

THE PENINSULA MASTER ASSOCIATION, INC.SM

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Minutes and other information posted at PeninsulaMaster.comSM

APPROVED BY KEN LEE BY PHONE 19 MARCH, BY TOM HULGAN ONLINE
21 MARCH, AND LYLE BROWN ONLINE, 31 MARCH 2026.

MINUTES OF THE BOARD OF DIRECTORS MEETING OF WED. 11 MARCH 2026, 3:00 P.M. AT THE SALES OFFICE PAGE 1 of 4

I. Meeting was called to Order at 3:02 P.M. by President Ken Lee.

ATTENDEES:

Board of Directors Members: Ken Lee Brian Brandt Lyle Brown Tom Hulgan

Board of Directors Members Absent: Robert Weber (Proxy to Ken Lee)

Master Association Members Present:

Baywalk, Steve Gregg

Boulevard, Paul Hagen

Haven, Chris Rose

Lakes, Tommy Burge

Links, Terry Markel

Preserve, Joe Lapinsky

Racquet Club, Tracy Marmolejo

Retreat, Scott Hanson

Master Association Members Absent: LGV, Mary Ann Pflueger & VillasOPM, Philip Harris

Community Management Associates (CMA) Present: Susan Anderson.

Others Present: Louis Allenbach, Baywalk & Terry Mobley, Retreat

Social Committee, Stacey Ingold, Anne Favret, & Debbie Griffin

II. Prior Meeting Minutes approved online: 07 Jan. 2026 BOD meeting minutes.

III. 2:30 - 2:57 P.M. Board meeting with Social Committee

The Social Committee was represented by Stacey Ingold, Anne Favret, & Debbie Griffin.

The main concerns of the Board were: Liability insurance for events, handling of funds, and oversight of the committee.

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After discussion, it was recognized between the Board and the committee that per the PMA covenants and bylaws, the Board president would appoint or confirm the membership of the committee; committee size would not be restricted; the committee would assure liability insurance for each committee event (process TBD); committee funds must be deposited through the PMA as overseen by the Board treasurer; an annual budget must be presented to the Board for approval; no donations are permitted without Board approval; no PMA funds (HOA dues) go to the committee; and, a Board resolution must be approved to establish the committee and its operating terms.

Lyle Brown will develop a resolution reestablishing a "Social Committee" and its governing terms for Board consideration as an action to be taken between regular meetings.

IV. Peninsula Committee Reports & Updates:

1. Architectural Review (ARC). No report.
2. Pier. (a) Ken Lee asked if there were any objections to his rolling the Pier Committee into Road & Drains? No objections. Now the "Roads, Drains & Pier Committee". Pier Reserve to remain apart from the Road Reserve.

(b) Pier replacement study. Ken is having trouble getting return calls.

(c) Hole reported in boardwalk left side about 100 feet in from the bay.

(d) Transfer responsibility for billing of water meter # 1570105146 for pier restrooms from Scratch Golf to The Peninsula Master Association. Another confusion of meters between Scratch and PMA. Gulf Shores Utilities requires a copy of that part of the meeting minutes showing Board acceptance [transfer] of the meter billing.

Lyle Brown moved, seconded by Ken Lee to authorize the transfer of billing for Gulf Shores Utilities meter #1570105146 to The Peninsula Master Association, Inc. Passed 5 to 0.
3. Roads and Drains. Scott Hamre awaiting corrected quotes separating PMA road pothole repair from parking lot repair of Links Golf Villas for Mary-Ann Pflueger. Committee to meet week of 16 March.

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V. Old Business:

1. Lawsuits. Ken Lee gave an update on the Scratch Golf lawsuit against PMA. For clarity, Scratch Golf represented by Chad Leonard sued us, we did not sue Scratch. NOTE, information supplied a few days after the meeting: After several delays, the initial court date is now set for May 26, 2026.
2. Status, 330 Peninsula Blvd.
No city permit currently displayed. No activity seen of late. A new "demand" letter will be sent to Muñoz to allow for fines to be assessed again.
3. Deactivation & reinstatement of gate remotes of persons in debt collection status to the Master Association (and to neighborhood associations?)
Susan Anderson agreed to develop a procedure. She requested a definition of "delinquent".

VI. New Business:

1. Feb. operating cash balance, \$139,531.64. FYI, from Treasurer Robert Weber.
2. Renew the lease of the CMA office at the Sales Office.
Motion by Lyle Brown, second by Ken Lee, passed 5 to 0, authorizing Ken to work with Jason Willis on a new lease, preferably two (2) years, and allow Ken to sign.
3. Jubilee landscape truck allegedly knocked down sign post at Haven Dr. & Natures Tr.
Ring video may be available. Also, speed-limit sign down across from 407 Peninsula Blvd. (Paul Hagen). Lyle checking that.
NOTE: Lyle had asked Gary Woodham to look at Haven sign. Gary & Royce Halstead reinstalled the sign post on Thurs. 12 March 2026.

VII. Comments and Questions by Presidents or Owners:

1. Paul Hagen discussed the speed-limit signs. It was generally recognized that speed-limit signs need to be replaced for liability defense purposes.
2. Discussed the problems with golfers ignoring the small stop signs where cart paths cross PMA roads. Ken Lee to get with Yancy (PMA contracted landscaper) and survey where bushes might be cut back on PMA Right-of-Way (R.O.W.) provide sight distances from golf carts.

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3. Discussed and consensus to use the two speed bumps that Ron Hill is storing, to place within PMA R.O.W.s across golf cart paths at the crossings at Marsh 5 and entranceway to Haven (Cypress 6 & 7) in an attempt to slow golf carts.
4. Steve Gregg (Baywalk) asked about the \$50.00 per month owner assessment that had been approved by the association presidents in 2022 for funding the Road & Drains Reserve & when might it be terminated or reduced.

The Board replied that a reduction in the assessment could only be considered after roads were resurfaced and the Roads & Drains reserve were adequately refunded to the point that we could rely on interest gains only to fund future road [and drains] work.

VIII. Next Board of Directors Meeting is at 3:00 P.M., Wed. 06 May 2026 in the Sales Office.
Location may change.

IX. Adjournment by President Ken Lee at 3:57 P.M.

By Lyle Brown, secretary
PMA Board of Directors

20 March 2026.

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PLEASE SEE ATTACHMENTS FOLLOWING FOR MORE INFORMATION

ACTIONS OF THE BOARD OF DIRECTORS BETWEEN FORMAL MEETINGS

26 Jan. 2026, Insurance Renewal.

Susan Anderson provided the following regarding insurance renewals for 2026:

Commercial Policy (without wind) which includes general liability, property, auto, & crime - \$5625 compared to 2025 at \$5769. We are waiting on a pricing to include wind in this policy.

Umbrella general liability policy \$3,633 with \$5M in coverage compared to 2025 at \$3173.

Directors/Officers \$6,479 with \$1M in coverage and \$10,000 retention compared to 2025 at \$3,664 and \$5,000 retention. We are waiting on options from other insurers.

Wind/Hail Coverage for Buildings - \$1868.06 (without terrorism coverage). This coverage has not been included in the current nor prior commercial building coverage.

Ken Lee, Robert Weber and Lyle Brown voted yes on 26 Jan., but Robert and Lyle voted to delete the wind and hail insurance. On 27 Jan., Tom Hulan, Brian Brandt & Ken Lee concurred with no wind and hail. 2026 insurance renewals approved 5 to 0 without wind & hail.

Insurance total cost \$15,737 without wind & hail, still slightly over the \$15,000.00 budgeted for 2026.

26 to 29 Jan, 2026, Offer by Jason Willis to sell Sales Office to The Peninsula Master Association.

On 07 Jan. 2026, Ken Lee advised those attending the BOD meeting that Jason Willis was going to give The Peninsula Master Association first opportunity to buy the Sales Office. On 26 Jan. Jason provided Ken Lee some income & expense data along with an asking price of \$750,000.00 "AS IS", which data Ken forwarded to the presidents and the BOD for review. Treasurer Robert Weber led the review with an income/expense analysis that included the costs of a bank loan and closing costs. Lyle Brown also brought forth a number of concerns, as did some others.

On the Board, Robert Weber, Lyle Brown & Brian Brandt were against purchasing the Sales Office.

Of the Association presidents, on 26 Jan., Tommy Burge (Lakes) and Steve Gregg (Baywalk) expressed an "interest" in buying the Sales Office. On 27 & 28 Jan. the following seven presidents voted "No" on buying: Paul Hagen (Blvd.), Chris Rose (Haven), Terry Markel (Links), Mary Ann Pflueger (LVG), Joe Lapinsky (Preserve), Tracy Marmolejo (Racquet Club), & Scott Hanson (Retreat). This was seven of nine presidents by simple vote and a 55% weighted vote against.

29 Jan. 2026, Ken Lee notified Jason Willis of the decision not to buy the Sales Office.

30 Jan. 2026, Ken Lee virtually signed the insurance renewals.

23 Feb. 2026.

Treasurer Robert Weber to be out of the country 5-19 April and also not at the 11 March meeting (Proxy to Ken Lee). He has made some arrangements regarding the quarterly financials. Bills to be paid to be referred to Ken Lee and another Board member Ken may designate. Ken Lee unavailable to 10 March.

28 Feb. 2026, shut off gate openers of persons in collection status.

Ken Lee & Brian Brandt approved Lyle Brown's recommendation to make the deadline 10 days in the courtesy notice of impending shutoff, consistent with other deadlines.

MINUTES FOR FEBRUARY 4TH ARC MEETING

In attendance: Julie Bowlick, Robin Anderson, Gabi Rohman and Carol Sheriff

Absent: Dennis Whisenant

Next meeting will be held on February 18th at 1:00 p.m.

Items to be considered:

01-020426 Redd 22 Bayside

APPROVED - painting house, neighborhood standard colors being used.

02-020426 Welch 20 Marsh Point

APPROVED - Paint colors for home approved. Suggested they check with garage door people to make sure all glass inserts and doors are hurricane rated.

03-020426 Reed 11 Baywalk Dr.

DENIED - Request was to install screened area over present patio. The patio extends into the 20' set back - No vertical structure can extend beyond the set-back standards. Structure would have to be smaller if they wish to resubmit request.

04-020426 Estes 12 Wildlife Ct

APPROVED: Sod and landscape property using design included in application.

05-020426 Kitchens 17 Nature Trail

APPROVED: We had requested on original application that owner provide information from arborists with GS to approve tree removal. Also, he talks to Haven HOA to see if they would consider looking at standards to include pavers being used to redo driveway entrance. He provided all the information to the ARC regarding our request. Granted approval to remove tree near driveway entrance from city of GS. Also Haven HOA approved the use of pavers to redo driveway entrance. Two new trees will be planted.

06-020426 and 07-020426 Lewis 30 Serenity Lane

APPROVED BOTH

Application was presented in detail for plans to install pool and pool enclosure in back yard of their property. Both pool and enclosure are within setbacks. Yard backs up to common area. We thanks them for all the detail making it easy to see location of structures.

Peninsula Board of Directors
Social Committee Meeting Minutes
January 14, 2026 11:30 a.m. - home of Debby Griffin

Present: Stacy Ingold, Robin Anderson, Anne Favret, Jane Lee, Trish Thompson, Beverly Sweatt, Sue Buford, Julie Bowlick, Debby Griffin. **New Members:** Liz Wells, Barb Tierney, Teresa Mobley, Helen Whitson

I. The meeting was called to order at 11:45 a.m.

II. Stacy distributed the Financial Report for 2025, reviewing the donations and expenses generated from the Silent Auction, Bar Tips and Coupon Book Sales. The committee began 2025 with a balance of \$1,256.00. The balance at the close of 2025 is \$2,511.01. The committee approved the financial report.

III. Jingle Mingle Recap

- The committee shared comments, questions and suggestions regarding the Jingle Mingle.
- The committee voted to begin exploring ideas for using Social committee funds for neighborhood enhancement and décor - particularly Christmas.

IV. Mission Statement

- Stacy Ingold requested that Robin Anderson review and revise the original mission statement for the Social Committee to reflect the current and future work of the committee. The mission statement would be submitted to the Board of Directors for their approval.

V. 2026 Goals for the Social Committee

- Present the revised Mission statement to the Board of Directors by the January meeting
- Propose and follow a budget for every event planned by the committee
- Sub committees would be formed for every event, with one member designated as a point person for that event. The sub committees could decide to invite people in the neighborhood to assist for that event.
- Continue to work with the club as we plan the various events. The committee will keep open lines of communication with Cindy Bauer and Anthony Vaughn.
- Present the committee's proposed dates for events to Cindy and Anthony to assure there is not a scheduling conflict with club events.

VI. Proposed Schedule of Events for 2026

- Corn Hole Tournament - May 7, Thursday - this will coincide with the club's Happy Hour
- Independence Day Parade - July 3 - Friday - this will coincide the club's barbecue dinner
- Art Show - September 18 - Friday
- Breast Cancer Walk - October 17 - Saturday
- Jingle Mingle - December 11- Friday

VII. Social Committee Chairperson

- The committee unanimously selected Stacy Ingold to continue as the chairperson.

VIII. Old Business

- There are a few remaining coupon books for sale
- There are still hats to distribute from the Breast Cancer walk. Julie will speak with Tracy and Sonya about getting those distributed.

IX. Adjournment and Next Meeting

- meeting adjourned at 12:30
- Next meeting will be on Feb. 11 at 1:00 p.m. at the Sales office

Respectfully submitted

Debby Griffin

Peninsula Board of Directors
Social Committee Meeting Minutes
February 11, 2026

Present: Stacy Ingold, Lynne Lynn, Gay Moore, Tracy Marmalejo, Julie Bowlick, Trish Thompson, Liz Wells, Anne Favret, Cindy Bauer, Jane Lee, Barbara Tierney, JD Snead, Sue Buford, Shelly Croxton, Leigh O'Connor

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

II. Financial Update

- The committee has a balance of \$2,511.00
- An additional \$40 was turned in for sales of the coupon books

III. Master Board and Social Committee status

- the January Master Board Minutes reflect concern from Paul Hagan, President of the Peninsula Blvd. HOA regarding liability for Social Committee events which serve alcohol
- Tracy Marmolejo reported from the January meeting that there were some questions and concerns regarding the Social Committee from various board members
- Anne Favret reported that there is a possibility of a proposal from the Master Board to separate the Social Committee from under its oversight responsibilities
- Master Board minutes reflect that Susan Anderson, CMA, was checking with the insurance company regarding liability for the Master Board

IV. Discussion and Steps for the Committee

- Event insurance for limited occasions (Tracy Marmolejo)
- Social committee meeting and event venues should the Willis building become unavailable during the year. The Art Show, Breast Cancer Awareness Walk, and Jingle Mingle in addition to the monthly meetings
- Anne Favret and Debby Griffin will attend the Master Board meeting March 11 to address any questions or concerns the Master Board and HOA presidents may have and to share with those present the work the committee has done over the last 3 years and plans for the future
- The committee asked Cindy Bauer, Director of Fun for the club, if the committee could make some arrangements to use the club and to work with the club to host certain events. Cindy will check guidelines and costs.

V. Social Committee Mission Statement

- Robin Anderson revised the original *mission statement and presented it to the committee for approval.
- Anne Favret motioned to accept the statement as presented. JD Snead seconded the motion and the statement was approved by the committee.

VI. 2026 Events

- The committee followed through on the suggestion from the January meeting that each event be tasked to a certain committee member who could then recruit additional members or residents for assistance.
- Easter Egg Hunt - Haven parents plan and stage this event
- Cornhole Tournament - (May 7, Thursday) - Stacy Ingold and Tracy Marmolejo
- Independence Day Parade (July 2, Thursday) - Lynne Lynn and Debby Griffin
- Art Show (Sept. 18, Friday) - Gail Hisle, Robin Anderson, JD Snead
- Breast Cancer Awareness Walk (October 17, Saturday) - to be decided
- Jingle Mingle (Dec. 11, Friday) - Committee will discuss later in the year. The bottle pull will be headed by Anne Favret and Robin Anderson

VII. Additional Items for discussion

- Christmas décor for the Peninsula entrance
- Master Board meetings: March 11, May 13, July 8, September 9, October 14, November 11 and December 9 (election of new board members)

VIII. Meeting adjourned at 2:00 p.m. Next meeting is March 11, 2026.

*The mission of the Peninsula Social Committee is to assist the Master Board in the planning and execution of community events and holiday decorations that enhance the overall living experience within Peninsula and increase esprit de corps. Committee membership consists of a minimum of ten members representing all neighborhoods, with the objective of creating experiences that can be enjoyed by all Peninsula residents.

Respectfully submitted

Debby Griffin (from notes taken by Julie Bowlick)