

PENINSULA MASTER ASSOCIATION, INC.SM

Office Address: 10 Peninsula Blvd., Gulf Shores, AL 36542

Mail Address: 30181 AL 59, Suite 3A, Loxley, AL 36551

Service Agent, CMA: Susan.Anderson@CMAcommunities.com, 251-901-1225

Minutes and other information posted at PeninsulaMaster.comSM

Approved online by Brian Brandt, Robert Weber and Tom Hulgán 16 Sept. 2025.

MINUTES OF THE BOARD OF DIRECTORS MEETING OF WED. 10 SEPT. 2025, 3:00 P.M. AT THE SALES OFFICE PAGE 1 of 3

AN EXECUTIVE SESSION WAS HELD AT 2:30 P.M. TO DISCUSS LAWSUIT STATUS.

I. Meeting was called to Order at 3:02 p.m. by Ken Lee.

ATTENDEES:

Board of Directors

Members Present: Ken Lee Brian Brandt Lyle Brown Robert Weber Tom Hulgán (by phone)

Master Association Presidents Present:

Baywalk, Steve Gregg	Boulevard, Paul Hagen	Haven, Chris Rose
Lakes, Tom Davis	Links, Terry Markel	
Kathy Van Alstine for Preserve, Joe Lapinsky	Racquet Club, Tracy Marmolejo	Retreat, Ron Hill

Master Association Presidents Absent: LGV, Mary Ann Pflueger

Community Management Associates (CMA): Susan Anderson.

Others: Debby Sheppard, Retreat, ARC & Social

Scott Hamre, Blvd., Roads

John Luce, and J.E.P. Pollard, builders of 330 Peninsula Blvd.

Blvd. Attendees: Cindy Grasso, Jack Malone, Kathy Mitchell, Jeff Thompson, & Gary Woodham

II. Prior Meeting Minutes approved online: 09 July Board Meeting Minutes.
28 July Minutes of Presidents Meeting (1st Amendment).

III. Board Heard Appeal of Munoz from Non-compliance Demand Letter (re: 330 Peninsula Blvd.)

After back and forth discussion, M/M Munoz and John Luce (builder) were advised that after City inspections are completed, the Board expects work on the house to proceed in a "continuous manner", otherwise fines would be levied on the Munoz.

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IV. Peninsula Committee Reports & Updates:

1. Architectural Review (ARC). No report.

2. Pier. No report.

3. Roadways and Drains.

Scott Hamre reported on sidewalks with trip hazards. Presidents and others reported 13 locations to be repaired. Two bids were received (About \$10,000 and from APS, \$5853.25). APS will do repairs by pumping foam under the sidewalks. Three year warranty. The Board consensus was to proceed with the repairs, the funds coming out of the Road reserves.

Some discussion about storm drain basins with standing water, which is considered normal.

4. Social.

Debby Sheppard reported on the art show to be held Friday 19 Sept. at the Sales Office (aka Jason Willis Bldg.).

V. Old Business:

1. Annual Inspection of Fire Extinguisher in the Main Guard House.

Susan plans to coordinate Club inspection with Guard House to save on inspector travel fee of \$50.00.

2. Rescind Motion of 09 July 2025 to Require Passwords for Minutes and Financials on website.

Board consensus that no passwords will be required on the website due to costs of passwords and a lack of confidential documents to justify passwords.

3. FYI: Mr. Harris appears to have changed the Villas name to: "Villas on Peninsula Marsh" from "The Villas at Peninsula".

Ken Lee and others reported on the 09 Sept. Villas sales presentation at the club.

4. Ken Lee reported on gate maintenance company Panhandle Alarm and Gate Service, Pensacola.

Ken had asked them to visit and inspect our gates. He was very pleased with the repairs they made. They offer a maintenance contract with a 3 year warranty in which Robert Weber expressed interest. Ken will obtain a copy for Board consideration.

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VI. New Business:

1. For 2026, Set the Days and Times the CMA Office is Open at the Sales Office.
For cost reasons the current schedule for the CMA office at the Sales Office will continue in 2026, 1st & 3rd Wed., 10:00 a.m. to 3 p.m. Lyle Brown noted the times are listed on the website.
2. Issuing W/S Decals vs. Use of Long term Passes In Certain Cases.
After discussion, the consensus was: Issue a gate opener for non-resident caregivers and monitors checking on the elderly and infirm who may have to come out in the middle of the night, Board approval required, annual renewal required, and the person signing swears to the facts presented, including acknowledging that with violation the opener can be shut off. The object is to limit issuing of extra gate openers to cases of real need and not for “convenience”.
3. New W/S Decal Compliance Letter to Hand Out to Drivers with Old Decals.
Approved by Board consensus.
4. Golf Course Vehicles & Tournament Setup Vehicles on the Roads Before 7 a.m.
A revision of the policy letter “Access to work sites within peninsula” was approved by Board consensus limiting commercial traffic to no earlier than 7:00 a.m., with copies to Sidwell (guard company) and Anthony Vaughn (Golf Course).
5. Survey of Trees to Trim Due to Contact with School Buses.
Friday, 05 Sept., Lyle met with bus driver Kaia Helms (bus # 24-01) to mark trees. Lyle Brown was asked to obtain bids. Four trees marked, but later noted that on the round-about island, some other tree limbs may be intermingled with the one tree. Lyle to note this in the bid requests.
6. Discussion of 2026 Budget.
A meeting to present the 2026 budget was set for 3 p.m. Wed. 29 Oct. at the Sales office.

VII. Comments and Questions by Presidents or Owners:

VIII. Next BOD Meeting: 3:00 p.m., 12 Nov. 2025 in the Sales Office.

IX. Adjournment by Ken Lee at 4:20 p.m.

By Lyle Brown, secretary, PMA Board of Directors, 12 Sept. 2025.

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PLEASE SEE ATTACHMENTS FOLLOWING FOR MORE INFORMATION

17 July 2025 Board of Directors Addresses Cash Crunch.

Due to the lack of payments from The Villas, various repairs, maintenance and legal fees, the PMA is in a cash crunch. At the May meeting the Board voted to allow the treasurer, when asked by CMA, to go into the reserves if needed at \$5000 per month. Treasurer Robert Webber proposes, which has been approved by Ken Lee and Brian Brandt, that for the period of August through November, suspend the funding of the Roadway reserve of \$17,917 per month. This will allow for ample funds to be available to pay for the legal expenses and if the First Amendment is adopted, accepted and executed, and The Villas pays the Master Association back on the agreed to terms, then the PMA should be able to make up the balance to the Roadway Reserve. The balloon payment itself is almost 2 months of the monthly reserve funding. This proposal supersedes the \$5000 per month approved in May 2025. The goal is to be able to repay this to the reserve by the end of the year. Approved by Tom Hulgán on 17 July and by Lyle Brown on 18 July. Passed 5 to 0. Presidents Paul Hagen of Blvd., Joe Lapinsky of Reserve, Tom Davis of Lakes, and Steve Gregg of Baywalk concurred on 17 July. Mary Ann Pflueger of LGV and Tracy Marmolejo of the Racquet Club concurred on 18 July.

28/29 July 2025, Request BOD Reimburse Lyle Brown for Fees & Mileage to Record First Amendment to the 2024 Master Declaration.

Lyle Brown requests the Board to approve reimbursement of fees and mileage for recording the First Amendment at the Satellite Courthouse in Foley on 28 July 2025. The recording fee was \$31.00 for seven pages and mileage cost was \$21.44 (32 miles round-trip at \$.67/mile, IRS figure). Total = \$52.44. Lyle abstains. Approved by Ken Lee on 28 July and by Tom Hulgán & Robert Weber on 29 July 2025.

16 August 2025, Lyle Brown Spent Several Hours at GPS Map-Sites Attempting to Correct Lapses of Information That Send Drivers to the Closed East Gate.

If these efforts were successful, it may be months before we see a decrease in visitor traffic at the East Gate due to backlogs in processing error reports. Reports were given to GoogleMaps, Garmin, Here, Mapquest, OpenStreetMap and TomTom.

19 Aug. 2025, BOD, Date to Enforce Use of New Decals.

"Lyle Brown moves the Gate Guards be instructed, effective 01 Sept. 2025, to enforce the change in W/S decals with vehicles having obsolete W/S decals no longer allowed into The Peninsula unless they obtain a temporary pass." Brian Brandt seconded 19 Aug. & Robert Weber approved 20 Aug., giving the motion effect. Lyle asked Susan Anderson to notify Sidwell.

20 Aug. 2025, Scott Hamre, Chair of the Roads Committee, to Meet 9 a.m. with Concrete Contractor re: Sidewalk Repairs.

Some sidewalks have developed trip-hazards, including near the drain at Boulevard and Baywalk, and corner of Boulevard and Retreat. Scott asked the HOAs to notify him of other locations.

22 Aug. 2025, Sat., Superior Gate Company Repairs to Gates.

Lyle Brown, at request of Ken Lee, was present while two Superior Gate Co. technicians restored the inboard exit-side gate at the Main Guard House to working order. Then, on the entrance side gate at the East Gate House, a broken arm-pivot-bracket was replaced. As that gate was locked into the up position by a switch inside the locked East Gate House, Lyle had to drive twice to the main gate to obtain a key for the house (was given wrong key on first trip). Both gates were tested for proper operation after repair. As Lyle is occasionally asked to involve with the gates and Superior Gate, Lyle elected to have his own key cut for the East Gate House.

08 Sept. 2025, East Gate, Exit Side Inop.

Gate mechanism is broken and can't be opened and locked open, repair company (new one) will be out Tues. afternoon, 09 Sept.

PMA CHECK-IN & SIGN-IN SHEET

FOR MEETING OF WED. 10 SEPT. 2025, 3:00 PM AT THE SALES OFFICE

CHECK-IN FOR BOARD OF DIRECTORS AND PRESIDENTS:

PROXIES (ALTERNATES) PLEASE PRINT YOUR NAME ABOVE WHO YOU REPRESENT.

Ken Lee <input checked="" type="checkbox"/>	Brian Brandt <input checked="" type="checkbox"/>	Lyle Brown <input checked="" type="checkbox"/>	Robert Weber <input checked="" type="checkbox"/>	Tom Hulgan <input checked="" type="checkbox"/>
Baywalk, Steve Gregg <input checked="" type="checkbox"/>	Blvd., Paul Hagen <input checked="" type="checkbox"/>		Haven, Chris Rose <input checked="" type="checkbox"/>	
Lakes, Tom Davis <input checked="" type="checkbox"/>	Links, Terry Markel <input checked="" type="checkbox"/>		LGV, Mary Ann Pflueger <input type="checkbox"/>	
<i>Kathy Van Alstine</i> <input checked="" type="checkbox"/>	Preserve, Joe Lapinsky <input type="checkbox"/>	RacquetClub, Tracy Marmolejo <input checked="" type="checkbox"/>		
Retreat, Ron Hill <input checked="" type="checkbox"/>	CMA, Susan Anderson <input type="checkbox"/>			

SIGN-IN FOR PERSONS OTHER THAN BOARD MEMBERS AND PRESIDENTS:

Owners in good standing may attend meetings of the Board of Directors, but not Executive Sessions. To speak, an owner must ask permission via their COA/HOA president or a Board Member. The Board president may limit the time anyone speaks. Thank you.

NAME (PLEASE PRINT CAREFULLY)	YOUR COA/HOA/COMMITTEE
<i>Rob Weber</i>	<i>Cindy GRASSO</i>
<i>Ron Hill</i>	<i>Kathy Van Alstine</i>
<i>Terry Markel</i>	
<i>Debby Shoppard</i>	
<i>Jeff Thompson</i>	
<i>John Luce</i>	
<i>Jay Pollock</i>	
<i>Jesse Malone</i>	
<i>Kathy Van Alstine</i>	<i>The Preserve</i>
<i>GARY WOODHAM</i>	<i>BLVD</i>
<i>SCOTT HAMRE</i>	<i>BLVD</i>



Proposal

Quote: PR79036
Project 1
Date Issued: 09/02/2025

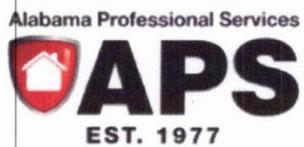
APS Foundation
3340 Richwood Ave
Irondale, AL 35210

www.apsfoundationrepair.com
P (205) 951-9717

Prepared for:
Scott Hamre
sGHemre@yahoo.com
M (404) 731-5903

Job Location:
319 Peninsula Blvd
Gulf Shores, AL 36542

Prepared by:
Chad Archer



Project Overview

Proposal Summary

Total Investment	\$5,853.25
Total Contract Price	\$5,853.25
Deposit Required	\$1,755.98
Amount Due Upon Installation	\$5,853.25

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 120 days.

Rep Signature _____ Date _____

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/2% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____ Date _____

Initial _____

My Project

Qty	Product Name
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Other: Lift and Level

824	PolyLEVEL
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51	NexusPro Crack Repair
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Total Investment	\$5,853.25
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Total Contract Price	\$5,853.25
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Sidewalk Repair List August 25, 2025

11 Lagoon	Sidewalk on both sides of drain
T at Lagoon & Lakeside	Cracked sidewalk due to course equipment crossing
21 Lagoon	Cracked concrete in front of hydrant
Corner of Preserve & Peninsula	Sidewalk on both sides of drain
Baywalk Dr between 26 & 28	Sidewalk on both sides of drain
305 Peninsula	Cracked and uneven sidewalk
307 Peninsula	Sidewalk uneven
Peninsula between 312 & 314	Sidewalk cracked
Peninsula between 336 & 338	Sidewalk uneven
338 Peninsula	Cracked and uneven sidewalk
13 Natures Trail to Haven Dr	Cracked and uneven sidewalk
Natures Trail near Haven	Long section of uneven and broken sidewalk
Roundabout Boulevard to Retreat	Sidewalk uneven

Peninsula Master Association, Inc

DATE: September 1, 2025

TO: Contractors, Managers, Supervisors, and Material Suppliers

RE: Access to work sites within Peninsula

Contractor vehicles, material supply vehicles, and golf course vehicles will not be allowed thru the Peninsula gate and onto the neighborhood roads before 7am. The only exceptions are emergency vehicles, police vehicles, school busses, and City of Gulf Shores utility vehicles. Golf course vehicles accessing the golf course must use the cart paths and golf course access roads prior to 7am.

All business conducted within the community is logged at the West Gatehouse on Peninsula Boulevard prior to entrance. All workers and /or suppliers are required to provide the controlled access officer the following three items upon entrance at this gate:

1. The name of their employer and/or the employer's business name.
2. The location at which they are working/delivering (Street name & lot# or residential address.
3. Vehicle license plate number

Anyone who fails to provide the required information will be denied access to Peninsula

If an employee is not proficient in the English language, it is the responsibility of the employer to provide a means for the employee to convey this information to the controlled access officer. Otherwise, they will not be allowed access to the property.

Contractor work hours are as follows: Monday-Friday 0700-1800 Saturday & Sunday 0800-1700. Only indoor work is allowed on Sunday.

Please follow the posted speed limit while in the Peninsula.

Any deviation to these instructions must be approved by a member of the Master Association Board of Directors.

Golf course employees may not waive or alter these instructions.

cc: J. Sidwell via email

Peninsula Golf/Anthony Vaughn via email

Susan Anderson on behalf of the Master Association

revised 9/1/2025

**Peninsula Master Association
New Decal Notice**

You are receiving this notice because you have not replaced your old black and white windshield decal with a new red and white decal.

All current Peninsula resident decals are required to be affixed to the lower left corner of the vehicle windshield for which the decal was issued. You may not simply show your decal to the security officer; **it must be affixed to the lower left corner of your vehicle windshield.**

Please email Susan Anderson at: susan.anderson@cmacommunities.com, to get the appropriate form or fill out the form below to start the process. After the form is received and approved, your new decals will be in an envelope for you to pick up at the main gate.

You may also get a decal or purchase a transmitter at the Peninsula Master Association's office located at 10 Peninsula Blvd on Wednesday between the hours of 10AM – 3PM the first and third Wednesdays of each month. The cost of each transmitter is \$52.00. Please be prepared to pay with a check, we cannot accept credit cards or cash. Transmitters carry a 6-month warranty from the date of purchase.

One transmitter may be purchased for each vehicle with a Peninsula decal. Transmitters are for the owner's use only. They are not to be loaned out nor purchased for guests, family members, nor contractors. Owners must not use the transmitter to let contractors, guests, or nonresident relatives in the back (east) gate. Any owner determined to be in violation of this policy assumes the risk of having ALL HOUSEHOLD transmitters deactivated.

Please complete the form below and email to susan.anderson@cmacommunities.com:

All Peninsula resident decals are required to be affixed to the lower left corner of the vehicle windshield for which the decal was issued. You may not simply show your decal to the security officer; it must be affixed to the lower left corner of your vehicle windshield. _____ **initial here**

One transmitter may be purchased for each vehicle with a Peninsula decal. Transmitters are for the owner's use only. They are not to be loaned out nor purchased for guests, family members, nor contractors. Owners must not use the transmitter to let contractors, guests, or nonresident relatives in the back (east) gate. Any owner determined to be in violation of this policy assumes the risk of having ALL HOUSEHOLD transmitters deactivated. _____ **Initial here.**

You may purchase a transmitter at the Peninsula Master Association's office located at 10 Peninsula Blvd on Wednesday between the hours of 8AM – 5PM. The cost of each transmitter is \$52.00. Please be prepared to pay with a check, we cannot accept credit cards or cash. Transmitters carry a 6-month warranty from the date of purchase. _____ **Initial here**

Circle One: Property Owner Resident Tenant

Name: _____ Date: _____

Peninsula Address: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Automobile Information (space for additional cars are on the back of this form)

Registered to: _____ Decal #: _____ Transmitter #: _____

Make: _____ Model: _____ Year: _____ Color: _____

License Plate #: _____ State: _____

Peninsula Vehicle Decal Policy and Procedure

All owners within the Peninsula Community are issued a decal for each vehicle registered in the owners' name upon the completion of the decal application and required documentation. The decal is required to be affixed to the lower left corner of the windshield of the vehicle for which it was issued.

Initial Decal - A decal application must be completed and will be kept in the files of the Peninsula Master Association office. A new owner is required to provide an executed deed or settlement statement along with current vehicle registration for each vehicle for which a decal is to be issued. Registration must reflect the name of the owner's listed on the deed.

Decals for new vehicles – When a new vehicle is purchased, the deeded owner is required to provide the current vehicle registration or application for title. The presented document must reflect the peninsula owner's name. The decal application needs to be updated at this time.

Resident Decal - In the event, a decal is needed for a RESIDENT, not listed as an OWNER, the resident must provide proof of residency. Such documents may include (but is not limited to), vehicle registration, Driver's license, or any type of bill noting the resident's name with a Peninsula address.

Tenants – Long term tenants must provide a copy of a fully executed lease which should include the term of the lease. Decal will be issued upon receipt of the long-term lease and the current vehicle registration. The vehicle registrations must match the names of the residents listed on the lease.

Extended Stay Guest - Long term passes will be issued AT THE GATE HOUSE for college students who may reside in the Peninsula during the summer or other school breaks. This also applies to guests who may be visiting for an extended time. A long-term pass is defined as 8 days or longer.

Adult Family Members of Owners – Adult family members of a deeded Peninsula owner may be issued a decal upon submission of a written request, approved by the Master Board, demonstrating the need for regular access (for example, caring for an elderly parent or providing daily after-school care by grandparents). A signed decal application from the homeowner and a copy of the vehicle registration must also be submitted and kept on file.

7/9/2025 Modified 27 Aug 2025

Letter of Authorization - For Long-Term Entry into Peninsula

I, _____ Resident's Name

_____ Address

_____ Telephone Number

do hereby grant authority to the Peninsula Gatehouse Courtesy Officers to allow the following personnel Extended Pass Entry into Peninsula, for the expressed purpose of visiting my residence for the below stated reason(s).

(1) _____

Name/Company/Telephone Number

Reason for the long-term pass authorization, be specific: _____

I, hereby, agree to keep this authorization current and hold Peninsula, Sidwell Protection Services, Inc., and all Gatehouse Courtesy Officers harmless with regard to the accuracy and currency of this authorization. Further, I understand, and agree, that neither

The Officers and members of Peninsula Master Association, Sidwell Protection Services, Inc., nor any Courtesy Officer assumes any liability for granting access to those personnel listed above.

Signature of Resident Date

DATE: January 3, 2025

TO: Sidwell Control Access Officers at

Peninsula RE: Open Houses/Individual

Showings/Visitors

During the November 20, 2024 Master Board meeting, discussion was held regarding open houses in the Peninsula. Effective 1/1/2025, the following policy was adopted.

A 7-day notice of the open house is required to be sent through the Master Website located at www.peninsulamaster.com. The notice must include a copy of the MLS listing. Upon notice being received through the website, the Master Board or its agent, CMA, will notify the control officer. **Open houses will not be allowed on Sunday.**

Effectively immediately, for individual showings of a home for sale, the prospective buyer must be accompanied by the owner (identified as such by the Peninsula decal on their vehicle), or a real estate agent. If accompanied by a real estate agent, the agent must present their business card to the control office. A short-term pass is to be issued to the realtor.

It was also noted that the procedure for allowing visitors to the Peninsula is as follows:

All visitors must be issued a short- or long-term pass to be displayed in their vehicle at all times. Visitor passes are issued once the owner has either notified the control access officer in advance of the visit OR the access control officer obtains permission from the owner while the guest is at the gate. Without permission from the owner, guests are not to be granted access to the Peninsula community.

Visitor passes are to be issued ONLY by the access control officer with the following exception:

From time to time, the Racquet and Fitness Center may host tennis tournaments. Upon 6 weeks advance notice to the Peninsula Master Association through its agent of such tournament, the Racquet and Fitness Center may issue temporary passes to the tournament participants.

All vehicles entering the Peninsula must display a Peninsula decal, a short-term pass, or a long-term pass.

If there are any questions or concerns, please contact Susan Anderson or the Peninsula Master Association Board via the Peninsula Master Association website (www.peninsulamaster.com).

cc: J. Sidwell via email

Peninsula Golf (via email to Anthony Vaughn)

ARC Meeting Minutes for July 16, 2025

ARC Members Present:	ARC Members Excused:	Other Attendees:
• Debby Sheppard	• Carol Sheriff	•
• Gabi Rohman	•	•
• Julie Bowlick	•	•
• Robin Anderson	•	•

Committee Updates

- **Upcoming Meetings**
 - August 6 @ 3pm – Robin and Gabi are unavailable
 - August 20 @ 3pm
- **Neighborhood HOA Responsibilities**
 - Darrell Manning, resident of the Racquet Club, contacted Julie Bowlick, member of the ARC to raise a concern about a potential ARC violation.
 - ARC members discussed that any “Neighborhood Concerns” must be presented to the “Neighborhood HOA” for resolution first. If they are unable to resolve, the Neighborhood HOA President will bring to the Master Board for assistance.
 - ARC is not responsible for enforcement of the covenants.

Requests Reviewed

- 1. 515 Retreat Ln / Burzynski & Snyder Residence: Modification – Approved**
 - a. Control # 071625-01-Mod
 - b. Owners seek to remove 2 Laurel Oak tree trunks (each trunk less than 12” and split into a V shape) from the NW corner of the lot near neighbors' fence. Gulf Shores city arborist has confirmed no tree permit is required.
 - c. Owners completed a land survey to confirm tree was on their property.
 - d. Trees overhangs yard and poses damage threat to the house.
 - e. Start Date – TBD / Completion Date – Before peak of storm season - Oct 2025

- 2. 324 Peninsula Blvd / Freeman & Keena Residence: Modification – Approved**
 - a. Control # 071625-02-Mod
 - b. Owner requests to paint their home. Contractor is 360 Painting Solutions.
 - i. Alabaster – Brick, garage door and soffit
 - ii. Iron Ore – Trim, gutters and Lanai frame
 - iii. Dress Blue – Front and back doors
 - c. Start Date – Upon approval / Completion Date – July 30, 2025

ARC Meeting Minutes for August 6, 2025

ARC Members Present:	ARC Members Excused:	Other Attendees:
• Debby Sheppard	• Robin Anderson	•
• Carol Sheriff	• Gabi Rohman	•
• Julie Bowlick	•	•
•	•	•

Committee Updates

- **Upcoming Meetings**
 - August 20 @ 3pm
 - September 3 @ 3pm

Requests Reviewed

- 3. 14 Baywalk Dr / Allenbach Residence: Modification – Approved**
 - a. Control # 080625-01-Mod
 - b. Owners request to repaint the exterior of their home using the following colors:
 - i. SW9131 Cornwall Slate as the main color
 - ii. SW6199 Rare Gray for the trim
 - c. Julie Bowlick, ARC Member and Baywalk Resident, confirmed these are approved colors for their neighborhood HOA.
 - d. Start Date – Upon Approval / Completion Date – Aug/Sept

- 4. 18 Haven Dr / Russell Residence: Modification – Approved**
 - a. Control # 080625-02-Mod
 - i. Owners request to install a gunite pool in their backyard with cement decking.
 - ii. The owner submitted a plat drawing indicating the pool design is within the setbacks for their lot.
 - iii. This home is not on the golf course, the backyard setback is 20'. Homes on the golf course require a 35' setback.
 - b. Start Date – Upon approval / Completion Date – November 2025

- 5. 18 Haven Dr / Russell Residence: Modification – Approved**
 - a. Control # 080625-03-Mod
 - i. Owners request to install a new screen enclosure for the new pool. This requires the removal of the existing screen enclosure.
 - ii. The owner submitted a separate plat drawing indicating the dimensions are within the setbacks for their lot.
 - b. Start Date – Upon approval / Completion Date – November 2025

ARC Meeting Minutes for August 20, 2025

ARC Members Present:	ARC Members Excused:	Other Attendees:
• Debby Sheppard	• Robin Anderson	•
• Carol Sheriff	• Gabi Rohman	•
• Julie Bowlick	•	•
•	•	•

Committee Updates

- **Upcoming Meetings**
 - September 3 @ 1pm
 - September 17 @ 1pm
- **CMA Support Change**
 - Mecia is no longer supporting the Peninsula Master HOA and neighborhood requests. She previously staffed the Sales Office every Wednesday from 8am-5pm.
 - Susan Anderson, our CMA assigned Association Manager, does not have capacity to be here every Wednesday. Effective immediately, and approved by the Master Board, Susan will be at the Peninsula on the 1st and 3rd Wednesday's from 10AM-3:00PM.
 - This coincides with the ARC meetings which will allow her to assist with the submittals. Susan requested we change our ARC meetings from 3pm to 1pm to give her time after the meeting to complete her portion of the process while on site.

Requests Reviewed

6. **51 Haven Dr / Leeder Residence: Modification – Revise & Resubmit**
 - a. Control # 082025-01-Mod
 - b. Owners request to install:
 - i. 13.5' x 27' gunite pool with raised spa
 - ii. Travertine decking and travertine overlay on existing patio and steps
 - iii. Screen enclosure
 - iv. Installation of underground propane tank for pool heater
 - v. NOTE: Landscape design will be submitted separately in the future and will include:
 1. Synthetic turf
 2. Wider planting beds around fence border with upgraded plants
 3. Removal of Palmetto tree
 4. Add 3 Palm Trees
 - c. Per the Haven at Peninsula Amended Plat document posted on the Peninsula Master Website, Lot 20 requires a 20' setback in the backyard. The submitted plan was for a 15' setback.
 - d. Debby Sheppard spoke with the owner at their home to discuss the setback and review alternatives. Owner will work with Blue Haven Landscaping to modify the plan to meet the 20' setback requirement and resubmit for the next ARC meeting on 9/3.
 - e. Start Date – Upon Approval / Completion Date – November 2025

ARC Meeting Minutes for September 3, 2025

ARC Members Present:	ARC Members Excused:	Other Attendees:
• Debby Sheppard	• Julie Bowlick	•
• Carol Sheriff	• Gabi Rohman	•
• Robin Anderson	•	•
•	•	•

Committee Updates

- **Upcoming Meetings**
 - September 17 @ 1pm – Robin will be absent
 - October 1 @ 1pm

Requests Reviewed

1. **51 Haven Dr / Leeder Residence: Modification – Approved**
 - a. Control # 090325-01-Mod
 - b. Owners request to install:
 - i. 13.5' x 27' gunite pool with raised spa (moved to end of pool vs, middle)
 - ii. Leathered marble overlay on existing patio and steps
 - iii. Screen enclosure
 - iv. Installation of underground propane tank for spa
 - c. Based upon ARC feedback, owner's modified the layout to meet the 20' setback requirements.
 - d. Contractor is Blue Haven
 - e. Start Date – Upon Approval / Completion Date – November 2025

2. **51 Haven Dr / Leeder Residence: Modification – Approved**
 - a. Control # 090325-02-Mod
 - b. Owners request landscaping modifications:
 - i. Backyard: Remove 2 magnolia trees approved by Gulf Shores City Arborist without replacement or remediation.
 - ii. Front yard: Remove 2 live oak trees approved by Gulf Shores City Arborist without replacement or remediation.
 - iii. Owner has obtained tree permits for all work
 - c. Start Date – Upon Approval / Completion Date – Prior to Pool Install

Peninsula Board of Directors
Social Committee Meeting Minutes
August 13, 2025 1:30 p.m. - Sales Office

Present: Stacy Ingold, Shelly Croxton, JD Snead, Gay Moore, Gail Hisle, Anne Favret, Tracy Marmolejo, Trish Thompson, Cindy Bauer, Julie Bowlick, Debby Griffin

I. The meeting was called to order at 1:00 p.m. by Stacy Ingold

II. The agenda was approved

III. Treasurer's Report

- the committee has a balance of \$1,756.48

IV. Art Fair - Sept. 19

- all vendors are in place
- the floor schematic for vendor location is complete
- entry fee is \$15 cash per artist plus a bottle of wine. Both are payable the day of the event.
- Anne, Robin and Stacy will meet Monday, August 18 to plan the selections for hors de oeuvres to be served from 4:00 p.m. - 8:00 p.m. Lemonade and cookies will be served from 2:00 p.m. to 4:00 p.m.
- Debby Griffin and Kenny Hisle will serve as bartenders
- Tracy Marmolejo will be in charge of the raffle tickets. Steve Gregg has donated 3 items for the raffle. Cost will be 5 tickets for \$20. Proceeds will go to the Breast Cancer Awareness Walk in October
- Set up on Thursday (Sept. 18) from 1:00 p.m. to 4:00 p.m. Partial clean up on Friday after the show and completed on Saturday morning 8:30.
- All vendors and participating committee are asked to be at the Art Show by 1:30 p.m.
- Stacy will finalize the Art Show Flyer, Debby Griffin will have it printed and distributed to the neighborhood
- Trish Thompson and Lynne Lynn will be responsible for coolers and ice

V. Breast Cancer Awareness Walk - October 18

- Sonya Willis will design the flyer for the walk
- Sonya Willis will keep a record of neighbors who request a pink pinwheel for their yard
- Tracy Marmolejo will get design and prices for the visors and pinwheels
- Anne Favret will speak to Rouses about the donation of bananas
- Gail Hisle and Trish Thompson will host the water table at the round-about for the walkers
- Lynne Lynn will post signs marking distances for the walk
- Committee members will make signs for the walk at the October meeting
- Gay Moore will place the pinwheels on Thursday, October 16.
- Sonya Willis and Debby Sheppard will work the registration table
- Cash only for registration due the day of the walk

VI. The meeting was adjourned at 1:55 p.m. The next meeting will be September 10 at 1:00 p.m.

Respectfully submitted
Debby Griffin, Secretary