40,000	-	-	-	-	-	-	40,000	41,600	43,264
Boulevard Phase I (2017)	80,000	-	-	-	-	-	-	80,000	82,400	84,872
Bouldvard Phase II (2019)	71,000	-	-	-	-	-	-	-	-	71,000
The Retreat (2019)	70,000	-	-	-	-	-	-	-	-	70,000
The Haven (2019)	90,000	-	-	-	-	-	-	-	-	90,000
<b>ROAD RESERVE ANALYSIS:</b>										
<b>Beginning Balance</b>		\$ 357,000	\$ 385,826	\$ 414,995	\$ 454,423	\$ 507,367	\$ 229,824	\$ 270,315	\$ 146,400	\$ 192,319
<b>Deposit Additions (\$400 per unit):</b>										
Links Golf Villas										
Boulevard - Parcel I										
The Retreat		-	-	-	4,800	6,000	-	-	-	-
The Haven		-	-	-	10,800	11,600	-	-	-	-
		-	-	-	15,600	17,600	-	-	-	-
<b>Annual Provisions to Reserve:</b>										
Number of Units		359	403	438	438	438	438	438	438	438
\$ per Unit (escalation of 7%)		\$ 70	\$ 75	\$ 80	\$ 86	\$ 92	\$ 98	\$ 105	\$ 112	\$ 120
		25,130	30,185	35,103	37,560	40,189	43,002	46,012	49,233	52,680
<b>Road Reserve Expenditures:</b>										
Repaving		-	-	-	-	(339,000)	-	(172,000)	-	(231,000)
Repairs & Maintenance		-	(5,000)	-	(5,000)	-	(5,000)	-	(5,000)	-
<b>Ending Balance before Interest</b>		\$ 382,130	\$ 411,010	\$ 450,097	\$ 502,582	\$ 226,156	\$ 267,826	\$ 144,327	\$ 190,633	\$ 13,998
<b>Interest Income @ 1%</b>		3,696	3,984	4,325	4,785	3,668	2,488	2,073	1,685	1,032
<b>Ending Balance</b>		\$ 385,826	\$ 414,995	\$ 454,423	\$ 507,367	\$ 229,824	\$ 270,315	\$ 146,400	\$ 192,319	\$ 15,030

**royce.halstead**

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**From:** royce.halstead <royce.halstead@honoursgolf.com>  
**Sent:** Saturday, November 19, 2011 12:14 PM  
**To:** durhamgolf@aol.com; Kathy Fish (kathy.fish@honoursgolf.com)  
**Subject:** Minutes - Peninsula Master Association

The Peninsula Master Association, Inc.

Annual Board Meeting Minutes: Nov 17, 2011  
5 P.M., Peninsula Golf Club

**Members:**

**Present:**

Ron Durham, President  
Royce Halstead, Vice President  
Jan Weaver, President, Phase One Neighborhood Association  
Bill Whitney, Representative, The Racquet Club Association  
Don Staples, President, The Links Golf Villas Association  
Joan Pursley, Vice President, The Baywalk Neighborhood, Association  
Gary Woodham, Secretary/Treasurer, The Preserve Neighborhood Association  
John Albers, President, The Boulevard Neighborhood Association

**Absent:**

Gary Spivey, Secretary/Treasurer  
Rob Kuehn, President, The Links Association (Absent)

**Proceedings:**

Meeting called to order by President, Ron Durham

Introduction of Officers, Ron Durham, Royce Halstead, Gary Spivey  
Appointment of Two Board Members, Gary Woodham, John Albers  
Review of Statement of Assets, Liabilities and Fund Balance, through Oct 31, 2011  
Review Statement of Revenues and Expenses, through Oct 31, 2011  
Presentation of the Budget for Year Ending Dec 31, 2012

Ron Durham pointed out the increase in the 2012 budget over the 2011 budget was due to the increased cost of Security Services and the projected cost of the Cabana Beach Boardwalk maintenance.

**Presentation of the Roadway Reserve Analysis**

Ron Durham provided copies of the recent Pavement Analysis Report. The analysis, performed by Engineering Development Services, included core samples taken on all streets. From the analysis,

EDS provided an asphalt overlay cost and date summary, reflecting the earliest dates that we may expect to resurface the streets. Based on the analysis and current roadway usage, Members concluded that all dates would likely extend beyond the dates projected in The Report. The conclusion was that with continued annual maintenance our streets will remain in excellent repair for the indefinite future.

**Open Discussion:**

Cabana Beach Boardwalk – Ron Durham advised Members that The Association has determined that it will be necessary to spend some considerable funds over the next few years in order to maintain it to acceptable standards. \$20,000 has been budgeted for 2012. It was further pointed out that \$6000 was spent this year. These were the first funds expended by The Association on repair and maintenance

over the life of the boardwalk. Insurance paid for repairs following damage caused by Hurricane Ivan in 2004. It was noted that most of the wear and tear of the boardwalk is due to golf cart traffic. All members acknowledged that it is appropriate to expend necessary, annual funds to keep this valuable amenity viable. Ron Durham reminded members that the boardwalk is not insured. However, it may now be feasible to insure it in the future, with reduced insurance costs. Ron will look into the possibilities of this and advise the members early in 2012.

Jan Weaver expressed concern over courtesy officer procedures at the gatehouse. She advised that a number of owners were concerned regarding entry procedures and unauthorized people being allowed access into the community. She expressed further concern over courtesy officer procedures as they relate to calls from owners requesting their assistance when observing questionable activities within the community. Royce agreed to review all Courtesy Officer Operating Procedures with these personnel. He explained that courtesy officers should evaluate all calls to determine if the Gulf Shores Police should be called. Further, courtesy officers should call either Royce or Todd Edwards, General Manager of the Golf Club, on all matters pertaining to unauthorized activities within the community. Royce reminded members that owners have a responsibility to notify the gatehouse and authorize entry for all guests. It was further suggested that owners should be willing to approach neighbors, and anyone, involved in activities of concern.

**Manned Gatehouse:**

Members discussed the issue of manned versus mechanical devices for use in controlling main gate access into the community. Royce elaborated on the many factors at play in this issue, including social members (and non-owners) of the Swim/Tennis/Fitness Center, contractors, outside guests, vendor deliveries to the clubhouse, etc. Ron Durham advised that The Association would continue to man the main gatehouse, until such time that The Association was turned over to the owners. He further pointed out that existing property owners invested in the community, in part, because this was a gated neighborhood, with a manned gatehouse.

**Increase in Social Dues:**

Ron Durham advised that Honours Golf plans to increase the monthly dues for social membership in The Club by \$5 per month, next year. This would change these dues from \$125 to \$130 per month.

Ron Durham and Royce Halstead expressed appreciation to all Members for their continuing faithful and committed service to our community.

There being no further business, the meeting was adjourned at 6 P.M.

Respectfully submitted,

Ronald O'Neil Durham  
President, Peninsula Master Association, Inc.

**THE PENINSULA MASTER ASSOCIATION, INC.**

**ANNUAL MEETING MINUTES**

**NOVEMBER 17, 2011**

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The President called the meeting to order at 5:00pm. Those in attendance included:

Ron Durham	<i>President &amp; Director</i>
Royce Halstead	<i>Vice President &amp; Director</i>
Jan Weaver	<i>President, Phase One Association</i>
Bill Whitney	<i>Representative/Vice President, The Racquet Club Association</i>
Don Staples	<i>President, The Links Golf Villas Association</i>
Joan Pursley	<i>Vice President, The Baywalk Association</i>
Gary Woodham	<i>Secretary/Treasurer, The Preserve Association</i>
John Albers	<i>President, The Boulevard Association</i>

Those absent included:

Gary Spivey	<i>Secretary/Treasurer &amp; Director</i>
Rob Kuehn	<i>President, The Links Association</i>

The President introduced the officers, Royce Halstead (V.P.) and Gary Spivey (Sec./Tres.). In addition to the officers, Gary Woodham and John Albers were appointed as directors for 2012.

Old Business included the review of the Balance Sheet through October 31, 2011 as well as a review of the Income and Expense Statement through October 31, 2011.

New Business included the presentation of the Budget for the period January 1, 2012 through December 31, 2012. Pertinent items included a modest increase in security services due to increased costs in that contract and increased costs related to needed repair work associated with the Cabana Beach Boardwalk (discussion in greater detail later in the meeting).

New Business also included a discussion of the Roadway Reserve. Copies of a recent *Pavement Analysis Report* prepared by the firm Engineering Development Services (EDS) was distributed. This report included core samples taken in representative areas of the various Peninsula neighborhoods and EDS' estimates of overlay costs and the remaining useful life of the pavement before overlaying would be necessary. The conclusion was that the Roadway Reserve was presently adequately funded to meet the future needs of resurfacing and repairs of Peninsula's private roads.

New Business also included a discussion of the Cabana Beach Boardwalk. The approved 2012 Budget includes a \$20,000 expenditure to make necessary repairs and improvements to the boardwalk and pier. Age and wear and tear associated with golf cart

traffic has necessitated this expenditure. Officers of the respective neighborhood associations were reminded that the boardwalk/pier has not been insured since the casualty loss incurred with Hurricane Ivan in 2004 (no insurance was available following the significant damage associated with Ivan). As insurance costs have continued to moderate, the President agreed to evaluate whether insurance coverage can now be obtained for the boardwalk/pier and what the associated premium, deductible, etc. would be. The President will report these findings in the First Quarter of 2012.

There was additional discussion relating to the Gatehouse, the responsibilities of its personnel and procedures for proper notification. Members were reminded that the function of the Gatehouse is to restrict access to the Peninsula communities and that residents should contact the Gulf Shores Police Department directly if there is concern over unauthorized persons or behavior within the community (and then advise the Gatehouse personnel).

The President advised that Honours Golf plans a \$5.00 increase in monthly dues for a Club social membership (fitness, swim/tennis) in 2012.

There being no further business, the meeting was adjourned at 6:00pm.

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RONALD O'NEILL DURHAM, PRESIDENT  
THE PENINSULA MASTER ASSOCIATION, INC.

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2012**

**REVENUES:**

	#	%	
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 104,612
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	9,269
The Links Condominium Owners' Association, Inc.	16	3.7%	10,594
The Baywalk Neighborhood Association, Inc.	36	8.2%	23,836
The Preserve Neighborhood Association, Inc.	10	2.3%	6,621
The Boulevard Neighborhood Association, Inc.	65	14.8%	43,037
Links Golf Villas Condominium Association, Inc.	24	5.5%	15,890
Honours - Peninsula Golf Club, LLC	4	0.9%	2,648
Peninsula Land Investment, LLC	2	0.5%	1,324
The Retreat Neighborhood Association, Inc.	48	11.0%	31,781
The Haven Neighborhood Association, Inc.	61	13.9%	40,388
Architectural Review Fees	-	-	1,000
	<u>438</u>	<u>100%</u>	<u>\$ 291,000</u>

**EXPENSES:**

Security Services	\$ 132,000
Landscape Maintenance	78,000
Roadway Reserve Provision	25,000
Boardwalk Reserve Provision	20,000
Utilities	21,000
Insurance	9,000
Accounting	3,000
Taxes and Licenses	1,000
Repairs and Maintenance	1,000
Management, Compliance & Administration	500
Supplies and Printing	500
	<u>\$ 291,000</u>

**NET REVENUES OVER EXPENSES**

\$ -

PENINSULA MASTER ASSOCIATION  
 Roadway Reserve Analysis  
 January 1, 2012

		<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
<b>Estimated Repaving Costs (4% Inflation):</b>										
Phase I & Blvd (2015)	\$ 339,000	-	-	-	-	339,000	352,560	366,662	381,329	396,582
Baywalk (2017)	52,000	-	-	-	-	-	-	52,000	54,080	56,243
Preserve (2017)	40,000	-	-	-	-	-	-	40,000	41,600	43,264
Boulevard Phase I (2017)	80,000	-	-	-	-	-	-	80,000	82,400	84,872
Bouldvard Phase II (2019)	71,000	-	-	-	-	-	-	-	-	71,000
The Retreat (2019)	70,000	-	-	-	-	-	-	-	-	70,000
The Haven (2019)	90,000	-	-	-	-	-	-	-	-	90,000
<b>ROAD RESERVE ANALYSIS:</b>										
<b>Beginning Balance</b>		\$ 357,000	\$ 382,580	\$ 407,792	\$ 442,683	\$ 490,777	\$ 210,094	\$ 248,988	\$ 127,039	\$ 176,107
<b>Deposit Additions (\$400 per unit):</b>										
Links Golf Villas										
Boulevard - Parcel I										
The Retreat		-	-	-	4,800	6,000	-	-	-	-
The Haven		-	-	-	10,800	11,600	-	-	-	-
		-	-	-	15,600	17,600	-	-	-	-
<b>Annual Provisions to Reserve:</b>										
Number of Units		438	438	438	438	438	438	438	438	438
\$ per Unit		\$ 50	\$ 60	\$ 70	\$ 75	\$ 85	\$ 95	\$ 110	\$ 120	\$ 130
		21,900	26,280	30,660	32,850	37,230	41,610	48,180	52,560	56,940
<b>Road Reserve Expenditures:</b>										
Repaving		-	-	-	-	(339,000)	-	(172,000)	-	(231,000)
Repairs & Maintenance		-	(5,000)	-	(5,000)	-	(5,000)	-	(5,000)	-
<b>Ending Balance before Interest</b>		\$ 378,900	\$ 403,860	\$ 438,452	\$ 486,133	\$ 206,607	\$ 246,704	\$ 125,168	\$ 174,599	\$ 2,047
<b>Interest Income @ 1%</b>		3,680	3,932	4,231	4,644	3,487	2,284	1,871	1,508	891
<b>Ending Balance</b>		\$ 382,580	\$ 407,792	\$ 442,683	\$ 490,777	\$ 210,094	\$ 248,988	\$ 127,039	\$ 176,107	\$ 2,938

**THE PENINSULA MASTER ASSOCIATION, INC.**

**ANNUAL MEETING MINUTES**

**NOVEMBER 13, 2013**

---

The Vice President called the meeting to order at 1:00 pm. Those in attendance included:

Royce Halstead	<i>Vice President &amp; Director</i>
Gary Spivey	<i>Secretary/Treasurer &amp; Director</i>
Jim Hawkins	<i>President, Phase One Neighborhood Association</i>
Bob Carlson	<i>President, The Baywalk Neighborhood Association</i>
Dale Dugan	<i>Treasurer, The Links Golf Villas Condominium Owners Association</i>
Bill Whitney	<i>The Racquet Club Condominium Owners Association</i>
Joe Klutho	<i>President, The Boulevard Neighborhood Association</i>
John Oehlke	<i>The Links Condominium Owners Association</i>
John Albers	<i>Director</i>

Those absent included:

Ron Durham	<i>President &amp; Director</i>
Joe Lapinsky	<i>President, The Preserve Neighborhood Association</i>
Rob Kuehn	<i>President, The Links Condominium Owners Association</i>
Tom Crawford	<i>President, The Racquet Club Condominium Owners Association</i>
Don Staples	<i>President, The Links Golf Villas Condominium Owners Association</i>
Gary Woodham	<i>Director</i>

The Vice President introduced Gary Spivey (Sec/Treasurer). In addition to the officers, Gary Woodham and John Albers were re-appointed as Directors for 2014.

Old Business included the review of the Balance Sheet through October 31, 2013 as well as a review of the Revenues and Expense Statement through October 31, 2013.

New Business included the presentation of the Budget for the period January 1, 2014 through December 31, 2014. Pertinent items included modest increases in security services, \$10,000 and landscape maintenance, \$12,000. Additionally, \$15,000 was included to complete the third and final phase of the Cabana Beach Boardwalk repair/restoration project.

New Business also included a discussion of the Roadway Reserve Analysis. Gary Spivey pointed out that projected re-paving for all neighborhoods has been moved back by two years, due to the good condition of all of our streets. Additionally, Mr. Spivey advised that a sum not to exceed \$50,000 will be spent to design and install new landscape materials and lighting at the main entry. This funding will be borrowed from the Roadway Reserve. It was concluded that the Roadway Reserve was presently adequate to meet future needs, as annual repairs are made to ensure all streets are kept in good repair.

Mr. Spivey advised that he would provide information in early December concerning any plans by Honours Golf to increase monthly dues for Social Club membership (swim, tennis, fitness) in 2014. As of this time, no information was available.

There being no further business, the meeting was adjourned at 2:00 pm.

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RONALD O'NEILL DURHAM, PRESIDENT  
THE PENINSULA MASTER ASSOCIATION, INC.

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2014**

**REVENUES:**

	<u>#</u>	<u>%</u>		
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$	112,187
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%		9,941
The Links Condominium Owners' Association, Inc.	16	3.7%		11,361
The Baywalk Neighborhood Association, Inc.	36	8.2%		25,562
The Preserve Neighborhood Association, Inc.	10	2.3%		7,100
The Boulevard Neighborhood Association, Inc.	65	14.8%		46,153
Links Golf Villas Condominium Association, Inc.	24	5.5%		17,041
Honours - Peninsula Golf Club, LLC	4	0.9%		2,840
Peninsula Land Investment, LLC	2	0.5%		1,420
The Retreat Neighborhood Association, Inc.	48	11.0%		34,082
The Haven Neighborhood Association, Inc.	61	13.9%		43,313
Architectural Review Fees	-	-		1,000
	<u>438</u>	<u>100%</u>	<u>\$</u>	<u>312,000</u>

**EXPENSES:**

Security Services	\$	142,000
Landscape Maintenance		90,000
Roadway Reserve Provision		30,000
Boardwalk Reserve Provision		15,000
Utilities		20,000
Insurance		9,000
Accounting		3,000
Repairs and Maintenance		1,500
Supplies and Printing		750
Taxes and Licenses		500
Management, Compliance & Administration		250
	<u>\$</u>	<u>312,000</u>
<b>NET REVENUES OVER EXPENSES</b>	<u>\$</u>	<u>-</u>

**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Assets, Liabilities and Fund Balance**  
**October 31, 2013**

Assets:

Cash - Operating	\$	44,019
Cash - Restricted		17,500
Cash - Roadway Reserve		382,339
Accounts Receivable		-
Inventory - Transponders		1,142
Signage		11,241
Gatehouses		73,036
		<u>\$ 529,277</u>

Liabilities and Fund Balance:

Accounts Payable	\$	14,230
Compliance Deposits Payable		17,500
Equity - Fund Balance		497,547
		<u>\$ 529,277</u>

PENINSULA MASTER ASSOCIATION  
 Roadway Reserve Analysis  
 January 1, 2013

		<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
<b>Estimated Repaving Costs (4% Inflation):</b>									
Phase I & Blvd (2016)	\$ 339,000	-	-	339,000	352,560	366,662	381,329	396,582	412,146
Baywalk (2018)	52,000	-	-	-	-	52,000	54,080	56,243	58,406
Preserve (2018)	40,000	-	-	-	-	40,000	41,600	43,264	44,928
Boulevard Phase I (2018)	80,000	-	-	-	-	80,000	82,400	84,872	87,344
Bouldvard Phase II (2023)	71,000	-	-	-	-	-	-	71,000	73,140
The Retreat (2023)	70,000	-	-	-	-	-	-	70,000	72,240
The Haven (2023)	90,000	-	-	-	-	-	-	90,000	92,460
<b>ROAD RESERVE ANALYSIS:</b>									
<b>Beginning Balance</b>		\$ 382,370	\$ 401,260	\$ 381,510	\$ 420,330	\$ 115,160	\$ 169,120	\$ 49,170	\$ 113,870
<b>Deposit Additions (\$400 per unit):</b>									
Links Golf Villas									
Boulevard - Parcel I									
The Retreat		-	2,400	2,400	2,400	2,400	-	-	-
The Haven		-	-	2,000	4,000	4,000	4,000	4,000	4,000
		-	2,400	4,400	6,400	6,400	4,000	4,000	4,000
<b>Annual Provisions to Reserve:</b>									
Number of Units		438	438	438	438	438	438	438	438
\$ per Unit		\$ 60	\$ 75	\$ 90	\$ 105	\$ 120	\$ 135	\$ 150	\$ 170
		26,280	32,850	39,420	45,990	52,560	59,130	65,700	73,140
<b>Road Reserve Expenditures:</b>									
Front Entrance Repair/ Replacement		-	(50,000)	-	-	-	-	-	-
Repaving		-	-	-	(352,560)	-	(178,080)	-	-
Repairs & Maintenance		(7,390)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
<b>Projected Ending Balance</b>		\$ 401,260	\$ 381,510	\$ 420,330	\$ 115,160	\$ 169,120	\$ 49,170	\$ 113,870	\$ 113,870

**THE PENINSULA MASTER ASSOCIATION, INC.**  
**RECONCILIATION OF FRONT ENTRANCE ENHANCEMENTS**

**Total All Costs**

Lighting	\$ 45,358
Columns/Masonry	28,680
Landscape	
Materials	15,976
Labor	10,381
Other	2,103
<b>TOTAL</b>	<b>\$102,498</b>

**Funding**

Assessment	\$43,800	<i>(\$100 per lot)</i>
Roadway Reserve	43,800	<i>(\$100 per lot)</i>
<b>TOTAL</b>	<b>\$87,600</b>	

**PLI Deficit Funding**

Peninsula Land Investment funded the deficit  
(\$102,498 - \$87,600 = \$14,898) of \$14,898

Additionally, the *Haven & Retreat Company*, an affiliate of PLI, paid \$7,200 for its 72 lots owned in the Haven and Retreat neighborhoods.

**Total Developer Funding** **\$22,098** *(22% of project costs)*

**THE PENINSULA MASTER ASSOCIATION, INC.**  
**1960 STONEGATE DRIVE**  
**BIRMINGHAM, AL 35242**

---

January 15, 2015

Dear Peninsula Property Owner,

The 2014 annual meeting of the Peninsula Master Association, Inc. was held on December 11, 2014. All of the Presidents of the various neighborhood associations were in attendance and each neighborhood represented. We conducted the routine business of reviewing the 2014 budget along with the presentation of the 2015 budget. As we do each year, we also reviewed the Roadway Reserve Fund to ensure that it is sufficient to meet the future liability of re-surfacing the private roads within the community. We continue to feel that the fund is adequate to meet those future contingencies.

We also discussed an extraordinary item regarding the renovation and enhancement of the Peninsula entrance at Fort Morgan Road. After nearly twenty (20) years, the main entrance has become *dated* and no longer reflects the high standards of the Peninsula community or its residents. After numerous comments concerning the entry statement, particularly the lack of adequate lighting, the Master Association developed a plan to make improvements to the area. Those improvements are illustrated on the attached *Conceptual Entrance Design* prepared by the Atlanta firm of Reese, Hoopes & Fincher. These improvements will benefit all Peninsula property owners in terms of maintaining and enhancing property values. The *rounded* estimated cost of this contemplated work is budgeted as follows:

Masonry/stonework	\$ 30,000
Landscape/irrigation	25,000
Electrical/lighting	<u>45,000</u>
Total Assessment	\$100,000

Peninsula Land Investment, the Declarant under The Master Declaration, has not levied an assessment for any improvements since purchasing the Peninsula property in 2000. Moreover, the developer still owns the equivalent of 78 lots/units in the Peninsula and will be participating in the funding of the assessment as well. The pro rata assessment for the planned \$100,000 expenditure would be \$228.31 per lot/unit ( $\$100,000 \div 438$ , the total number of lots/units in the Peninsula). However, the developer has also agreed to absorb any costs over \$200 per lot/unit (\$87,600) to reduce the impact on individual property owners. Additionally, one-half of the \$200 will be *borrowed* from the Roadway Reserve thereby further reducing the assessment to \$100 per property owner. We have used the Roadway Reserve funds in the past for the boardwalk/pier repairs. The Reserve will be replenished over eighteen (18) months by the routine funding through the Master Association.

The authority for levying this Special Assessment can be found in paragraphs 10.05 *Special Assessments* and 3.02(b) *Voting* of the *Master Declaration of the Covenants, Conditions and Restrictions for the Peninsula*. While these provisions grant the Declarant the exclusive authority to take such actions during the "Class B Control Period" (that period of time before the turnover of the Master Association to the property owners), this decision was supported by all of the Presidents of the neighborhood associations.

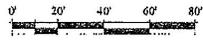
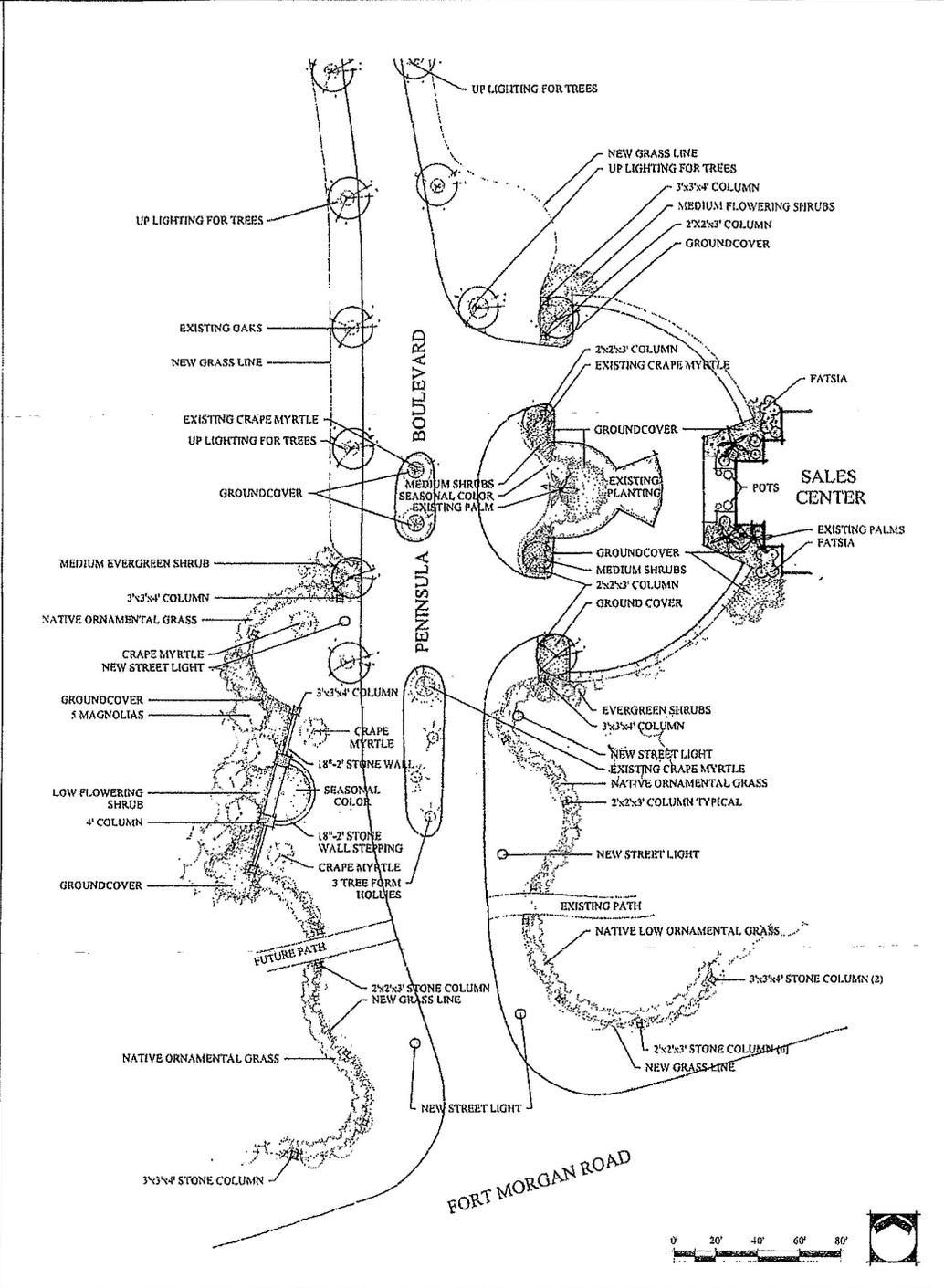
In addition to this matter, the Presidents of the neighborhood associations have asked that I address the recent acquisition of the Honours Golf Company by Troon Golf and its impact on the Peninsula community and its surrounding real estate. The acquisition of Honours Golf by Troon effective November 30, 2014 involved the purchase of Honours golf management company only. None of the golf properties (including the Peninsula), which are owned by separate, affiliate entities, were included in the sale. Also, none of the real estate located within the Peninsula was purchased by Troon. The company will continue to operate under the Honours Golf name. Troon is not and will not be involved in any matters relating to the Peninsula Master Association, any of the neighborhood associations or any of the developed or undeveloped property located within the Peninsula. Simply put, there will be no changes in any matters affecting Peninsula property owners.

Thank you for your support as we endeavor to maintain The Peninsula as the premier master planned community along the Gulf Coast.

Sincerely,

***PENINSULA MASTER ASSOCIATION, INC.***

By: \_\_\_\_\_  
Ronald O'Neill Durham  
Its President



2354 May 19th St  
 Raleigh, Georgia 30404  
 P 770.392.5313  
 www.rhf.com

CONCEPTUAL ENTRANCE DESIGN

# PENINSULA

GULF SHORES, ALABAMA HONOURS GOLF

This drawing is the property of  
 Hays, Inc. and is not to be copied or  
 reproduced in any form without  
 permission. It is not to be  
 used for any project not  
 specifically intended herein  
 through which it is returned  
 immediately upon request.

Revised	Date	Remarks

Project No.	03 65 14
Date	
File Name	
Scale	1" = 20'
Drawn By	HEF
Checked By	
<b>L-001</b>	
Sheet Number	
Revisions - Not For Construction	

December 18, 2014

Mr. Ron Durham, President  
Mr. Royce Halstead, Project Manager  
Peninsula Master Association Board

Subject: \$100,000 Special Assessment to enhance the main Peninsula entrance

Dear Sirs:

This memo documents the Peninsula Property Owners' Association Phase 1 protest and disapproval of the Master Association's plan to assess homeowners \$100,000 for the enhancement of the main Peninsula entrance. Our homeowners protest and disapprove of this assessment for two reasons – the current main entrance way is quite nice, very scenic and perfectly acceptable. Secondly, this proposal is being driven by the Honours Organization to promote their commercial, real estate and business interests in the community at the expense of the homeowners.

The current entranceway is considered by most homeowners as exceptionally attractive especially as the Oak trees have matured. While on-going maintenance and incremental improvements are justified from time to time, an enhancement expense of \$100,000 is hardly appropriate. Many would consider this amount wasteful and extravagant. We are certain that if this cost were to be borne by the Honours Organization, more practical and economical solutions could and would be found.

This proposal is being forced on the homeowners by the Honours Organization without input, involvement or approval of homeowners. Therefore, we believe that if the Honours Organization insists on moving forward with this expense, that the majority of the \$100,000 expense should be borne by the Honours Organization.

If Honours does not want to assume responsibility for this expense, we believe the Honours Organization should call a special meeting of the homeowners where Honours can present this proposal and the justification for this upgrade and allow the homeowners to provide input, and ultimately approve or disapprove of this proposal.

In summary, as representatives for 36% of the homeowners in the community, our homeowners insist that alternatives to this \$100,000 unnecessary expense be found. We look forward to your response as soon as practically possible.

Respectively,

Jim Hawkins      Jane Lee      Laurie Nichols      Jack Nichols  
Board Members – Peninsula Property Owners Association – Phase 1

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2015**

**REVENUES:**

	#	%	
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 155,475
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	13,776
The Links Condominium Owners' Association, Inc.	16	3.7%	15,744
The Baywalk Neighborhood Association, Inc.	36	8.2%	35,425
The Preserve Neighborhood Association, Inc.	10	2.3%	9,840
The Boulevard Neighborhood Association, Inc.	65	14.8%	63,961
Links Golf Villas Condominium Association, Inc.	24	5.5%	23,616
Honours - Peninsula Golf Club, LLC	4	0.9%	3,936
Peninsula Land Investment, LLC	2	0.5%	1,968
The Retreat Neighborhood Association, Inc.	48	11.0%	47,233
The Haven Neighborhood Association, Inc.	61	13.9%	60,025
Architectural Review Fees	-	-	1,000
	<u>438</u>	<u>100%</u>	<u>\$ 432,000</u>

**EXPENSES:**

Security Services	\$ 142,000
Landscape Maintenance	90,000
Roadway Reserve Provision	30,000
Boardwalk Reserve Contingency	15,000
Management, Compliance & Administration	20,500
Utilities	20,000
Insurance	9,000
Accounting	3,000
Repairs and Maintenance	1,500
Supplies and Printing	500
Taxes and Licenses	500
Front Entrance Renovation/Landscaping Project (Note 1)	100,000

\$ 432,000

**NET REVENUES OVER EXPENSES**

\$ -

**NOTE 1:**

This is a one-time charge for a special assessment of all property owners in the Peninsula to improve and enhance the main entrance to the community. The Peninsula includes 432 total lots/units thus resulting in an assessment of \$231.48 per lot/unit (\$100,000 / 432). Many of the neighborhood associations have sufficient cash on hand whereby an assessment of their individual members may not be necessary.

**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Revenues and Expenses**  
**Ten Months Ending October 31, 2014**

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenues:			
Association Dues	\$ 259,172	259,172	\$ -
Architectural Review Fees	300	833	(533)
Transponder Sales	1,050	-	1,050
	<u>260,522</u>	<u>260,005</u>	<u>517</u>
Expenses:			
Security Services	108,955	118,333	9,378
Landscape Maintenance	81,000	75,000	(6,000)
Building and Other Maintenance	2,816	1,250	(1,566)
Roadway Reserve Provision	25,000	25,000	-
Boardwalk Repairs	14,686	12,500	(2,186)
Utilities	16,588	16,667	79
Insurance	7,584	7,500	(84)
Accounting	3,000	2,500	(500)
Supplies and Printing	189	625	436
Taxes and Licenses	103	417	314
Compliance and Administration	2,703	213	(2,490)
	<u>262,624</u>	<u>260,005</u>	<u>(2,619)</u>
Net Revenues Over Expenses	<u>\$ (2,102)</u>	<u>\$ -</u>	<u>\$ (2,102)</u>

**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Assets, Liabilities and Fund Balance**  
**October 31, 2014**

Assets:

Cash - Operating	\$	30,656
Cash - Restricted		17,500
Cash - Roadway Reserve		404,377
Accounts Receivable		3,254
Inventory - Transponders		1,142
Prepaid Expenses		4,785
Gatehouses / Signage		84,277
		<u>545,991</u>

Liabilities and Fund Balance:

Accounts Payable	\$	25,427
Compliance Deposits Payable		17,500
Equity - Fund Balance		503,064
		<u>545,991</u>

**PENINSULA MASTER ASSOCIATION**  
**Roadway Reserve Analysis**  
**January 1, 2014**

		<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
<b>Estimated Repaving Costs (4% Inflation):</b>								
Phase I & Blvd (2016)	\$ 339,000	-	339,000	352,560	366,662	381,329	396,582	412,445
Baywalk (2018)	52,000	-	-	-	52,000	54,080	56,243	58,493
Preserve (2018)	40,000	-	-	-	40,000	41,600	43,264	44,995
Boulevard Phase I (2018)	80,000	-	-	-	80,000	82,400	84,872	87,418
Bouldvard Phase II (2023)	71,000	-	-	-	-	-	71,000	73,130
The Retreat (2023)	70,000	-	-	-	-	-	70,000	72,100
The Haven (2023)	90,000	-	-	-	-	-	90,000	92,700
<b>ROAD RESERVE ANALYSIS:</b>								
<b>Beginning Balance</b>		\$ 382,333	\$ 401,496	\$ 431,296	\$ 113,386	\$ 152,416	\$ 12,756	\$ 53,366
<b>Deposit Additions (\$400 per unit):</b>								
<b>Links Golf Villas</b>								
<b>Boulevard - Parcel I</b>								
<b>The Retreat</b>		1,200	2,800	2,800	2,800	-	-	-
<b>The Haven</b>		-	2,000	4,000	4,000	4,000	4,000	4,000
		1,200	4,800	6,800	6,800	4,000	4,000	4,000
<b>Annual Provisions to Reserve:</b>								
<b>Number of Units</b>		438	438	438	438	438	438	438
<b>\$ per Unit</b>		\$ 68	\$ 68	\$ 75	\$ 85	\$ 90	\$ 95	\$ 100
		30,000	30,000	32,850	37,230	39,420	41,610	43,800
<b>Road Reserve Expenditures:</b>								
<b>Repaving</b>		-	-	(352,560)	-	(178,080)	-	-
<b>Repairs &amp; Maintenance</b>		(12,037)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
<b>Projected Ending Balance</b>		\$ 401,496	\$ 431,296	\$ 113,386	\$ 152,416	\$ 12,756	\$ 53,366	\$ 96,166

**PENINSULA MASTER ASSOCIATION**  
**Roadway Reserve Analysis**  
**January 1, 2015**

		<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
<b>Estimated Repaving Costs (4% Inflation):</b>							
Phase I & Blvd (2017)	\$ 339,000	-	-	365,000	379,600	394,784	410,575
Baywalk (2019)	52,000	-	-	-	52,000	54,080	56,243
Preserve (2019)	40,000	-	-	-	40,000	41,600	43,264
Boulevard Phase I (2019)	80,000	-	-	-	80,000	82,400	84,872
Bouldvard Phase II (2023)	71,000	-	-	-	-	71,000	73,130
The Retreat (2023)	70,000	-	-	-	-	70,000	72,100
The Haven (2023)	90,000	-	-	-	-	90,000	92,700
<b>ROAD RESERVE ANALYSIS:</b>							
<b>Beginning Balance</b>		\$ 404,652	\$ 384,152	\$ 413,152	\$ 85,182	\$ 128,382	\$ 72
<b>Deposit Additions (\$400 per unit):</b>							
Boulevard - Parcel I							
The Retreat		1,200	2,400	2,400	800	-	-
The Haven		-	1,600	2,400	3,600	4,400	8,000
		<u>1,200</u>	<u>4,000</u>	<u>4,800</u>	<u>4,400</u>	<u>4,400</u>	<u>8,000</u>
<b>Annual Provisions to Reserve:</b>							
Number of Units		438	438	438	438	438	438
\$ per Unit		\$ 68	\$ 68	\$ 85	\$ 100	\$ 115	\$ 150
		<u>30,000</u>	<u>30,000</u>	<u>37,230</u>	<u>43,800</u>	<u>50,370</u>	<u>65,700</u>
<b>Road Reserve Expenditures:</b>							
Repaving		-	-	(365,000)	-	(178,080)	-
Front Entrance Renovaton		(43,800)					
Repairs & Maintenance		(7,900)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
<b>Projected Ending Balance</b>		<u>\$ 384,152</u>	<u>\$ 413,152</u>	<u>\$ 85,182</u>	<u>\$ 128,382</u>	<u>\$ 72</u>	<u>\$ 68,772</u>

**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Revenues and Expenses**  
**Eleven Months Ending November 30, 2015**

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenues:			
Association Dues	\$ 303,417	303,417	\$ -
Special Assessment - Front Entrance	43,800	43,800	-
Architectural Review Fees	300	917	(617)
Transponder Sales	1,450	-	1,450
	<u>348,967</u>	<u>348,134</u>	<u>833</u>
Expenses:			
Security Services	126,081	130,167	4,086
Landscape Maintenance	85,500	82,500	(3,000)
Building and Other Maintenance	720	1,375	655
Roadway Reserve Provision	30,000	27,500	(2,500)
Boardwalk Repairs	2,500	13,750	11,250
Management, Compliance & Admin.	17,250	18,793	1,543
Cost of sales - Transponders	1,717	-	(1,717)
Utilities	18,950	18,333	(617)
Insurance	8,948	8,250	(698)
Accounting	3,300	2,750	(550)
Supplies and Printing	189	458	269
Taxes and Licenses	1,898	458	(1,440)
Front Entrance Contribution	43,800	43,800	-
	<u>340,853</u>	<u>348,134</u>	<u>7,281</u>
Net Revenues Over Expenses	<u>\$ 8,114</u>	<u>\$ -</u>	<u>\$ 8,114</u>

**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Assets, Liabilities and Fund Balance**  
**November 30, 2015**

Assets:	
Cash - Operating	\$ 43,473
Cash - Restricted	17,500
Cash - Roadway Reserve	384,152
Accounts Receivable	7,378
Inventory - Transponders	425
Gatehouses / Signage	191,559
	<u>\$ 644,487</u>

Liabilities and Fund Balance:	
Accounts Payable	\$ 36,040
Compliance Deposits Payable	17,500
Equity - Fund Balance	590,947
	<u>\$ 644,487</u>

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2016**

**REVENUES:**

	<u>#</u>	<u>%</u>		<u>Monthly</u>
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 120,845	\$ 10,070.40
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	10,708	892.31
The Links Condominium Owners' Association, Inc.	16	3.7%	12,237	1,019.79
The Baywalk Neighborhood Association, Inc.	36	8.2%	27,534	2,294.52
The Preserve Neighborhood Association, Inc.	10	2.3%	7,648	637.37
The Boulevard Neighborhood Association, Inc.	65	14.8%	49,715	4,142.88
Links Golf Villas Condominium Association, Inc.	24	5.5%	18,356	1,529.68
Honours - Peninsula Golf Club, LLC	4	0.9%	3,059	254.95
Peninsula Land Investment, LLC	2	0.5%	1,530	127.47
The Retreat Neighborhood Association, Inc.	48	11.0%	36,712	3,059.36
The Haven Neighborhood Association, Inc.	61	13.9%	46,655	3,887.94
Architectural Review Fees	-	-	1,000	
	<u>438</u>	<u>100%</u>	<u>\$ 336,000</u>	

**EXPENSES:**

Security Services	\$ 142,000
Landscape Maintenance	93,000
Roadway Reserve Provision	30,000
Boardwalk Reserve Contingency	15,000
Management, Compliance & Administration	18,500
Utilities	21,000
Insurance	10,000
Accounting	4,000
Repairs and Maintenance	1,500
Supplies and Printing	500
Taxes and Licenses	500

\$ 336,000

**NET REVENUES OVER EXPENSES**

\$ -

PENINSULA MASTER ASSOCIATION  
 Roadway Reserve Analysis  
 January 1, 2015

		<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
<b>Estimated Repaving Costs (4% Inflation):</b>							
Phase I & Blvd (2017)	\$ 339,000	-	-	365,000	379,600	394,784	410,575
Baywalk (2019)	52,000	-	-	-	52,000	54,080	56,243
Preserve (2019)	40,000	-	-	-	40,000	41,600	43,264
Boulevard Phase I (2019)	80,000	-	-	-	80,000	82,400	84,872
Bouldvard Phase II (2023)	71,000	-	-	-	-	71,000	73,130
The Retreat (2023)	70,000	-	-	-	-	70,000	72,100
The Haven (2023)	90,000	-	-	-	-	90,000	92,700
<b>ROAD RESERVE ANALYSIS:</b>							
<b>Beginning Balance</b>		\$ 404,652	\$ 384,152	\$ 413,152	\$ 85,182	\$ 128,382	\$ 72
<b>Deposit Additions (\$400 per unit):</b>							
Boulevard - Parcel I							
The Retreat		1,200	2,400	2,400	800	-	-
The Haven		-	1,600	2,400	3,600	4,400	8,000
		<u>1,200</u>	<u>4,000</u>	<u>4,800</u>	<u>4,400</u>	<u>4,400</u>	<u>8,000</u>
<b>Annual Provisions to Reserve:</b>							
Number of Units		438	438	438	438	438	438
\$ per Unit		\$ 68	\$ 68	\$ 85	\$ 100	\$ 115	\$ 150
		<u>30,000</u>	<u>30,000</u>	<u>37,230</u>	<u>43,800</u>	<u>50,370</u>	<u>65,700</u>
<b>Road Reserve Expenditures:</b>							
Repaving		-	-	(365,000)	-	(178,080)	-
Front Entrance Renovaton		(43,800)					
Repairs & Maintenance		(7,900)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
<b>Projected Ending Balance</b>		<u>\$ 384,152</u>	<u>\$ 413,152</u>	<u>\$ 85,182</u>	<u>\$ 128,382</u>	<u>\$ 72</u>	<u>\$ 68,772</u>

**THE PENINSULA MASTER ASSOCIATION, INC.**

**ANNUAL MEETING MINUTES**

**NOVEMBER 9, 2016**

---

The President called the meeting to order at 5:00 pm. Those in attendance included:

Ron Durham	<i>President - Director</i>
Royce Halstead	<i>Vice President &amp; Director</i>
Gary Spivey	<i>Secretary/Treasurer &amp; Director</i>
Ken Lee	<i>President, Phase One Neighborhood Association</i>
Bob Carlson	<i>President, The Baywalk Neighborhood Association</i>
Dale Dugan	<i>Treasurer, The Links Golf Villas Condominium Owners Association</i>
Bill Whitney	<i>The Racquet Club Condominium Owners Association</i>
Joe Klutho	<i>President, The Boulevard Neighborhood Association</i>
Jay Wells	<i>The Links Condominium Owners Association</i>
Gary Woodham	<i>Director of Peninsula Master Association</i>
Charlotte Stinson	<i>Phase One Association Board Member</i>
Fred Ross	<i>Phase One Association Board Member</i>
Taylor Blake	<i>Accountant</i>

Those absent included:

Joe Lapinsky	<i>President, The Preserve Neighborhood Association</i>
John Albers	<i>Director of Master Association</i>
Rob Kuehn	<i>President, Links Condominium Owners Association</i>
Don Staples	<i>President, The Links Golf Villas Condominium Owners Association</i>

The President introduced Gary Spivey (Sec/Treasurer/Director), Royce Halstead (VP/Director) and Gary Woodham (Director) and called the meeting to order

Old Business included the review of the Balance Sheet through October 31, 2016 as well as a review of the Revenues and Expense Statement through October 31, 2016.

New Business included the presentation of the Budget for the period January 1, 2017 through December 31, 2017. The Roadway Reserve balance and new certificate of deposit (\$250,000) were discussed with copies delivered to each participant. The overall budget for 2017 will decrease approximately \$1,000 over 2016.

New Business also included a discussion of the Roadway Reserve Analysis. Gary Spivey pointed out that projected re-paving for all neighborhoods has been moved back one (1) year due to the good condition of all of our streets. Mr. Durham advised that it is time to have the roads analyzed for quality and integrity to ensure our Roadway Reserve is adequate. Additionally, Mr. Durham discussed the current state of the pier and how state funding has been applied for in efforts to receive monies to address the structural issues. Mr. Durham announced that a special meeting may be called to further discuss once a response is received from ADEM and an action plan is prepared.

The President also discussed the Master Association Covenants and Declarant process. It was stated by the President that the Declarant had exercised its right to extend control of the Master Association through 12/31/2021. A copy of the signed amendment is attached.

Mr. Spivey advised that Honours Golf will not increase monthly dues for Social Club membership (swim, tennis, fitness) in 2017.

There being no further business, the meeting was adjourned at 6:06 pm.

A handwritten signature in black ink, appearing to read "G. Spivey", is written over a horizontal line.

GARY D. SPIVEY, SECRETARY-TREASURER  
THE PENINSULA MASTER ASSOCIATION, INC.

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2017**

**REVENUES:**

	#	%		<u>Monthly</u>
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 120,592	\$ 10,049.35
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	10,685	890.45
The Links Condominium Owners' Association, Inc.	16	3.7%	12,212	1,017.66
The Baywalk Neighborhood Association, Inc.	36	8.2%	27,477	2,289.73
The Preserve Neighborhood Association, Inc.	10	2.3%	7,632	636.04
The Boulevard Neighborhood Association, Inc.	65	14.8%	49,611	4,134.23
Links Golf Villas Condominium Association, Inc.	24	5.5%	18,318	1,526.48
Honours - Peninsula Golf Club, LLC	4	0.9%	3,053	254.41
Peninsula Land Investment, LLC	2	0.5%	1,526	127.21
The Retreat Neighborhood Association, Inc.	48	11.0%	36,636	3,052.97
The Haven Neighborhood Association, Inc.	61	13.9%	46,558	3,879.81
Architectural Review Fees	-	-	1,000	
	<u>438</u>	<u>100%</u>	<u>\$ 335,300</u>	

**EXPENSES:**

Security Services	\$ 142,000
Landscape Maintenance	93,000
Roadway Reserve Provision	30,000
Boardwalk Reserve Contingency	15,000
Management, Compliance & Administration	18,500
Utilities	19,000
Insurance	11,000
Accounting	4,000
Repairs and Maintenance	1,500
Bank Fees	600
Supplies and Printing	500
Taxes and Licenses	200

\$ 335,300

**NET REVENUES OVER EXPENSES**

\$ -

**PENINSULA MASTER ASSOCIATION**  
**Roadway Reserve Analysis**  
**January 1, 2017**

		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
<b>Estimated Repaving Costs (4% Inflation):</b>							
Phase I & Blvd (2020)	\$ 339,000	-	-	395,000	410,800	427,232	444,321
Baywalk (2021)	52,000	-	-	54,000	56,160	58,406	60,743
Preserve (2021)	40,000	-	-	42,000	43,680	45,427	47,244
Boulevard Phase I (2021)	80,000	-	-	82,000	84,460	86,994	89,604
Bouldvard Phase II (2024)	71,000	-	-	71,000	73,130	75,324	77,584
The Retreat (2025)	70,000	-	-	70,000	72,100	74,263	76,491
The Haven (2025)	90,000	-	-	90,000	92,700	95,481	98,345
<b>ROAD RESERVE ANALYSIS:</b>							
<b>Beginning Balance</b>		\$ 411,533	\$ 440,803	\$ 472,063	\$ 518,863	\$ 158,043	\$ 18,586
<b>Deposit Additions (\$400 per unit):</b>							
<b>The Retreat</b>		800	2,000	2,000	800	-	-
<b>The Haven</b>		-	1,600	4,000	4,000	4,000	4,000
		<u>800</u>	<u>3,600</u>	<u>6,000</u>	<u>4,800</u>	<u>4,000</u>	<u>4,000</u>
<b>Annual Provisions to Reserve:</b>							
<b>Number of Units</b>		438	438	438	438	438	438
<b>\$ per Unit</b>		\$ 65	\$ 70	\$ 100	\$ 110	\$ 115	\$ 120
		<u>28,470</u>	<u>30,660</u>	<u>43,800</u>	<u>48,180</u>	<u>50,370</u>	<u>52,560</u>
<b>Road Reserve Expenditures:</b>							
<b>Repaving</b>		-	-	-	(410,800)	(190,827)	-
<b>Repairs &amp; Maintenance</b>		-	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)
<b>Projected Ending Balance</b>		<u>\$ 440,803</u>	<u>\$ 472,063</u>	<u>\$ 518,863</u>	<u>\$ 158,043</u>	<u>\$ 18,586</u>	<u>\$ 72,146</u>

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## CABANA BEACH RESTORATION

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Meeting: June 14, 2017

### History and Status

The *Peninsula Pier* is an iconic part of the Peninsula community and perhaps our most high profile visual amenity.

Constructed in 1998-99, nature has taken its toll. We have lost nearly 80 feet of shoreline due to continued erosion and the possibility of a breach is certainly possible.

The Master Association began funding a repair reserve for the pier/boardwalk in 2010. The \$3,000 per year contingency line item to the Master Association budget was increased to \$15,000 a couple of years later. To date, the total amount of pier/boardwalk funding has been \$86,000; expenditures to date total \$64,653 leaving a balance of \$21,347. In addition to the \$21,347 balance, we included another \$15,000 in the 2017 budget. Total cash-on-hand available for the pier/boardwalk restoration is \$36,347.

Over the past several years, the Master Association has explored other avenues for funding to correct the erosion problem. Application was made with the State of Alabama (State of Alabama Project Portal) and remains active should State funding come available. We have been advised there is little hope for such funding. Also, we have remained in contact with the City of Gulf Shores. The City was planning on using a portion of BP oil proceeds to restore our shoreline. That funding was ultimately directed to Montgomery with Gulf Shores and other coastal communities receiving little for environmental restoration.

### Options

We have looked essentially at three (3) options for the restoration of the pier. Each one (1) of the options would include the demolition of the existing boardwalk area adjacent to the pier. The area to the right of the cart staging area would not be rebuilt (see handout), but steps would be provided for access to the beach. We feel that area of decking is simply not utilized.

#### **1. Bulkhead Option**

A bulkhead would be constructed for approximately 400 feet (200 feet on either side of the pier) at the mean high water line to stop or slow future erosion. The total bulkhead cost would be \$95,250. The estimated cost to re-build the deck is \$60,000 bringing the total cost to approximately \$155,250. This option will require a lengthy permitting period due to it being a new structure and the dredging involved.

#### **2. Living Shoreline Option**

A living shoreline differs from the *Bulkhead Option* in that the barrier would be extended to thirty (30) feet or forty (40) feet seaward of the existing shoreline. At thirty (30) feet seaward the cost is estimated at \$86,500 and at forty (40) feet \$99,500. Total shoreline cost (plus

\$60,000 for decking) would be \$146,500 to \$159,500. This option will require a lengthy permitting period due to it being a new structure and the dredging involved.

**3. Hybrid Option**

Since neither the bulkhead nor living shoreline options can provide any concrete assurances as to how effective they will be, we sought another option which we are calling the Hybrid Option.

Essentially, this method will not try to stop or slow erosion as with the bulkhead or shoreline alternatives. In the hybrid option, we would simply drive deep piles (similar to those on the pier itself) to provide stability for the decking and allow erosion to continue under the decking area if nature so desires. There is no permitting required with this option. We sought three (3) estimates for this work:

M. G. Marine	\$78,050
Edgewater Marine	\$78,670
G. R. W.	\$65,375

The costs above include the cost of rebuilding the deck.

**Recommended Plan**

The Hybrid Plan is recommended using the GRW proposal (Gary Woodham). Using the GRW proposal and adding a contingency for unforeseen conditions, the funding for the restoration is summarized as follows:

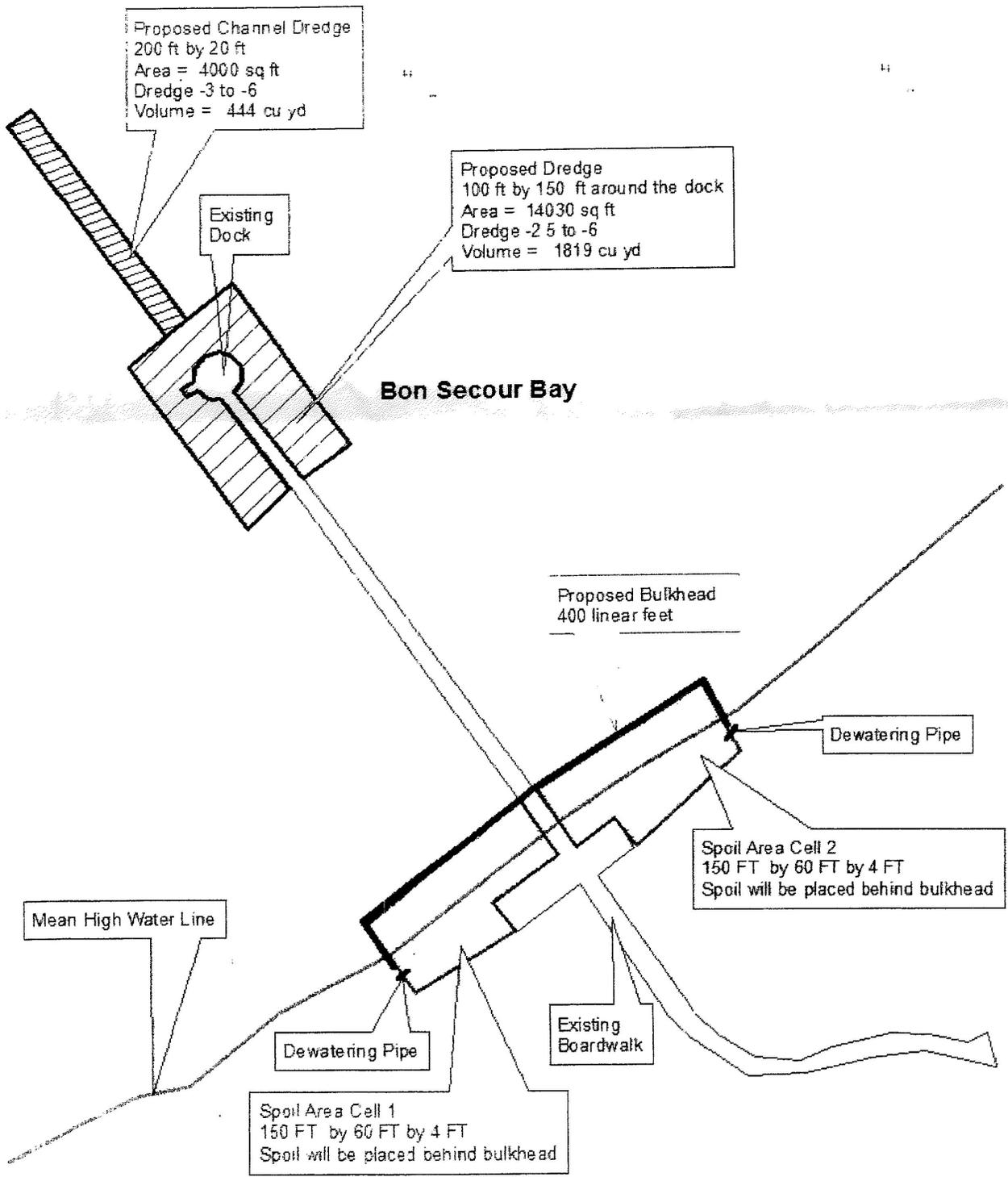
Total Cost	\$70,000
(-) use of funds in reserve	<u>\$30,000</u>
To be assessed	\$40,000

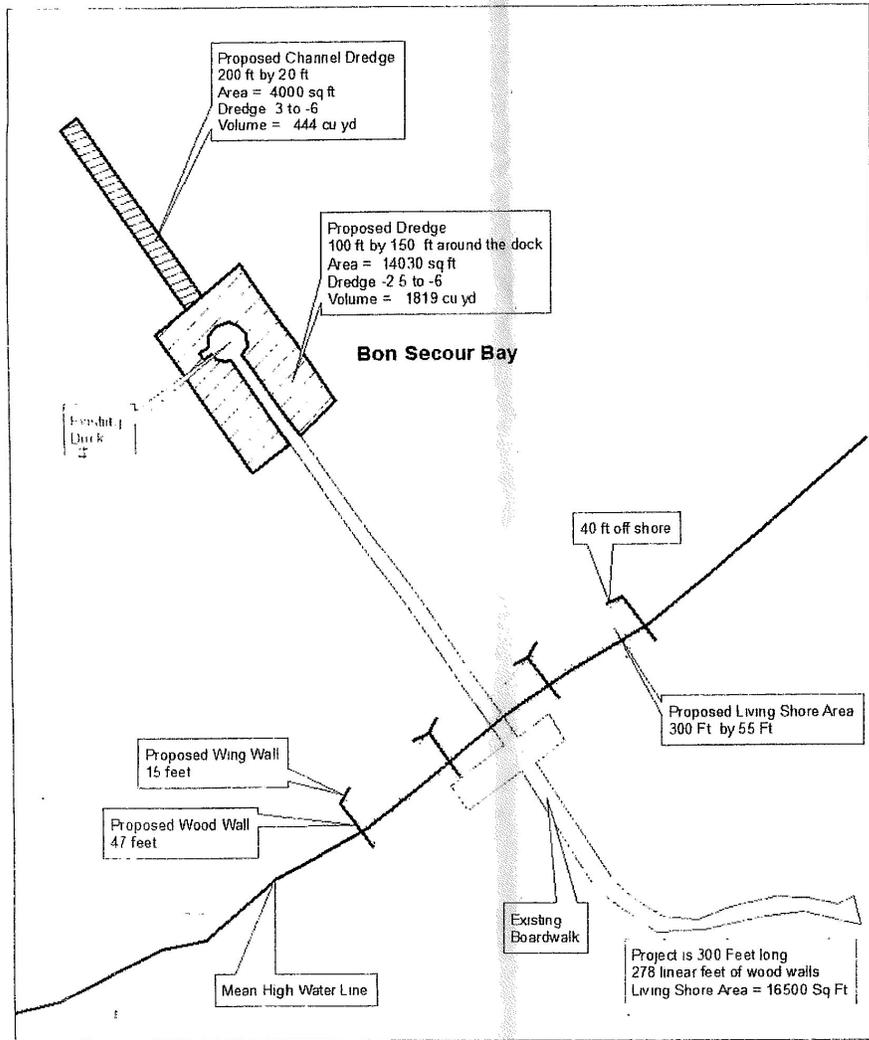
$$\$40,000 \div 433 \text{ property owners} = \$92.38$$

Rounded assessment: \$100.00 per house/lot/unit

Any unused funds would remain in the reserve fund.

The recommended plan outlined above was unanimously supported by the neighborhood presidents at the June 14, 2017 Special Meeting of the Peninsula Master Association, Inc.



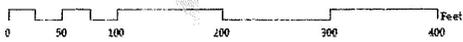


**EcoSolutions**

P.O. Box 361 Montrose, AL 36559  
Phone: 251-621-5006 Fax: 251-621-5058

Project Peninsula Living Shoreline  
Applicant: Honours Peninsula

1 inch = 100 feet



T-9-S, R-3-E, Sect 21  
Gulf Shores, AL

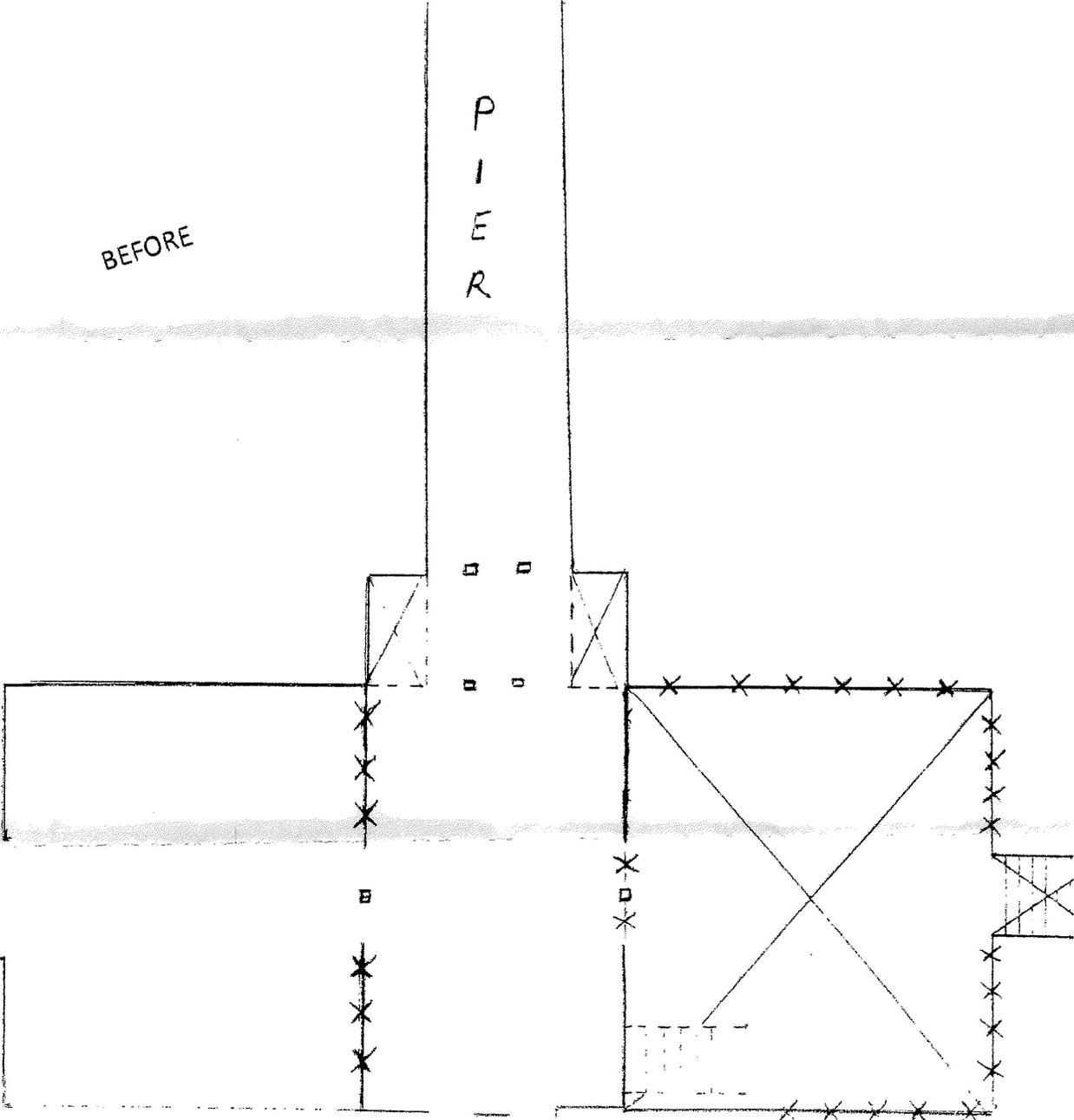


CABANA BEACH PROJECT

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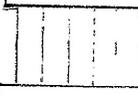
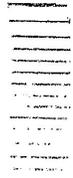
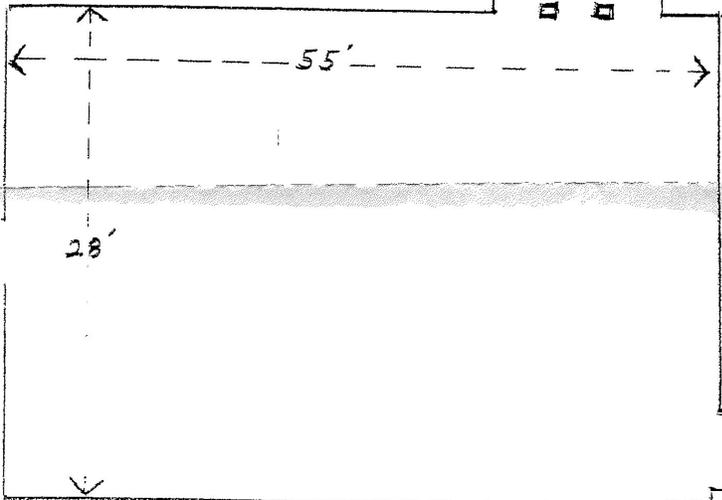
X = PERMANENT REMOVAL

CABANA BEACH PROJECT

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**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Revenues and Expenses**  
**Ten Months Ending October 31, 2017**

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenues:			
Association Dues	\$ 278,642	278,583	\$ 59
Special Assessment	43,800	-	43,800
Architectural Review Fees	600	833	(233)
Transponder Sales	1,400	-	1,400
	<u>324,442</u>	<u>279,416</u>	<u>45,026</u>
Expenses:			
Security Services	117,090	118,333	1,243
Landscape Maintenance	78,275	77,500	(775)
Building and Other Maintenance	3,747	1,250	(2,497)
Roadway Reserve Provision	25,000	25,000	-
Boardwalk Repairs	43,800	12,500	(31,300)
Compliance and Administration	17,375	15,417	(1,958)
Utilities	15,703	15,833	130
Insurance	8,550	9,167	617
Accounting	3,500	3,333	(167)
Cost of transponder sales	616	-	(616)
Bank Fees	978	500	(478)
Supplies and Printing	642	417	(225)
Taxes and Licenses	39	166	127
	<u>315,315</u>	<u>279,416</u>	<u>(35,899)</u>
Net Revenues Over Expenses	<u>\$ 9,127</u>	<u>\$ -</u>	<u>\$ 9,127</u>

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**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Assets, Liabilities and Fund Balance**  
**October 31, 2017**

**Assets:**

Cash - Operating	\$	39,541
Cash - Roadway Reserve		188,398
CD - Roadway Reserve		251,276
Total Cash		<u>479,215</u>
Accounts Receivable		11,470
Inventory - Transponders		1,700
Gatehouses / Signage / Landscaping		148,172
	\$	<u><u>640,557</u></u>

**Liabilities and Fund Balance:**

Accounts Payable	\$	9,721
Equity - Fund Balance		630,836
	\$	<u><u>640,557</u></u>

## Peninsula Roadway Drive Through

Lewis Copeland [lcpeland@soearth.com]

**Sent:** Thursday, November 09, 2017 9:47 AM

**To:** Royce Halstead

**Cc:** RJ GONZALES [RGONZALES@SOEARTH.COM]

Royce, this email is to summarize our observations and comments from our recent subdivision drive through inspection.

- Roadways are still in very good condition for the age. This is a result of good initial construction, good draining soils and your maintenance program.
- There were a couple of culverts that we identified with you in which the surrounding asphalt needed some minor patching, leveling and crack sealing. This should be completed and monitored as they may need repair in the future
- The "traffic circle" asphalt is still in serviceable condition but some limited patching and an overlay is not far off. This would be considered preventative at this point but likely will be required in a few years.
- Moderate transverse cracking was observed on some of the roadways in the NE of the subdivision. This cracking appears to be thermal in nature and is most significant on Wildlife Ct. and Serenity Cove. The cracks in these cul-de-sacs should be cleaned and filled with Hot Tar Crack Seal to extend the life.

We will be glad to make this inspection again with you in a couple of years. Let me know if we can be of assistance in the interim.

### Lewis Copeland, Jr., P.E.

*President*

 **SOUTHERN EARTH SCIENCES, INC.**

5460 Rangeline Road

Mobile, AL 36619

Office: (251) 344-7711

Cell: 251-379-3901

Fax: (251) 443-9000

E-mail: [lcpeland@soearth.com](mailto:lcpeland@soearth.com)

Visit us at: [www.soearth.com](http://www.soearth.com)

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**THE PENINSULA MASTER ASSOCIATION, INC.**

**ANNUAL MEETING MINUTES**

**NOVEMBER 16, 2017**

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The President called the meeting to order at 5:00 pm. Those in attendance included:

Ron Durham	<i>President - Director</i>
Royce Halstead	<i>Vice President &amp; Director</i>
Gary Spivey	<i>Secretary/Treasurer &amp; Director</i>
Ken Lee	<i>President, Phase One Neighborhood Association</i>
Bob Davidson	<i>Secretary/Treasurer, The Baywalk Neighborhood Association</i>
David Helbach	<i>Officer, The Links Golf Villas Condominium Owners Association</i>
Bill Whitney	<i>The Racquet Club Condominium Owners Association, Director PMA</i>
Dennis Grasso	<i>Vice President, The Boulevard Neighborhood Association</i>
Jay Wells	<i>Officer, The Links Condominium Owners Association</i>
Gary Woodham	<i>Vice President, The Preserve Neighborhood</i>
Bubba Craighead	<i>Retreat Neighborhood Association</i>
Ken Hisle	<i>Director, Retreat Neighborhood Association</i>
Tina Allen	<i>President, The Racquet Club Condominium Owners Association</i>
Taylor Blake	<i>Accountant, Peninsula Master Association</i>

Those absent included:

Joe Lapinsky	<i>President, The Preserve Neighborhood Association</i>
John Albers	<i>Director, Peninsula Master Association</i>

The President introduced Gary Spivey (Sec/Treasurer/Director), Royce Halstead (VP/Director), Gary Woodham (Director) and Taylor Blake (Accountant). The President also introduced Bill Whitney and Ken Hiesel and appointed them to serve on the Board of Directors for Peninsula Master Association for the 2018 year. After the introduction of the Board, the 2018 meeting was called to order.

Old Business included the review of the Balance Sheet through October 31, 2017 and a review of the Revenues and Expense Statement through October 31, 2017. It was discussed and agreed to add a new line item on the balance sheet to differentiate the pier reserve cash from the Roadway Reserve Funds. The President also outlined the pier restoration project that took place in 2017.

New Business included the presentation of the Budget for the period January 1, 2018 through December 31, 2018. The Roadway Reserve balance and certificate of deposit (\$250,000) was discussed with copies delivered to each participant. The overall budget for 2018 will increase approximately \$9,000 over 2017 and is attributed to rising security/guard gate costs. There has not been an increase in security costs over the last three years.

New Business also included a discussion of the Roadway Reserve Analysis along with a report conducted by Lewis Copeland of Southern Earth Sciences on the shape/condition of the roadways within Peninsula. The report findings stated the streets and roadways within Peninsula are in good shape given their age. It was discussed to increase the roadway reserve contribution on any new home sale from \$400 to \$500. It was also proposed to start receiving a

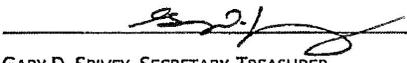
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\$500 contribution on any resale within Peninsula. The Board agreed to take these matters under advisement.

The President outlined the upcoming restoration work on the Racquet Club and outlined the scope of the project. Mr. Spivey advised that Honours Golf will increase monthly dues for Social Club membership (swim, tennis, fitness) \$5 beginning after the completion of the Racquet Club renovation.

The President thanked the outgoing directors, Gary Woodham and John Albers, for their contributions and service to the Peninsula Master Association.

There being no further business, the meeting was adjourned at 6:00 pm.

  
GARY D. SPIVEY, SECRETARY-TREASURER  
THE PENINSULA MASTER ASSOCIATION, INC.

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2018**

**REVENUES:**

	#	%		<u>Monthly</u>
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 123,875	\$ 10,322.91
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	10,976	914.69
The Links Condominium Owners' Association, Inc.	16	3.7%	12,544	1,045.36
The Baywalk Neighborhood Association, Inc.	36	8.2%	28,225	2,352.05
The Preserve Neighborhood Association, Inc.	10	2.3%	7,840	653.35
The Boulevard Neighborhood Association, Inc.	65	14.8%	50,961	4,246.77
Links Golf Villas Condominium Association, Inc.	24	5.5%	18,816	1,568.04
Honours - Peninsula Golf Club, LLC	4	0.9%	3,136	261.34
Peninsula Land Investment, LLC	2	0.5%	1,568	130.67
The Retreat Neighborhood Association, Inc.	48	11.0%	37,633	3,136.07
The Haven Neighborhood Association, Inc.	61	13.9%	47,825	3,985.43
Architectural Review Fees	-	-	1,000	
	<u>438</u>	<u>100%</u>	<u>\$ 344,400</u>	

**EXPENSES:**

Security Services	\$ 149,000
Landscape Maintenance	93,000
Roadway Reserve Provision	30,000
Boardwalk Reserve Contingency	15,000
Management, Compliance & Administration	18,500
Utilities	20,000
Insurance	10,500
Accounting	4,800
Repairs and Maintenance	2,000
Bank Fees	600
Supplies and Printing	750
Taxes and Licenses	250

\$ 344,400

**NET REVENUES OVER EXPENSES**

\$ -

**PENINSULA MASTER ASSOCIATION  
Roadway & Boardwalk Reserve Analysis  
January 1, 2018**

		<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
<b>Estimated Repaving Costs (4% Inflation):</b>							
Phase I & Blvd (2020)	\$ 380,000	380,000	395,200	411,008	427,448	444,546	462,328
Baywalk (2021)	52,000	52,000	54,080	56,243	58,493	60,833	63,266
Preserve (2022)	40,000	40,000	41,600	43,264	44,995	46,794	48,666
Boulevard Phase I (2022)	80,000	80,000	82,400	84,872	87,418	90,041	92,742
Bouldvard Phase II (2023)	71,000	-	71,000	73,130	75,324	77,584	79,911
The Retreat (2025)	70,000	-	70,000	72,100	74,263	76,491	78,786
The Haven (2027)	90,000	-	90,000	92,700	95,481	98,345	101,296
<b>ROAD RESERVE ANALYSIS:</b>							
<b>Beginning Balance</b>		\$ 442,224	\$ 488,824	\$ 537,824	\$ 182,816	\$ 182,523	\$ 108,888
<b>Deposit Additions (\$400 per unit):</b>							
<b>Boulevard - Parcel I</b>							
The Retreat		1,200	2,400	2,800	-	-	-
The Haven		400	1,600	3,200	3,200	3,200	3,200
		<u>1,600</u>	<u>4,000</u>	<u>6,000</u>	<u>3,200</u>	<u>3,200</u>	<u>3,200</u>
<b>Annual Provisions to Reserve:</b>							
<b>Roadway</b>		30,000	35,000	40,000	45,000	50,000	55,000
<b>Boardwalk</b>		15,000	15,000	15,000	15,000	15,000	15,000
		<u>45,000</u>	<u>50,000</u>	<u>55,000</u>	<u>60,000</u>	<u>65,000</u>	<u>70,000</u>
<b>Road Reserve Expenditures:</b>							
<b>Repaving</b>		-	-	(411,008)	(58,493)	(136,835)	(79,911)
<b>Repairs &amp; Maintenance</b>		-	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
<b>Projected Ending Balance</b>		<u>\$ 488,824</u>	<u>\$ 537,824</u>	<u>\$ 182,816</u>	<u>\$ 182,523</u>	<u>\$ 108,888</u>	<u>\$ 97,177</u>

**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Revenues and Expenses**  
**Ten Months Ending October 31, 2018**

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenues:			
Association Dues	\$ 286,167	286,167	\$ -
Architectural Review Fees	600	833	(233)
Transponder Sales	1,850	-	1,850
	<u>288,617</u>	<u>287,000</u>	<u>1,617</u>
Expenses:			
Security Services	122,905	124,167	1,262
Landscape Maintenance	80,000	77,500	(2,500)
Building and Other Maintenance	4,090	1,667	(2,423)
Roadway Reserve Provision	25,000	25,000	-
Boardwalk Reserve Provision	12,500	12,500	-
Management, Compliance & Admin.	14,420	15,417	997
Cost of sales - Transponders	815	-	(815)
Utilities	15,278	16,667	1,389
Insurance	8,622	8,750	128
Accounting	4,000	4,000	-
Supplies and Printing	923	625	(298)
Bank Fees	380	500	120
Taxes and Licenses	426	207	(219)
	<u>289,359</u>	<u>287,000</u>	<u>(2,359)</u>
Net Revenues Over Expenses	<u>\$ (742)</u>	<u>\$ -</u>	<u>\$ (742)</u>

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**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Assets, Liabilities and Fund Balance**  
**October 31, 2018**

Assets:	
Cash - Operating	\$ 37,534
Cash - Roadway Reserve	484,359
Accounts Receivable	16,475
Inventory - Transponders	620
Gatehouses / Signage	132,936
	<u>\$ 671,924</u>

Liabilities and Fund Balance:	
Accounts Payable	\$ 11,895
Equity - Fund Balance	660,029
	<u>\$ 671,924</u>

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The Peninsula Master Association, Inc.

Annual Meeting Minutes

November 14, 2018

The President called the meeting to order at 5 p.m.

Those in attendance included:

Ron Durham, President – Director

Royce Halstead, Vice President - Director

Kenneth Hisle, Director

Terry Fowinkle, President, Phase One Neighborhood Association

Darlene Fuehring, Phase One Neighborhood Association

Charles Johnson, Phase One Neighborhood Association

Kathy Inman, Treasurer, The Links Golf Villas Condominium Owners Association

Robert Lockwood, Treasurer, The Racquet Club Condominium Owners Association

Joseph Lapinsky, President, The Retreat Neighborhood Association

Jay Wells, Vice President, The Links Condominium Owners Association

Bob Carlson, President, Baywalk Neighborhood Association

Joe Klutho, President, The Boulevard Neighborhood Association

Those Absent included:

Gary Spivey, Secretary/Treasurer - Director

Lauren Kozlowski, President, The Links Golf Villas Condominium Owners Association

Margaret Walden, Director, Resident, The Haven)

The President, Ron Durham, introduced the Board of Directors. Ron announced that Margaret Walden has been appointed Director to replace Bill Whitney, who has moved away from Peninsula. Following the introduction of the Board, the meeting was called to order.

Old Business included review of the Balance sheet through Oct 31, 2018, the Revenues and Expenses Statement through Oct 31, 2018, Statement of Assets, Liabilities and Fund Balance through Oct 31, 2018, and the Roadway and Boardwalk Reserve Analysis.

New Business included the presentation of the Budget for the period Jan 1, 2019 through Dec 31, 2019. Ron called attention to a \$2,500 increase in the total budget over 2018, due to expected maintenance to both gatehouses, gate arm maintenance at the 'residents only' gate, and increased utility costs. Ron advised that he will be directing an additional deposit of \$100,000 in a certificate of deposit of Roadway Reserve Funds. This will bring a total of \$350,000 of Roadway Reserve Funds deposited into CD accounts. Ron advised that the Board will consider raising the Roadway Reserve Fee from \$400 to \$500, for first time property sales. Further, the Board will consider adding the Roadway Reserve fee to all property sales. Ron directed that an engineering firm be commissioned to conduct a complete analysis of our streets in 2019, with results to be reported at the 2019 Annual Meeting.

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Ron announced that Honours Golf will increase monthly dues for Social Membership in the Club (privileges at the swim, tennis, fitness center) by \$5 per month (\$155 to \$160 per month) effective Jan 1, 2019.

Ken Hisle volunteered to lead a committee to explore the possibility of upgrading telecommunication service (including telephone, television, internet and security) to Peninsula. The goal would be to contract with a company to install infrastructure/facilities that would include initial costs (financed over an extended period), possible profit sharing between Peninsula and the provider, and the possible ownership of equipment by Peninsula. Joe Lapinsky and Bob Lockwood volunteered to serve on the committee. Ron instructed the committee to include Royce Halstead in discussions, meetings and progress in the initiative. The committee will plan to report results of their study to the Board.

Royce thanked all the board members for their continuing outstanding service to both their neighborhoods and Peninsula. Additionally, he requested that all Neighborhood Boards provide updates to the sales office, of changes in both board members and fee structures. This information is needed by sales agents, in order to inform potential Peninsula owners.

There being no further business, the meeting was adjourned at 6 p.m.

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Gary Spivey, Secretary-Treasurer

The Peninsula Master Asso., Inc

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2019**

**REVENUES:**

	#	%		<b>Monthly</b>
Peninsula Property Owners' Association Phase One, Inc.	158	36.1%	\$ 124,822	\$ 10,401.82
The Racquet Club Condominium Owners' Association, Inc.	14	3.2%	11,060	921.68
The Links Condominium Owners' Association, Inc.	16	3.7%	12,640	1,053.35
The Baywalk Neighborhood Association, Inc.	36	8.2%	28,440	2,370.03
The Preserve Neighborhood Association, Inc.	10	2.3%	7,900	658.34
The Boulevard Neighborhood Association, Inc.	65	14.8%	51,351	4,279.23
Links Golf Villas Condominium Association, Inc.	24	5.5%	18,960	1,580.02
Honours - Peninsula Golf Club, LLC	4	0.9%	3,160	263.34
Peninsula Land Investment, LLC	2	0.5%	1,580	131.67
The Retreat Neighborhood Association, Inc.	48	11.0%	37,921	3,160.05
The Haven Neighborhood Association, Inc.	61	13.9%	48,191	4,015.89
Architectural Review Fees	-	-	900	
	<u>438</u>	<u>100%</u>	<u>\$ 346,925</u>	

**EXPENSES:**

Security Services	\$ 149,000
Landscape Maintenance	95,000
Roadway Reserve Provision	30,000
Boardwalk Reserve Contingency	15,000
Management, Compliance & Administration	18,000
Utilities	19,000
Insurance	11,000
Accounting	5,100
Repairs and Maintenance	3,000
Bank Fees	500
Supplies and Printing	800
Taxes and Licenses	525

\$ 346,925

**NET REVENUES OVER EXPENSES**

\$ -

**PENINSULA MASTER ASSOCIATION**  
**Roadway & Boardwalk Reserve Analysis**  
**January 1, 2020**

		<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Estimated Repaving Costs (4% Inflation):</b>							
Phase I & Blvd (2021)	\$	410,000	410,000	426,400	443,456	461,194	479,642
Baywalk (2022)		56,000	56,000	58,240	60,570	62,992	65,133
Preserve (2022)		45,000	45,000	46,800	48,672	50,619	52,749
Boulevard Phase I (2023)		84,000	84,000	86,520	89,116	91,789	94,543
Boulevard Phase II (2024)		74,000	74,000	76,220	78,507	80,862	83,288
The Retreat (2025)		72,000	72,000	74,160	76,385	78,676	81,037
The Haven (2027)		93,000	93,000	95,790	98,664	101,624	104,672
<b>RESERVE ANALYSIS:</b>							
<b>Beginning Balance</b>		\$ 516,240	\$ 562,015	\$ 611,615	\$ 218,159	\$ 159,548	\$ 125,005
<b>Deposit Additions (\$400 per unit):</b>							
<b>The Retreat</b>		800	-	-	-	-	-
<b>The Haven</b>		7,600	9,600	-	-	-	-
		<u>8,400</u>	<u>9,600</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Annual Provisions to Reserve:</b>							
<b>Roadway</b>		30,000	30,000	40,000	45,000	50,000	55,000
<b>Boardwalk</b>		15,000	15,000	15,000	15,000	15,000	15,000
		<u>45,000</u>	<u>45,000</u>	<u>55,000</u>	<u>60,000</u>	<u>65,000</u>	<u>70,000</u>
<b>Road Reserve Expenditures:</b>							
<b>Repaving</b>		-	-	(443,456)	(113,611)	(94,543)	(85,786)
<b>Repairs &amp; Maintenance</b>		(7,625)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
<b>Projected Ending Balance</b>		<u>\$ 562,015</u>	<u>\$ 611,615</u>	<u>\$ 218,159</u>	<u>\$ 159,548</u>	<u>\$ 125,005</u>	<u>\$ 104,219</u>

BUDGET FOR 2020?

**PENINSULA MASTER ASSOCIATION, INC.**  
**Statement of Assets, Liabilities and Fund Balance**  
**October 31, 2020**

Assets:	
Cash - Operating	\$ 29,581
Cash - Roadway Reserve	560,423
Accounts Receivable	2,898
Inventory - Transponders	690
Gatehouses / Signage	130,816
	<u>\$ 724,408</u>

Liabilities and Fund Balance:	
Accounts Payable	\$ 30,127
Equity - Fund Balance	694,281
	<u>\$ 724,408</u>

The Peninsula Master Association

Annual Meeting Minutes

November 17, 2020

The President called the meeting to order at 5pm

Those in attendance:

Ron Durham, President – Director

Royce Halstead, Vice President – Director

Gary Spivey Secretary-Treasurer – Director

Kenneth Hisle – Director

Margaret Walden – Director

Stephen Richters, President, Phase One Association (The Lakes)

Joe Klutho, President, The Boulevard Association

Mike Hough, President Baywalk Association

Alton McRee, Vice President, The Preserve Association

Pam Sherry, President, The Retreat Association

Julie Bowlick, President, The Racquet Club Condo Association

Jay Wells, Vice President, The Links Condo Association

Mary Ann Pflueger, Vice President, The Links Golf Villas Condo Association

Those Absent:

Joe Lapinsky, President, The Preserve Association

Lauren Kozlowski, President, The Links Golf Villas Condo Association

Rob Kuehn, President, The Links Condo Association

Ron Durham introduced the Board of Directors. He advised that Steve Richters had been added to the Board as a Director, anticipating the effort and emphasis the Board will be placing on the transfer of control of the Master Association from the Declarant, Peninsula-Honours Properties to the property owners in Peninsula.

Ron introduced Jamey Davis, Peninsula Turfcare Superintendent. Jamey provided an update on the continuing efforts to recover from Hurricane Sally. He elaborated on the changes to the course that will enhance its playability, beauty and enjoyment. Jamey advised that 18 holes will be available for play throughout the recovery and renovations, and he hoped that the Marsh Course would be opened for play next week. Jamey stated that the pickle ball project should be completed this year.

Royce provided an update on the plans for the repair and upgrade of the golf clubhouse, tennis and fitness center, tennis courts, golf course restrooms and the Cabana Beach pier and boardwalk. He stated that the selected contractor and the insurance adjuster met last week to bring closure to mitigation and complete the scope of work. Anthony Vaughn, Director of Golf, will be providing further updates, including specifics on construction timelines. Royce has requested that the repair to the Cabana Beach pier and boardwalk be placed as a top priority, given the joy and usage it offers Peninsula owners.

11:10 AM

Peninsula Master Association, Inc.

Balance Sheet

As of December 31, 2020

02/15/21

Accrual Basis

	<u>Dec 31, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Wachovia Bank - Operating	71,324.65
Wachovia Bank - Roadway Reserve	100,651.26
Wells Fargo Roadway - Deposit	416,796.76
<b>Total Checking/Savings</b>	<u>588,772.67</u>
<b>Accounts Receivable</b>	
Accounts Receivable	2,898.58
<b>Total Accounts Receivable</b>	<u>2,898.58</u>
<b>Other Current Assets</b>	
Inventory - Transmitters	690.00
<b>Total Other Current Assets</b>	<u>690.00</u>
<b>Total Current Assets</b>	592,361.25
<b>Fixed Assets</b>	
Accumulated Depreciation	-117,869.78
Buildings - Gatehouses	130,163.00
Front Entrance Landscaping	107,282.57
Residential Signage	11,240.63
<b>Total Fixed Assets</b>	<u>130,816.42</u>
<b>TOTAL ASSETS</b>	<u><u>723,177.67</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	18,327.97
<b>Total Accounts Payable</b>	<u>18,327.97</u>
<b>Total Current Liabilities</b>	<u>18,327.97</u>
<b>Total Liabilities</b>	18,327.97
<b>Equity</b>	
Contributions by Developer	769,788.30
General Fund	401,977.31
Retained Earnings	-498,733.09
Net Income	31,817.18
<b>Total Equity</b>	<u>704,849.70</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>723,177.67</u></u>

11:11 AM  
02/15/21  
Accrual Basis

Peninsula Master Association, Inc.  
**Profit & Loss**  
January through December 2020

	<u>Jan - Dec 20</u>
Ordinary Income/Expense	
Income	
Association Dues	351,124.92
Reimbursed Expenses	
Architectural Review	1,500.00
Total Reimbursed Expenses	1,500.00
Transponder Equipment Sales	4,300.00
Total Income	366,924.92
Cost of Goods Sold	
COS - Transponders	3,308.85
Total COGS	3,308.85
Gross Profit	353,616.07
Expense	
Administrative Expenses	
Accounting Fees	5,100.00
Total Administrative Expenses	5,100.00
Bank Service Charges	502.92
Contract Labor	21,079.38
Insurance	
Combination Casualty	10,594.00
Directors & Officers Liability	0.00
Insurance - Other	31.80
Total Insurance	10,625.80
Maintenance	
Building Maintenance & Repairs	18,751.03
Common Area Maint - Landscape	95,000.00
Computer Repairs	392.50
Roadway Repairs	7,625.00
Total Maintenance	121,768.53
Office Supplies	88.13
Reconciliation Discrepancies	0.00
Security	152,585.36
Taxes	
Federal	357.00
Property	46.20
State	77.00
Total Taxes	480.20
Travel & Ent	
Meals	803.48
Travel	640.11
Total Travel & Ent	1,443.59
Utilities	
Cable Television	1,808.53
Electric	16,702.80
Telephone	1,319.59
Water & Sewer	1,238.66
Total Utilities	21,069.58
Total Expense	334,743.49
Net Ordinary Income	18,872.58

11:11 AM  
02/15/21  
Accrual Basis

Peninsula Master Association, Inc.  
**Profit & Loss**  
January through December 2020

	<u>Jan - Dec 20</u>
Other Income/Expense	
Other Income	
Interest Income	12,944.60
Total Other Income	<u>12,944.60</u>
Net Other Income	<u>12,944.60</u>
Net Income	<u><u>31,817.18</u></u>

**PENINSULA MASTER ASSOCIATION, INC.**  
**Budget for Year Ending December 31, 2021**

**REVENUES:**

	#	%		<u>Monthly</u>
Peninsula Property Owners' Association Phase One, Inc.	158	35.6%	\$ 127,743	\$ 10,645.28
The Racquet Club Condominium Owners' Association , Inc.	14	3.2%	11,319	943.25
The Links Condominium Owners' Association, Inc.	16	3.6%	12,936	1,078.00
The Baywalk Neighborhood Association, Inc.	36	8.1%	29,106	2,425.51
The Preserve Neighborhood Association, Inc.	10	2.3%	8,085	673.75
The Boulevard Neighborhood Association, Inc.	65	14.6%	52,553	4,379.39
Links Golf Villas Condominium Association, Inc.	24	5.4%	19,404	1,617.00
Honours - Peninsula Golf Club, LLC	4	0.9%	3,234	269.50
Peninsula Land Investment, LLC	2	0.5%	1,617	134.75
The Retreat Neighborhood Association, Inc.	47	10.6%	38,000	3,166.63
The Haven Neighborhood Association, Inc.	68	15.3%	54,978	4,581.51
Architectural Review Fees	-	-	1,500	
	<u>444</u>	<u>100%</u>	<u>\$ 360,475</u>	

**EXPENSES:**

Security Services	\$ 155,000
Landscape Maintenance	95,000
Roadway Reserve Provision	30,000
Boardwalk Reserve Contingency	15,000
Management, Compliance & Administration	21,000
Utilities	21,000
Insurance	11,000
Accounting	5,700
Repairs and Maintenance	5,000
Supplies and Printing	800
Taxes and Licenses	500
Bank Fees	475
	<u>\$ 360,475</u>

**NET REVENUES OVER EXPENSES**

\$ -

## Depreciation Detail Listing

\* Item is included in UBIA  
for Section 199A calculations.  
See "UBIA" in lower right corner.  
Name(s) as shown on return

FORM 1120  
(This page is not filed with the return. It is for your records only.)

Social security number/EIN  
63-1169676

THE PENINSULA MASTER ASSOC INC															
No.	Description	Date	Cost	Basis Adjustment	Business percentage	Section 179	Bonus depreciation	Depreciable Basis	Life	Method	Rate	Prior Depreciation	Current Depreciation	Accum Deprec	
1	GATEHOUSE 1	06/01/2006	20,453		100.00			20,453	15	SL	HY	6.667	19,885	568	20,453
2	GATEHOUSE 2	06/01/2006	109,710		100.00			109,710	15	SL	HY	6.667	106,663	3,047	109,710
3	FRONT ENTRANCE LANDSC	06/01/2006	107,283		100.00			107,283	15	SL	HY	6.667		7,152	
4	SIGNS	06/02/2006	11,241		100.00			11,241	15	SL	HY	6.667		749	
<b>Totals</b>			<b>248,687</b>					<b>248,687</b>				<b>126,548</b>	<b>11,516</b>	<b>13,660</b>	
Land Amount															
Net Depreciable Cost			248,687												
									CY 179 and CY Bonus						
									TOTAL CY Depr including 179/bonus			11,516			

10/20/2017 10:00 AM

