

Meeting Minutes from Master Assoc. HOA Board Meeting

Master Assoc. Board Special Meeting to approve covenant changes

Mtg Held Feb 24 at 3pm at Golf Club

Master Assoc Board Attendees:

Al Berzett	President
Bob Sedge	Treasurer
Kelli Whitehall	Secretary
Cole Baas	Member

Voting Members HOA Presidents:

Mike Spiegel Proxy for Ron Hill	President	Retreat
Julie Bowlick	President	Racquet Club
Anne Berger	President	Baywalk
Cindy Sedge	President	Lakes
Wiley Russell	President	Haven
Joe Lapinsky	President	Preserve
Dennis Grasso	President	Boulevard
Jeff Fallos Proxy for Mark Gerano	President	Links

Community Members:

Ken Lee	Lakes
Bob Sybert	Lakes
Ed Trahan	Lakes

Not Present:

Mary Ann Pfluegar	President	Links Golf Villas
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Meeting was called to order at 3:05pm by Al Berzett, Master Assoc Board President

Agenda:

1. CCR (covenants, conditions and restrictions) proposed changes Summary review

The Master Assoc Board President Al Berzett opened the meeting by summarizing the applicable bylaws for the Special Meeting.

In compliance with current Master Association Bylaws, covenant changes must be approved by 75% majority vote of the Master Association voting members. The Master Association voting members are comprised of the neighborhood HOA presidents. No other topics can be discussed at a special meeting.

Al then turned the meeting over to Kelli Whitehall (Secretary) to step through each proposed change. Kelli started the review with a general statement that these changes are meant to benefit the residents, to simplify ARC reviews, and to remove conflicting text between source documents. The source documents are First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for The Peninsula, A Residential Planned Community dated 2001 February 8, and Peninsula Golf & Racquet Club Community Development Code & Land Use Standards Revised March 1, 2004. Both of these documents are posted on the website www.peninsulagolfclub.com.

ANTENNAS
No exterior antennas, aerials or other apparatus for the transmission of television, radio or other signals of any kind shall be placed, allowed or maintained upon any portion of the Properties, including any lot, without written consent of the ARC. (TV satellite dishes and weather stations excepted)
CARPORTS AND GARAGES
A separate detached garage or utility/storage building will be permitted only if approved in advance by ARC
Carports and garages shall have a minimum of 2 cars and a maximum of 4 cars. Garage doors may not face the street, <i>except where permitted by Neighborhood Declarations (Lakes)</i>
Boats kept on site must be screened from the street, golf course, and adjacent properties.
FENCE
No fencing shall be permitted in the front yard of a residence.
Fencing shall not exceed 6 ft in height, or 4 ft in height along the golf course boundary and extending to the rear of the house. Fencing is limited to matte black Wrought iron, extruded aluminum or steel.
Fencing meeting the following criteria and upon ARC written approval, will be allowed along the golf course :
<ol style="list-style-type: none"> 1. Wrought iron only, primed and painted black 2. A minimum of 2 horizontal rails is required 3. Any gates required shall be submitted for ARC approval 4. Columns may be brick, stucco, or another natural material that is consistent with materials used on the home and approved by ARC
Wood fencing meeting the following criteria and upon ARC approval is not permitted except along Peninsula community boundaries. properties NOT facing the golf course:
<ol style="list-style-type: none"> 1. Major wood post spacing 6x6 at 16'-0" maximum 2. Minor wood post spacing 4x4 at 8'-0" maximum

3. Posts shall be exposed on the outside of the fence with the pickets recessed a minimum of 2" from the face of the post.

~~4. Wood post tops shall be capped~~

~~5. Brick or stucco posts are permitted for a minimum size of 12" x 12" and at 12' 0" maximum spacing~~

Landscape plans will be denied for the following:

1. Unwarranted removal of specimen trees (contact City of Gulf Shores for specifics)
2. Intensive use of plants with forms or colors not native to the area
3. Earth fill that threatens existing trees

~~Large Unplanted windowless walls~~

Any landscaping place beyond the rear setback line on golf course lots must be ~~no higher than 4 feet and must be~~ maintained as such

SITE FURNISHINGS

No ~~bird baths, frog ponds,~~ ground mounted flag poles, ~~lawn sculpture,~~ artificial plants, ~~bird houses, rock gardens,~~ spas, hot tubs ~~types of accessories and lawn furnishings~~ are permitted in any front yard or in the rear yard of golf course lots without ARC approval.

As each change was reviewed, opinions and suggestions were taken.

ANTENNAS: the change to include weather stations as an exception

After discussions on adding more definition to weather station height allowances, size of weather station etc, the decision was made to not add weather stations to this covenant exception. The reason being the current text does allow for weather stations if approved by the ARC.

CARPORTS and GARAGES: the change to delete Carports entirely

No specific issues for deleting Carports was discussed.

The boat storage text was permitted in one document but not permitted in the other.

The resolution was to delete it from the Design document as the Amended CCR document clearly states boat storage is not permitted on any lot. There was no further discussion on this.

FENCE:

After discussions on the exact text of this change, a request was made to more specifically define Peninsula Boundaries that would be allowed to have wooden fencing, and specify the height of 6 ft.

LANDSCAPE PLANS

The deletion of Large Unplanted windowless walls was discussed and most concluded this should be left in the covenant.

Landscaping beyond the rear setback was discussed and a request was added to replace “as such” with text that would define maintained as a neat trimmed condition as approved by the ARC.

SITE FURNISHINGS

The discussion on this was mixed with some that were concerned about deleting frog ponds, artificial plants and were also concerned about replacing it with more general text such as “in good taste” etc. The concern was that by removing the current text, the ARC would have an undefined basis for overseeing Site Furnishings.

At this point in the meeting it was asked if there would be an official vote for each change individually. Some wanted to postpone the vote until after the suggested changes were made, so a clean set of changes could be voted on. The Master Assoc Board agreed to do this.

The Lakes President Cindy Sedge interjected her objection with continuing and stated she was voting no to all changes. She stated that the Master Assoc Board was not following bylaws. At this point no official vote was being taken by the Master Assoc Board, as we had agreed to update the text with suggested changes first.

Golf Cart changes were planned to be reviewed, but were not.

The meeting was abruptly adjourned by Al Brezett, President, at 4:10, due to the contention building in the meeting over accusations of not following bylaws. It was clear the meeting would quickly devolve.

The meeting was adjourned at 5:09pm.