

Master Association Board Annual Meeting Minutes

Mtg Held December 14 at 3pm at Remax Conference room

MAB Meeting Attendees:

Al Berzett	President
Dan Sheffer	Vice President (attended remotely)
Cole Baas	Treasurer
Kelli Whitehall	Secretary (attended remotely)
Bob Sedge	Board Member

HOA Presidents (Voting Members)

Cindy Sedge	Lakes President
Terry Markel	Links Condo Vice President
Anne Berger	Baywalk President (absent but represented by Kelli Whitehall, vote was emailed ahead of meeting)
Wiley Russell	Haven President
Ron Hill	Retreat President
JD Snead	Boulevard President
Joe Lapinsky	Preserve President
Maryanne Pflueger	Links Golf Villas President
Todd Lawson	Racquet Club Condos Vice President

Meeting was called to order by Al Berzett at 3:01 pm.

Al opened the meeting by summarizing the challenges the current 2022 board overcame, to include learning over the past year. He stated this board made good progress in transitioning the Master Association from Honours LLC to the Peninsula residential community. He thanked the Neighborhood HOA presidents for their support as well as the nomination committee.

1. Master Association Board Member Voting

The vote was administered by JD Snead, who was on the nomination committee. JD called for any floor nominees and none were submitted. Paper ballots were passed out to each voting member. Each voting member wrote in the three nominees they had selected. The ballots were collected and given to a counting committee consisting of Debby Griffin and Marissa Markley who were sitting outside the meeting room. This was not a weighted vote.

The results were given directly to Al Berzett and Al verbally announced the results.

The results were:

- | | |
|-------------------------------|---|
| a. Dan Sheffer, Incumbent | 7 |
| b. Kelli Whitehall, Incumbent | 6 |
| c. Lyle Brown | 7 |
| d. Philip Paulk | 7 |

The 2023 Master Association Board members are Dan Sheffer, Lyle Brown, Philip Paulk.

These are in addition to Al Berzett and Cole Baas, who are the 2-term members.

From 2023 going forward, the five member Master Association Board will serve a term of one year.

2. Review of Financial Report to date

The Master Board reviewed the financial report for November 2022, including year to date figures. It was noted that expenses for Repairs and Maintenance had an unfavorable variance of \$28,849.76. This is due to the storm sewer repair payment being reflected in the Repairs and Maintenance line item. This expense is offset by the Roadway Reserve fund. The storm sewer repairs are part of the Roadway Reserve expenditures and are funded by the reserve.

3. Update on Controlled Access Gate change

The Controlled Access Gate committee has met. This committee consists of Bill Skosky, Joe Klutho, previously chaired by Bob Sedge, is now being chaired by Dan Sheffer and Al Berzett. The committee is estimating the number of optional back gate remotes (clickers) to order. These new remotes go with the new Controlled Access Gate system. If a resident desires a back gate remote, they can purchase this when the time comes. Please refer to past meeting minutes for more information on this subject. The contract for the new gate system is with Superior Security and has been provided to the Master Association Board for signature. It is estimated that work will begin in mid-January.

4. Ratify the Board's decision on 11/18/2022 to accept the proposal from G&M Construction (inv #727) in the amount of \$81,090. Funding for this project will be pulled from the Roadway reserves.

The Al Berzette motioned for approval of this proposal, and the other Master Board members (Kelli Whitehall, Dan Sheffer, Bob Sedge, and Cole Baas approved)

5. Update on storm sewer repairs

Dan Sheffer gave a brief update on the storm repairs, which are set to start.

6. ARC notification to Neighborhood HOAs

This item was requested by Neighborhood HOA presidents, to provide a more detailed running summary of ARC requests that were submitted, and those that were reviewed and the outcome. This will allow the Neighborhood HOAs to better participate and support the ARC with consistency. Dan Sheffer, the ARC chair, agreed to provide more communication on a consistent basis.

7. Coordinate a date to hear Mr. Keifer on his driveway paint violation.

The Master Board agreed to hold this meeting on Wednesday Jan 11 at 4pm as the first agenda item at the monthly meeting.