

Transition Updates

5 messages

Stephen Richters <srhc4321@gmail.com> Mon, Oct 25, 2021 at 7:20 PM
To: Steve Richters <srhc4321@gmail.com>, Joe Klutho <joeklutho@gmail.com>, Julie Bowlick <juliebowlck4@gmail.com>, Joseph Lapinsky <jflapinsky@hotmail.com>, Dennis Grasso <dmg.consult@zebra.net>, Mary Ann Pflueger <mpflueger52@gmail.com>, Mike Hough <mbhough2@gmail.com>, Ronnie Hill <rwrbhm@gmail.com>, B President Links <rk.silvereagle@comcast.net>

HOA Presidents/Representatives,

This communication updates our Transition process and provides a currently projected timeline for the Special Meeting where the Master Association Board elections and the formal transition will occur. I have broken it down as follows:

1. Timelines leading up to the Special Meeting:
2. Update on the management company, the security company, and the landscaping company.
3. The election process.
4. Vetting the current candidate list.

1. Timelines leading up to the Special Meeting:

- Next Monday, the Havens will officially become the 9th Peninsula HOA controlled by its property owners.
- The new Villas property which will become the 10th Peninsula HOA goes to the Gulf Shores planning commission on Wednesday of this week.
- If approved by the Gulf Shores Planning Commission, the sale of the Villas property will close around November 12.
- Assuming the Villas property closes around November 12, the Special Meeting will be called sometime in the first two full weeks of December

2. Update on the management company, the security company, and the landscaping company.

- As approved by the Peninsula HOA presidents/representatives, the Master Association signed a one year contract with the management company, Landmark Real Estate Group, Inc. The contract was signed this morning and begins November 1 with the terms as presented by Landmark in our meeting. The contract has a 60 day no fault out clause.
- The Master Association intends to sign a two year contract with the present Security Company. This contract will contain a 30 day no fault out clause.
- The current plan will have the golf club continuing to provide landscaping for the Master Association until the new Board has time to vet and hire a landscaping company.
 - Notes: These three items will provide the new Board with time to get organized and understand the nuances of running the Peninsula neighborhoods. Neither of the new contracts commit the new Board for a lengthy period of time as both have very convenient no fault out clauses.

3. The election process.

- The election will occur at the Special Meeting to be called in early December.
- At the Special Meeting, each sitting HOA president will cast a single vote for each of the five open positions on the new Board.
- Since there are candidates from at least 5 Peninsula HOAs, each Peninsula HOA may have only one of their HOA members elected to the Board.
- The Master Association has designated that the Nominating Committee for the election of the new Board will consist of the Peninsula HOA presidents.

4. At this point, the following individuals' names have been forwarded as candidates. Please review the list for accuracy and reply that your HOA candidate(s) are correct as listed or provide corrections/additions.

Baywalk: Kelli Whitehall

Boulevard: David Hand; Al Berzett; Paul Hagen

Haven:

Lakes: Ken Lee; Bob Sedge

Links: Gloria Morris

Links Golf Villas: Dennis Drewyer

Preserve:

Racquet Club: Dan Sheffer

Retreat: Lyle Brown; Michael (Spud) Spiegel

I will send out a beginning proposal for the actual election process for your comments/suggestions/edits by Thursday of this week.

Regards,

Steve

R J KUEHN JR <rk.silvereagle@comcast.net>

Mon, Oct 25, 2021 at 7:31 PM

To: Stephen Richters <srhc4321@gmail.com>

Cc: Joe Klutho <joeklutho@gmail.com>, Julie Bowlick <juliebowlick4@gmail.com>, Joseph Lapinsky <jflapinsky@hotmail.com>, Dennis Grasso <dmg.consult@zebra.net>, Mary Ann Pflueger <mpflueger52@gmail.com>, Mike Hough <mbhough2@gmail.com>, Ronnie Hill <rwbbhm@gmail.com>, Darren And Becky Dedman <ddedman@msn.com>, Mark Gerano <mark.gerano@chemed.com>, Rob Kuehn <rk.silvereagle@comcast.net>, Terry Markel <markelindustries@bellsouth.net>

Stephen

Mark Gerano is taking over as The Links President as of 1 Nov 21. Please put him on your distribution list (email above) and remove me.

Regards

Rob Kuehn

Robert J. Kuehn, Jr.

President

The Links Condominium Association

rk.silvereagle@comcast.net

[Quoted text hidden]

Ronnie Hill <rwbbhm@gmail.com>

Tue, Oct 26, 2021 at 9:21 AM

Bcc: spudspiegel@gmail.com

[Quoted text hidden]

srhc4321@gmail.com <srhc4321@gmail.com>

Tue, Oct 26, 2021 at 12:24 PM

To: R J KUEHN JR <rk.silvereagle@comcast.net>

Cc: Joe Klutho <joeklutho@gmail.com>, Julie Bowlick <juliebowlick4@gmail.com>, Joseph Lapinsky <jflapinsky@hotmail.com>, Dennis Grasso <dmg.consult@zebra.net>, Mary Ann Pflueger <mpflueger52@gmail.com>, Mike Hough <mbhough2@gmail.com>, Ronnie Hill <rwbbhm@gmail.com>, Darren And Becky Dedman <ddedman@msn.com>, Mark Gerano <mark.gerano@chemed.com>, Terry Markel <markelindustries@bellsouth.net>

Will do.

Sent from my iPhone

On Oct 25, 2021, at 7:31 PM, R J KUEHN JR <rk.silvereagle@comcast.net> wrote:

Stephen

[Quoted text hidden]

Joseph Lapinsky <jflapinsky@hotmail.com>

Tue, Oct 26, 2021 at 4:37 PM

To: Stephen Richters <srhc4321@gmail.com>

Cc: Joe Klutho <joeklutho@gmail.com>, Julie Bowlick <juliebowlick4@gmail.com>, Dennis Grasso <dmg.consult@zebra.net>, Mary Ann Pflueger <mpflueger52@gmail.com>, Mike Hough <mbhough2@gmail.com>, Ronnie Hill <rwbbhm@gmail.com>, B President Links <rk.silvereagle@comcast.net>

Steve