

THE PENINSULA MASTER ASSOCIATION, INC.SM

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

Mail Address: The Peninsula Master Association, c/o CMA, 30181 Hwy 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 11 Sept. 2026 by Robert Weber; 20 Sept. by Ken Lee; and 21 Sept. by Terry Corley.

MINUTES OF THE BOARD OF DIRECTORS MEETING OF WED. 09 SEPT. 2026, 3:00 P.M. AT THE REMAX SALES OFFICE PAGE 1 of 4

At 2:30 p.m., in Executive Session, Ken Lee reported on law suit status.

I. Meeting was called to Order at 3:00 P.M. by President Ken Lee.

ATTENDEES:

Board of Directors Members: Ken Lee Brian Brandt Lyle Brown Robert Weber

Board of Directors Members Absent: Terry Corley (gave proxy to Robert Weber)

Association presidents present:

Baywalk, Steve Gregg

Boulevard, Paul Hagen

Haven, Chris Rose

Lakes, Tommy Burge

LGV, Mary Ann Pflueger*

Preserve, Joe Lapinsky **

Retreat, Terry Mobley for Scott Hanson

* Left before Robert Weber 2027 Budget presentation.

** By phone until Budget presentation.

Association presidents absent: Links, Terry Markel Racquet Club, Tracy Marmolejo

Community Management Associates (CMA): Susan Anderson.

Others: Scott Hamre, Blvd. & Chair of Roads Committee; Philip Paulk, Lakes; and Jack Malone, Baywalk.

II. Prior Meeting Minutes approved online: 2026-07-08 Board of Directors Meeting Minutes.

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III. Peninsula Committee Reports & Updates:

1. Architectural Review (ARC). No report.

2. Roadways, Drains & Pier.

a. Discussion of pier inspection with Tom Mueller from Advanced Restoration Technologies (maritime & waterfront restoration).

Mr. Mueller discussed the report (see attachment) and answered questions. Logistics were also discussed. It appeared as consensus that Advanced Restoration Technologies would be the preferred repair contractor due to their qualifications. Robert Weber and Scott Hamre to work on details with Mr. Mueller.

b. Road repaving. Scott Hamre presented the two bids from Asphalt Services, Inc. and R & S Paving & Grading, Inc. (see the attachments). Most of the discussion centered on the bid of Asphalt Services, Inc., as it was the lower bid. Both bids lacked detail (R&S gave the same five specs., street by street). The contractors recommended the work be done in the Feb.-April 2027 time frame and this appeared agreeable to the Association Presidents and BOD members present.

The Asphalt Services, Inc. bid also included \$6160.00 of work on sidewalks in the Haven. Brian Brandt moved, seconded by Ken Lee, to split the sidewalk work off from the Asphalt Services, Inc. road repaving bid, repair sidewalks this year, and add any other sidewalk work that may be found necessary. Passed 5 to 0.

3. Social.

a. Board Approve Social Committee Donations.

Moved by Lyle Brown, seconded by Robert Weber to approve the following Social Committee donations:

i. Art Show Raffle Gifts by Steve Gregg proceeds to the Breast Cancer Walk.

ii. Breast Cancer Walk proceeds to Anchor Cross Cancer Foundation.

iii. Jingle-Mingle proceeds to be used for Christmas decorations at Main & East entrances.

Passed 5 to 0.

b. Event Dates FYI: Art Show, 3 to 7 p.m., Fri. 18 Sept.; Breast Cancer walk, 9 a.m., Sat. 17 Oct.; and Jingle Mingle 5 to 7 p.m., Fri. 11 Dec. 2026.

IV. Old Business:

1. Retreat proposes the Board form a committee to communicate/interact with local disaster responders during disaster events. It was agreed by attendees that the Board is the contact. Consensus was to cease further consideration of this matter.

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V. New Business:

1. Erosion Control by Golf Cart Path near Entrance to Preserve (see attachment).
There were questions of who owned the land(s) involved and if the Golf Course would actually follow through on its commitments. Also noted that the city tree removal permit was granted to the PMA, not to the Golf Course. Consensus was to have Ken Lee and Scott Hamre follow up on the matter.
2. Grant "St Andrew by the Sea" permission for a "Tour of Homes" within The Peninsula, late 2026.
Moved by Lyle Brown, seconded by Ken Lee, to grant "St Andrew by the Sea" permission for a "Tour of Homes" within The Peninsula, for late 2026. Passed 5 to 0. Will need coordination with Sidwell (gate control).
3. Retreat concerned with former residents not removing windshield decals from their vehicles.
The only solution voiced (by Lyle Brown) to this possible problem was the current practice to change the windshield decals every few years.
4. 2027 Budget Preview by Board Treasurer Robert Weber.
The budget is predicated on pier repair & repaving occurring in 2027, along with an increase in monthly assessments from \$117.00 to \$135.00/lot in order to restore the Reserves by 2034. Lyle Brown opined that sometime in the next few years, someone will need to look at the inflation rate of the last 20 years and apply it forward to obtain an estimate of the reserve growth needed for the next [2047-2050?] repaving.
After Treasurer Robert Weber's presentation, Association Presidents of Baywalk, Steve Gregg; Blvd., Paul Hagen; Haven, Chris Rose; Lakes, Tommy Burge; and Retreat, Terry Mobley for Scott Hanson voted to approve the 2027 Budget (375 yea, no nays, 85% of the total 439 weighted votes). Passed.
5. FYI Only, No Action Needed: 17 July 2026 "Villas On Peninsula Marsh" Ownership Transfer Recorded.
08 July, a warranty deed transferred "Villas" ownership from JP Partners (Philip Harris) to the company holding the mortgage, UC Peninsula, LLC, address c/o UC Credit Services, LLC, 745 Boylston St., Suite 502, Boston, MA 02116. The deed was recorded at the Baldwin County Probate Records Office on 17 July, 2026. This is the 6.91 ± acres comprising most or all of the formerly labelled "Parcel M" just west of the East Gate. Philip Harris has told Lyle Brown that UC Peninsula and he are working together to modify the project with more bedrooms, single stories, & etc.

A question was raised about the "Villas" sign in the Ft. Morgan road R.O.W.
Lyle reported that Mr. Harris had asked for the sign to be left standing.
6. Moved by Ken Lee, seconded by Brian Brandt, to cancel the Oct. BOD meeting. Passed 5 to 0.

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VIII. Adjournment by President Ken Lee at 5:00 p.m.

By Lyle Brown,
Secretary, PMA Board of Directors
10 & 11 Sept. 2026.

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PLEASE SEE ATTACHMENTS FOLLOWING FOR MORE INFORMATION

ACTIONS OF THE BOARD OF DIRECTORS BETWEEN FORMAL MEETINGS

10 July 2026, Violations of Short-Term Condo Rental Procedures.

Robert Weber moved, effective 13 July 2026, to fine \$50.00 to condo landlords for each and every violation to follow the formal procedures of the Peninsula Master Association for short-term condo rentals. Lyle Brown seconded. Approved by Ken Lee, Terry Corley & Brian Brandt 11 July. Passed, 5 to 0.

11 July 2026, Revised Version of Above Motion.

Robert Weber moved, effective 13 July 2026, to fine \$50.00 to condo landlords for each violation to follow the formal procedures of the Peninsula Master Association for short-term condo rentals. As of 01 September 2026, the fine shall increase to \$100.00. Lyle Brown seconded. Approved on 13 July by Ken Lee & Terry Corley, then on 22 July by Brian Brandt. Passed, 5 to 0.

17 July 2026, Move Pier Reserve to COARS & Building Reserve to 13 Week Account to Gain Interest.

Moved by Robert Weber and seconded by Brian Brandt 17 July. Approved by Terry Corley 17 July and on 18 July 2026 by Lyle Brown. Passed 4 to 0 with Ken Lee absent.

09 August 2026, Another Gate Arm Broken by an Owner.

Ken Lee, Robert Weber and Lyle Brown approved the replacement of the gate arm. General Ledger (GL) Code 7073. Ken Lee is going to authorize billing the repair to the homeowner and if he does not pay, file a lien on his property.

25 August 2026, Place HOA/COA Contacts on Website?

Lyle Brown asked the presidents if it was OK to place HOA/COA contact information on the website to facilitate owners contacting their Association boards. Approved by Baywalk, Blvd., Lakes, Preserve, Racket Club & Retreat on 25 Aug. and by Haven on 28 Aug.; no disapprovals.

12 Aug. - 08 Sept. 2026, Website Usage: 156 Visitors and 134 new visitors.

ADVANCED RESTORATION TECHNOLOGIES, INC.

Marine & Waterfront Construction & Restoration
7300 Roscoe Road • Gulf Shores, Alabama 36542 • (251) 981-3325

Dock Inspection Report

Prepared for Peninsula Master Association, c/o CMA

DATE OF INSPECTION	PROPERTY	PREPARED BY	REPORT NO.
August 24, 2026	Peninsula Master Association	Advanced Restoration Technologies	ART-DIR-082426

Executive Summary

Advanced Restoration Technologies, Inc. conducted a comprehensive inspection of the docks, boardwalks, pier, and gazebo structures at the Peninsula Master Association property. Overall, the structures remain serviceable but exhibit widespread deferred maintenance, aging and corroded fasteners, improperly repaired guardrails, and several components that present safety concerns requiring immediate attention.

The most critical items are: (1) a fully rotten joist (approximately 100 feet) beneath the main dock entry requiring immediate replacement; (2) detached and unsecured guardrail systems across multiple areas that should not be relied upon for safety; and (3) fourteen pilings on the pier to gazebo marked for replacement. Recommended repairs are organized by area below, with a supplemental planning summary provided at the end of this report.

Detailed Findings by Area

1. Wetland Boardwalk

Fair

- Deck boards have been replaced with pressure-treated material that is not rated for this marine environment.
- Where joists could be inspected, they were in fair to good condition; however, the repeated replacement of deck boards is causing the tops of the joists to split and lose their ability to retain the fasteners.

2. Entry Area to Main Dock

Needs Repair

- This area is the beginning of the guardrail system and is in need of repair.
- The handrail / guardrail system is not properly attached and should not be relied upon for safety reasons.
- One of the joists under this section is completely rotten for approximately 100 feet and needs immediate replacement.
- There is a triple joist in which the top and inside of the triple are rotting and need replacement.
- The cross-bracing fasteners are at the end of their service life, and some are past it. All of the bracing needs to be re-fastened with stainless steel, with boards replaced as needed.

6. The girt boards were attached with ½-inch fasteners and should have been a minimum of ¾-inch.
7. The fasteners in the girt boards are galvanized, and some are at the end of their service life.
8. Some of the girt boards are broken and need replacement.

3. Main Dock Area / Bath / Parking

Needs Repair

1. The enclosed storage and bathrooms are in good shape.
2. The women's bathroom has a broken window and should be sealed from the outside or the glass replaced with Lexan.
3. The gravity water system should be removed and the water line to it capped off.
4. The electrical panels are clean with only minor rust. Coat the panels with Corrosion X.
5. There is a water leak under the bathrooms. We advise that any and all remaining PVC be removed and changed to PEX.
6. We were told the bathrooms were off due to lack of sewer pressure. The pump should be able to carry the distance and may need to be serviced or increased in size to accommodate the long run.
7. The pilings under the bathrooms look like they were sinking at some point, and sister pilings were installed to alleviate this problem. There is no way to tell, at this time, if the repair is working. We suggest installing a small pole to set a benchmark to be measured annually.
8. The main-area decking is in poor shape, to include the surface decking, a sag in the middle of the area, and a substructure that is not fastened correctly. Joists are in good shape.
9. The electrical is improperly run to the panels under this area and should be tucked up into the joists for protection.
10. All plumbing and electrical should be run up in the joists to be protected from a storm and to allow it to be put in a raceway.
11. The electrical conduit is held up with a ratchet strap, and the galvanized straps are rusted through.
12. The two south corners need new pilings, but the rest of the pilings are still in serviceable condition.
13. Changing out the two south corners would allow the deck area to be raised and take the sag out of the middle, due to poor construction and expired fasteners.
14. It is vital that this area be constructed properly due to the weight and use exposure of golf carts and foot traffic.
15. The handrail / guardrail system is in need of repair and proper fastening methods to make it serviceable.
16. The southeast piling and deck area attaching to the entry of the main dock needs to be taken apart, a new piling installed in the corner, and the girt system rebuilt.

4. Pier to Gazebo

Needs Repair

1. All of the old joists are stacked up inside the newer joists. This will cause more damage to the pier if the water gets up to deck height; all of it should be removed.
2. 24 girt sets were noted as broken and need replacement.
3. 14 pilings were noted and marked as needing replacement.

4. The majority of fasteners in the girts should be replaced, and if replaced, all of the girts should be replaced at the same time.
5. The pier needs approximately 52 new cross members with fasteners accordingly.
6. We suggest removing the wired lighting and replacing it with solar.
7. Handrails / guardrails are dangerous in some spots and have been improperly repaired. They need to be blocked and properly fastened.
8. Joists have been replaced and are in good shape.
9. Decking is fair to good for its age but has too many fasteners, which will end up reducing the life of the deck boards and joists.

5. Gazebo

Good / Needs
Maintenance

1. The roof structure is in good shape.
2. The decking and railing are also in good shape but need to be cleaned in order to maintain breathability in the wood.
3. Joists are sagging and need to be lifted, with new stainless hangers installed.
4. The center piling is short and has a block installed; this needs stainless hurricane straps installed.
5. The lower areas need to be stripped and SureStep decking installed to allow water to flow through it, which will also alleviate the problems of the wood being that close to the water.
6. Fasteners on the stairs and two lower areas need to be replaced.

Supplemental Planning Summary

The table below consolidates the findings above by priority to assist with planning and sequencing of repairs. It is a summary only; the complete list of items appears in the Detailed Findings above. Items marked Immediate address safety or structural failure and should be addressed first.

PRIORITY	RECOMMENDED ACTIONS
IMMEDIATE	Replace ~100 ft of fully rotten joist beneath the main dock entry (Area 2, #3).
	Replace the rotting triple joist at the main dock entry (Area 2, #4).
	Secure or replace detached, unsecured guardrail systems across the entry, main dock, and pier-to-gazebo (Areas 2, 3, 4).
	Replace 14 marked pilings on the pier to gazebo (Area 4, #3).
	Rebuild the southeast corner piling and girt system at the main dock entry (Area 3, #16).
	Reconstruct the main dock deck area to proper spec given golf-cart and foot-traffic load (Area 3, #14).

URGENT	Re-fasten all cross bracing with stainless steel; replace broken girt boards and upgrade ½-inch to ⅝-inch fasteners (Area 2, #5–8). Remove stacked old joists from within the pier joists (Area 4, #1). Replace 24 broken girt sets and ~52 cross members with fasteners (Area 4, #2, #5). Replace south-corner pilings to remove mid-span sag (Area 3, #12–13). Repair water leak; replace remaining PVC with PEX; service or up-size sewer pump (Area 3, #5–6). Repair electrical runs: tuck conduit into joists, route in a raceway, replace rusted/ratchet-strap supports (Area 3, #9–11). Lift sagging gazebo joists, add stainless hangers and hurricane straps, install SureStep on lower areas (Area 5, #3–5). Replace wetland boardwalk decking with material rated for the marine environment (Area 1, #1).
ROUTINE	Coat electrical panels with Corrosion X; remove and cap the gravity water system (Area 3, #3–4). Install a benchmark pole and measure piling settlement annually (Area 3, #7). Remove wired pier lighting and install solar lighting (Area 4, #6). Clean gazebo decking/railing to maintain wood breathability; reduce fastener count on pier decking (Areas 4, 5).

Closing Notes

This report reflects conditions observed at the time of inspection on August 24, 2026. Findings are based on visible and accessible components; concealed conditions may exist. Advanced Restoration Technologies, Inc. is available to provide detailed repair scopes, material specifications, and cost estimates for any or all items listed above. Please contact our office at (251) 981-3325 to schedule follow-up work or to discuss this report.

Respectfully submitted,
Advanced Restoration Technologies, Inc.

Secretary's Note: Greg Smith is the owner or manager of Asphalt Services, Inc. With the sidewalk work split off for completion separately in 2026, the bid then becomes a total of \$1,286,619.65.



Asphalt Services, Inc.

11045 Old Highway 31
Spanish Fort, AL 36527
Phone 251.621.9325
Fax 251.621.9393

PROPOSAL NO.
PROPOSAL NO. 260809

DATE 8/28/2026

Greg Smith

CUSTOMER
ADDRESS

PENINSULA HOA
20 Peninsula Blvd.
Gulf Shores, AL 36542

CONTACT Scott Hamre
404.731.5903

JOB NAME
LOCATION
PO#

SCOPE OF WORK INCLUDED IN THIS PROPOSAL					
Item	Quantity		Description	Rate	Total
1	1	LS	Mobilization	\$19,737.35	\$19,737.35
2	77986	SY	Planing existing pavement (milling)(0.0" to .75" max thicks)	\$0.90	\$70,187.40
3	77986	SY	Clean roadway	\$0.30	\$23,395.80
4	3900	GAL	Tack Coat	\$8.00	\$31,200.00
5	77986	SY	Asphalt Wearing Surface, mix 424A, 1/2" max aggregate size, 165# per SY	\$14.35	\$1,119,099.10
6	1	LS	Traffic Control	\$23,000.00	\$23,000.00
7	440	SF	Concrete Sidewalk 4" thick (Demo and Repour) 3000 psi mix (this is at Haven Dr. & Natures Trail)	\$14.00	\$6,160.00
				TOTAL:	\$1,292,779.65
				Prices Good For 60 Days	
				\$1,286,619.65	

Accepted By:

Submitted By:

Authorized Representative

Date

Project Manager

Date

Unless specifically noted on this proposal, all items quoted include labor, materials, equipment, overhead, profit, and all applicable taxes. This proposal, if accepted, will become an integral part of any existing contract on this project. A signature by an authorized representative is required for the execution of this work.

ESTIMATE



R&S PAVING AND GRADING, INC.
 PO BOX 1264
 FOLEY, AL 36536
 251-943-2071
 CHRIS.RSPAING@GMAIL.COM

DATE
 9/8/2026
 ESTIMATE NO.
 119-2026

BILL TO
 Peninsula HOA

PROJECT
 Peninsula
 Streets Resurfacing

ITEM #	ITEM DESCRIPTION	QTY	UNITS
1	Mobilization	1	LS
2	Asphalt Overlay		
	Peninsula Blvd		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 35,267 sy	35,267	SY
	Apply tack coat: 35,267 sy	35,267	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 35,267 sy	35,267	SY
	Retreat Ln		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 6,381 sy	6,381	SY
	Apply tack coat: 6,381 sy	6,381	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 6,381 sy	6,381	SY
	Haven Dr		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 6,766 sy	6,766	SY
	Apply tack coat: 6,766 sy	6,766	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 6,766 sy	6,766	SY
	Wildlife Ct		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 1,150 sy	1,150	SY
	Apply tack coat: 1,150 sy	1,150	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 1,150 sy	1,150	SY
	Natures Trail		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 4,217 sy	4,217	SY
	Apply tack coat: 4,217 sy	4,217	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 4,217 sy	4,217	SY
	Serenity Cove		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 1,582 sy	1,582	SY
	Apply tack coat: 1,582 sy	1,582	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 1,582 sy	1,582	SY
	Preserve Ct		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 4,358 sy	4,358	SY
	Apply tack coat: 4,358 sy	4,358	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS

ITEM #	ITEM DESCRIPTION	QTY	UNITS
	Install 1.5" 424-A asphalt wearing surface: 4,358 sy	4,358	SY
	Baywalk Dr		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 2,882 sy	2,882	SY
	Apply tack coat: 2,882 sy	2,882	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 2,882 sy	2,882	SY
	Baywalk Ct		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 2,437 sy	2,437	SY
	Apply tack coat: 2,437 sy	2,437	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 2,437 sy	2,437	SY
	Lagoon Dr		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 12,804 sy	12,804	SY
	Apply tack coat: 12,804 sy	12,804	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 12,804 sy	12,804	SY
	Bayside Ct		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 7,575 sy	7,575	SY
	Apply tack coat: 7,575 sy	7,575	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 7,575 sy	7,575	SY
	Marsh Point Dr		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 2,091 sy	2,091	SY
	Apply tack coat: 2,091 sy	2,091	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 2,091 sy	2,091	SY
	Lakeside Dr		
	Full-width milling of existing asphalt (0.50"-1.00" thick): 1,152 sy	1,152	SY
	Apply tack coat: 1,152 sy	1,152	SY
	Install asphalt leveling course as needed prior to overlay: 1 LS	1	LS
	Install 1.5" 424-A asphalt wearing surface: 1,152 sy	1,152	SY
3	Striping: NOT INCLUDED		
4	Geometric Controls	1	LS

Quote Total \$ 1,725,016.74

NOTES:

R & S Paving & Grading, Inc. agrees to furnish materials and perform work as above and that this estimate is good for 30 days.

The authorized signature agrees to:

a) Payment terms: Upon Request. (Late fees and interest are applicable at max allowed.)

b) also agrees that any additional work beyond scope outlined will be at an additional charge. If applicable this includes any unsuitable dirt removed or suitable dirt added will be charged at a CY cost in addition to above. Warranty does not cover the occurrence of reflective cracking, grass and any vegetative growth, or water ponding due to existing conditions.

c) that this is a binding contract between parties listed and all parties with an interest in the improvements made to the property. Attorney fees and interest (18%) can be awarded to enforce this contract. By signing the contract you agree that in the event (if applicable) you (customer) are not paid, R & S will be paid according to the terms outlined.

CUSTOMER SIGNATURE: _____

On Aug 27, 2026, at 17:27, Alton McRee <alton.mcree@gmail.com> wrote:

Ken and Susan please find below the tree approval letter from the City of Gulf Shores.
We are clear to move forward. I will await further directions from you.

Alton McRee
601-832-8738 cell
alton.mcree@gmail.com

Begin forwarded message:

From: cowens@gulfshoresal.gov

Date: August 27, 2026 at 4:18:57 PM CDT

To: alton.mcree@gmail.com
Subject: Tree Removal Letter
Reply-To: cowens@gulfshoresal.gov

FROM: Chuck Owens, Arborist

Date: August 27, 2026

RE: Tree Removal Permit Permit Submission: TP26-000102 Tree Removal Permit Submission

Dear Sir or Madam,
The Planning & Zoning Department has reviewed your Tree Protection Plan with regard to the Tree Removal Permit application for 0 Peninsula Blvd that has a recorded status of Approved, and the conditions of approval are as follows.

Comments:

Reviewer: Chuck Owens, Planning & Zoning, Approved

At this time, the HOA only wants to remove the 15" DBH pine tree that is causing damage to the cart path. Because this tree is causing damage to the golfcart path, it may be removed without replacement or remediation. They will also be removing several of the nonprotected trees in this area. The \$250.00 tree removal permit fee is not required to remove this tree.

If you have any questions or concerns, please contact Chuck Owens at cowens@gulfshoresal.gov or 251-968-1148.

Thank you,

Chuck Owens
Arborist
City of Gulf Shores

THE PENINSULA MASTER ASSOCIATION (PMA)

PROGRESS REPORT ON WEBSITE PENINSULAMASTER.COM

01 Sept. 2026, by Lyle Brown, website administrator.

1. In early 2022, the new formed Master Association started a website for the owners. It was a simple site administered by a one-person operation over in Mobile, AL, with severe limits on its capacity and the amount of material that could be added each month.
2. By early 2025, postings were backing up and it was evident the website needed upgrading. Terry Corley volunteered, and in the middle third of 2025 a new professional website was started using Bluehost, with high capacity and room for expansion. Terry & Ken Lee added to the content. Many thanks to Terry & Ken!
3. Terry set up business emails for the board members and the association presidents. This provides a long-term standardization of communications and complies with the wishes of our attorneys.
4. By late 2025, Terry asked for someone to assume the duties of site administrator. The Board of Directors appointed Lyle Brown. Terry was willing to stay on as Assistant Administrator, a backup needed for site continuity. Terry, from time to time, still assumes a task or two for which he has the superior expertise. Again, our thanks to Terry.
5. Lyle was able to find and add most of the annual minutes and financials of the developers, 2003 - 2021. He regularly posts meeting minutes, and also financials contributed by Treasurer Robert Weber. By adding to the Frequently Asked Questions, we summarize Peninsula rules that Owners and others might otherwise have trouble finding. We have also attempted to reduce calls to officers and CMA by answering commonly asked Owner questions. Suggestions for new FAQs are welcome.
6. Our Service Agent, Susan Anderson, has had to contend with Realtors and condo rental landlords repeatedly asking for information and expecting tasks of her that the Board of Directors has not assigned, slowing her work for the PMA. At Susan's request and with significant input from her, we added two new webpages ("Info. for Realtors" & "Short-Term Condo Rentals") to help address these issues. We also have provided a guide to Owners to contact their neighborhood officers.
7. There are two costs for the website. A \$1000 annual fee (approximate) to host the website on the Internet, and every three years, a charge in advance for support and to add documents to the website. Advance pay saves about 50% (\$339 as of 2026). Billing notices and "paid" invoices are received by the site administrator and forwarded to CMA and our treasurer.

Thank you for your consideration. Any questions, please call Lyle.

Respectfully,
Lyle Brown

ARC Minutes for Meeting held on July 15, 2026

Members in Attendance: Robin Anderson, Gabi Rhoman, Julie Bowlick, Dennis Whisenant and Carol Sheriff

Next meetings will be held on August 5th and August 19 at sales office in board room:

Applications presented at meeting:

01-071526: Phillips, 11 Serenity Cove The Haven

APPROVED: New Build for Kaleb and Regan Phillips, builder is newly approved Brian T. Armstrong Construction, Inc.

Approved the construction of home within time frame as indicated. Landscape and any other items will require ARC approval on newly submitted application.

02-071526: Blake, 312 Peninsula Blvd.,

APPROVED: Screen cover for existing new pool. Application should have been submitted prior to construction.

03-071526: McRee 18 Preserve

APPROVED: Application to repair damaged driveway and water system. Area is the same as in the prior location.

04-071526: Bradford 410 Peninsula Blvd.

APPROVED: Request to replace roof with same product and color as on previous area. (Indicated that ARC normally does not request approval for this type of construction).

05-071526: Shirley 11 Lakeside

REVISE/RESUBMIT: Request to bury new propane take in yard adjacent to home. No permit was included in application. Requested to see permit for job with exact location within setbacks. Note: owner will be required to submit new application for driveway showing area and appearance.

Submitted by Carol J. Sheriff

ARC Meeting Minutes for August 5, 2026

Members in Attendance: Dennis Whinesant, Gabi Rhoman, and Carol Sheriff

Members Absent: Robin Anderson and Julie Bowlick

Next Meeting; August 19, 2026 Sale office board room.

Applications to Be Considered:

01-080526 Sanders 35 Marsh Point

APPROVED: Request to change exterior structure of roof – replace flat area with peaked portion. All being done by approved contractor. Once done new roof – new color – to be finished.

02-080526 Hawk 43 Lagoon,

Retracted by owners. Application to install inground pool in rear yard.

03-080526 Kerns 404 Peninsula Blvd.

APPROVED: Many plants around home are overgrown and need to be replaced. Plan as submitted to replace same with new smaller planting.

04-080526 Shirley 11 Lakeside

APPROVED: Approved the resubmit to install propane tank. Permit included along with location of tank. Also repair damaged driveway.

05-080526 Ballinger 119 Lagoon

APPROVED: Planting in yard area, all drawings and type of plants included in application.

06-080526 O'Connor 145 Lagoon

APPROVED: Construction of smaller inground pool in area with patio layout. All construction within setbacks and side lines of property. Cover to be built and approved. No problem with sit line for neighbors.

07-080526 Whitaker 109 Lagoon

APPROVED: City Permit to remove trees and replace them with palms. Requested pictures of new trees when planted.

08-080526 Ductschi 14 Serenity Cove, The Haven Lot 52

APPROVED: G & M Construction of New Home. Provided two sets of plans that are well laid out and within all set back line as indicated on survey. Questioned: the front door. Must be wood and not steel as per Haven Standards. Indicate construction to begin in September 2026.

Submitted: 8-6-26 Carol J. Sheriff

August 19, 2026

ARC Meeting Minutes

In Attendance: Robin Anderson, Julie Bowlick, Dennis Whisenant and Carol Sheriff

Absent: Gabi Rhoman

Next meeting will be held on September 3rd (Thursday) 2026 in Sale office Board Room

Applications considered:

01-081926 Smith 37 Bayside Ct

APPROVED: Installation of Generator, all permits and information to be included in application.

02-081926 Dunn 305 Peninsula Blvd

APPROVED: Installation of black metal fence in back yard. All fence to be within property lines with approved contractor.

Discussed Dunn's couch in rear yard not being a problem in appearance or location.

03-081926 O'Connor 145 Lagoon

APPROVED: Construction of paver area (all within setbacks) this appears to be in location where request for a pool had been approved. Note: set back for this property is 20' according to plat. Have requested property owner to provide ARC with drawing showing all proposed changes, including pool, fire pit, cook area and pavers. Items were submitted on two applications.

Discussing regard Hawk's, owner of 43 Lagoon, request to construct pool and screened cover in rear yard. This project had been previously approved and placed on hold due to problems with weather. It is the decision of the ARC Committee to Grandfather this project, as per covenants, using the previously approved application. Both neighbors having signed off on project and pool design will be as originally applied for and approved. All approvals will be in file.

Submitted: 8-19-26

Carol J Sheriff

Roads Committee Meeting Minutes July 7, 2026

Attendees:

Scott Hamre - Chair, Boulevard
Alton McRee - Vice Chair & Secretary, Preserve Jack
Malone - Baywalk
Spud Spiegel - Retreat
Philip Paulk - Lakes

Agenda Items:

Roads repair and paving project update:

Alton will be contacting a company that has worked on roads repair. He will update at August meeting.

Sidewalk repair and replacement update:

Alton will make an update at August meeting.

Pier update:

A company has been contacted, and will be inspecting the pier and boardwalk. Update at August meeting. There has been vandalism on the pier. Updates and options will be discussed at August meeting.

Road sign update:

Alton will inspect the road signs and update at August meeting.

Resident gate update:

Scott Hamre provided a update on the operation of the resident gate. Additional updates and information regarding proposed upgrades and recommended changes will be further discussed during the August Committee meeting. Scott also reported that the Fire Department has a key to open the gate in case of an emergency. A new convex reflective mirror has been installed at the resident gate entrance and golf cart crossing to replace the damaged one.

New business:

There was discussion regarding the road sinkage surrounding a sewer manhole cover at the end of the cul-de-sac on Baywalk Court and the fact that issue needs to have the involvement of the City of Gulf Shores. Alton McRee stated that he would further investigate and follow up accordingly with city officials.

Next meeting:

The Committee's next meeting will be Tuesday, August 11, 2026 at 4:00 pm in the Clubhouse.

Minutes prepared by Alton McRee, Vice Chair & Secretary

NOTE BY PMA SECRETARY: The "residential gate" is the East Gate.

Attendees:

Scott Hamre - Chair, Boulevard
Alton McRee - Vice Chair &
Secretary, Preserve
Jack Malone - Baywalk
Spud Spiegel - Retreat Philip Paulk - Lakes
Ruth Jackson - Boulevard

Agenda Items:

Roads repair and paving project update:

Alton provided an update regarding his discussions with a local contractor for pothole repair. Discussions continue regarding the repaving of roads projected for sometime in 2027.

Sidewalk repair and replacement update:

Alton provided an update regarding his discussions with a local contractor for pothole repair.

Pier update:

The inspection of the pier has been done and now awaiting the inspection report for review at the September committee meeting. Water is on at the pier but restrooms remain locked because of past issues and concerns. Recommended that trail cameras be installed to monitor the pier and boardwalk. Proposal to be obtained.

Road sign update:

Alton provided an update but needed clarification from committee members before moving forward.

Resident gate update:

Scott Hamre provided an update on the operation of the resident gate. The committee voted in favor of recommending to the Master Board the conversion to a windshield reader system to replace the existing clicker system.

New business:

Alton reported that the City of Gulf Shores inspected in sinkage around the sewer manhole cover at the east end of Baywalk Ct and found that the sewer line infrastructure was good. Repairs will just be needed to the road and curb, no infrastructure repair is needed.

Alton reported that he had talked to Anthony Vaughn, General Manager, about the brown water stained sidewalk and street sign across the street from the Golf Villa condos and Anthony told him that there was not anything that could be done to remove the iron from the water that is causing the stains.

The committee discussed changing the name of the Roads & Pier Committee to the Infrastructure Committee.

Next meeting:

The Committee's next meetings will be Tuesday, September 8, 2026 and Tuesday, October 13, 2026 at 4:00 pm in the Clubhouse.

Minutes prepared by Alton McRee, Vice Chair & Secretary

**Peninsula Board of Directors
Social Committee Meeting Minutes
July 8, 2026**

Present: Stacey Ingold, Robin Anderson, Shelly Croxton, Leigh O'Connor, Tracy Marmolejo, J.D. Snead, Gail Hisle, Beverly Sweatt, Trish Thompson

I. The meeting was called to order by Stacey Ingold at 1:04 p.m.

II. Financial Report

- a. current balance is \$2,355.12
- b. Debby Griffin and Lynne Lynn turned in receipts for the 4th of July parade which were within the range of the budgeted amount of \$150.00
- c. Trish Thompson and Shelly Croxton verified the cash on hand
- d. the committee approved the financial report as presented

III. Proposed Bank Account

- a. Stacey explored the details of opening an account for the social committee as requested by the Master Board. After reviewing the process of obtaining all elected signatures for the account, the reports that would need to be filed yearly, the process of application for identification numbers from the IRS and other reports to the Secretary of State the committee found this cumbersome, time consuming and unnecessary for our purposes. The committee agreed by email that Stacey would not pursue the opening of a bank account.
- b. Robin Anderson researched and developed a proposal for the Master Board which outlines the financial practices the committee will utilize moving forward. The proposal "Best Practice/Financial Management Procedures" was presented to the committee for their review. Robin Anderson motioned that the committee adopt Best Practice/Financial Management Procedures. Tracy Marmolejo seconded the motion and the committee approved unanimously. Rob Weber, Treasurer for the Master Board, agreed to present this proposal to the Master Board for their approval.
- c. Gail Hisle motioned that Robin Anderson be approved as the treasurer for the social committee. J. D. Snead seconded the motion. The committee voted to approve the motion.

IV. Independence Day Parade recap

- a. there were 22 golf carts that participated in the parade
- b. the parade was led by Bob Siebert driving his Army jeep
- c. winners received a trophy with additional prizes

V. Suggested Improvements for the parade in 2027

- a. add a category "Family Spirit"
- b. have an ice cream truck at the end of the parade
- c. Paul Hagan suggested having a police car and fire truck to be a part of the parade
- d. promote the parade as a "family event" in order to get more participation

VI. Mahjong Clinic

- the committee will support Tika Policelli with her effort to host a Mahjong Clinic at the sales office

VII. Art Show

- a. Gail Hisle, Robin Anderson and J.D. Snead will meet, measure the inside space of the building and develop a schematic for artist's display and number of artists that can be accommodated
- b. The show will run from 3:00 p.m.-7:00 p.m. on Friday, Sept.18
- c. Gail Hisle will send invitations to previous artist participants to determine if they would like to participate again this year

d. Stacey Ingold will create a "Save the Date" flyer to include the Art Show, Breast Cancer Walk, and Jingle Mingle dates. This will be posted on the Peninsula Face Book page and sent to Cindy Bauer to include in the Peninsula Newsletter

e. Gay Moore and Anne Favret will develop a menu for the Art Show. Stacey suggested the committee purchase everything for the show rather than members making contributions

f. Robin Anderson will provide the décor for the conference room serving table

g. Stacey Ingold will inventory the wine available from Jingle Mingle

VIII. Breast Cancer Walk

a. Beverly Sweatt will take the lead for this event

b. Tracy Marmolejo will take care of the hats and pinwheels

c. Stacey Ingold discussed the possibility of setting up a tent with a board at the back for the memory wall.

d. Stacey Ingold inquired if the committee would like to make buttons for the event. More discussion will follow at the next meeting.

IX. Jingle Mingle

a. There was a brief discussion about having music this year. More discussion will follow in September

X. Email account

Stacey has set up an email account for the committee to use for all communication.

XI. Adjournment

The meeting adjourned at 1:40 p.m.

Respectfully submitted

Debby Griffin (from notes taken by Trish Thompson)

Next meeting is August 12 at 1:00 p.m.

Peninsula Board of Directors Social Committee Meeting Minutes August 12, 2026

Present: Stacey Ingold, Gail Hisle, Anne Favret, Beverly Sweatt, Julie Bowlick, Tracy Marmolejo, Robin Anderson, Trish Thompson, Gay Moore, Lynne Lynn, Shelly Croxton, Barbara Tierney, Sue Buford, Stacey Dunn, J.D. Snead, Debby Griffin

I. The meeting was called to order by Stacey Ingold at 1:02 p.m.

II. Financial Report - Robin Anderson

- The current balance is \$2,355.12.
- The financial report was verified and verification documents signed by Julie Bowlick and Tracy Marmolejo
- Robin Anderson proposed to the committee a reimbursement to Stacey Ingold for replacement of lost Corn Hole bags from the tournament in May. This expenditure will be approximately \$20.00. Tracy Marmolejo made a motion to the committee that we approve this expenditure. Gail Hisle seconded and the motion passed by acclamation

III. Art Show - September 18, 2026 3:00 p.m. - 7:00 p.m.

- Gail Hisle sent invitations to all potential artists about participating in the Art Show. The invitations also included information about the established guidelines for participation.
- Currently there are 10 confirmed artists with space to accommodate 12.

- Stacey will inventory the supplies from last year and purchase additional items as needed
- Set up for the Art Show will be Sept. 17 from 1:00 p.m.-5:00 p.m.
- Steve Gregg will donate special handmade items for the raffle
- A motion was made by Shelly Croxton to set a budget of \$600 for the Art Show. The motion was seconded by J.D. Snead and approved by the committee
- The committee voted to donate the money made from the raffle gifts made by Steve Gregg to the Breast Cancer Walk
- The committee then developed a task list with the members

IV. **Breast Cancer Walk** - October 17, 2026 9:00 a.m.

- Beverly Sweatt, Robin Anderson and Liz Wells will be coordinating this event.
- The committee agreed to order additional ball caps to compliment the stock from last year
- The committee agreed to sending the letter to the community about placing pinwheels in the yards of those who would like to commemorate a loved one who has faced or is facing breast cancer
- The committee developed a task list for the walk and those committee members responsible for the various tasks: signage, registration, sag wagon golf carts, food and water, tables, decorations, Wall of Honor, on call medic, parade leader.
- A budget will be determined at the October meeting

V. **Jingle Mingle** - Dec. 11 5:00 p.m. - 7:00 p.m.

- The committee voted to contribute all proceeds from this event to enhancing the entrance to the Peninsula for Christmas. This would also include the back gate. The committee will propose this to the Master Board at their next meeting.
- The committee also discussed a few items regarding the bottle pull and silent auction. A more complete discussion will occur at the October meeting.
- A budget will be set at the October meeting

VI. **Next Social Committee meetings**

- September 9, 2026
- October 14, 2026

VII. The meeting adjourned at 2:15 p.m.

Respectfully submitted

Debby Griffin, secretary, social committee