

## Meeting Minutes from Master Assoc. HOA Board Meeting

Master Board Budget Approval Mtg

Budget Approval Mtg Held Jan 11 at 1:30pm at Golf Club member room

### Attendees:

Al Berzett	President
Dan Sheffer	Vice President
Bob Sedge	Treasurer
Kelli Whitehall	Secretary
Cole Baas	
Susan Anderson	Landmark Manager

### HOA Presidents:

Julie Bowlick	Racquet Club Condos
Wiley Russell	Haven
Dennis Grasso	Boulevard
Ronnie Hill	Retreat
Mary Ann Pflueger	Links Golf Villas
Joe Lapinsky	Preserve
Phillip Paul	Lakes (Phase I)
Mike Hough	Baywalk

### Absent:

Mark Gerano	Links Condos
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Meeting was called to order at 1:45pm by Al Berzett, President

### Agenda:

President Al Berzett introduced each Master Assoc Board members, and restated the mission statement:

Each board member is representing the Peninsula Community as a whole. This board will equally represent and equally consider all HOAs under the Master Association. No board member is representing any one HOA. This Board will uphold transparency to all residents.

Al Berzett introduced Susan Anderson of Landmark Management.

The meeting was then handed off to Bob Sedge to review each Budget line item. See the attached Budget and explanatory notes for each item.

- a. Security Services

There were no questions

b. Landscape Maintenance

Julie Bowlick asked if the open grassy area between the condos and the tennis/pickleball courts were part of the Master Assoc common area. Cole explained it was not, it is owned and maintained by Honours Golf. He explained that there are 14 wells owned by the Master Assoc that will be maintained by the Master Assoc. These wells are connected to the original irrigation infrastructure installed years ago by Honours, before some developments were in place. As a result, some wells serve areas that are not part of the Master Assoc common area, but are irrigating other HOA common areas. Honours acknowledges the system is not well separated.

c. Roadway Reserve

There was some discussion regarding the C Spire excavation that has caused minor collapse under the Boulevard roadway near the Baywalk entrance. The Board is going to follow up to ensure this is repaired at no cost to the community. There were no questions regarding the budgeted reserve amount.

d. Boardwalk Reserve

There were no questions

e. Management, Compliance and Administration

Julie Bowlick asked if the Landmark representative stationed on site 5 days/week for 4 hours/day would be doing more than issuing transmitters and decals. Susan of Landmark responded no, as that person is not qualified to make any management decisions. The representative can forward issues and questions on to Susan. Susan will be on site every Wednesday.

f. Utilities

There were no questions

g. Insurance

The Board explained that the current insurance policies will be renewed because there is not enough time to research new quotes. The renewal is due Feb 1. The Board expects to find that the rates are going to be competitive as there are only 5 underwriters to choose from for commercial liability and casualty insurance.

Dennis Grasso and Ronnie Hill disagreed with this conclusion. The Board assured them they would still research other underwriter quotes.

h. Repairs and Maintenance

There were no questions

i. Supplies and Printing

There were no questions

j. Taxes and Licenses

There were no questions

k. Bank Fees

There were no questions

l. Capital Reserve

There were no questions

A formal vote was conducted by polling each HOA President.

The Master Assoc 2022 Budget approval was unanimous.

#### Discussion on Architectural Review Committee (ARC)

The process for getting ARC approval for any changes to the exterior of homes starts with filling out a Request form. Email Susan Anderson at [susan1@lreginc.com](mailto:susan1@lreginc.com). The form should be submitted to Susan, and she will send to the Master Board for approval. This process is effective immediately.

There are many covenant requirements that residents may not be aware of.

A few examples are cited below:

Tree removal requires a permit from the city of Gulf Shores.

Paved golf cart paths are not permitted to run from resident cart garages directly to the street.

Personal golf cart access from a resident's back yard directly onto the golf course (fairways or golf course cart paths) is not permitted.

A request was made that the ARC post the covenant requirements on the new website. The ARC agreed, and will be working on this.

The meeting was adjourned at 3:00pm.