

January 17, 2018

TO: White Bluff Property Owners
FROM: John Bass, Vice President
RE: Proxies for Resolution

As your POA Board carries out well thought-out plans for 2018, we'd like to take a moment to recap some of what was accomplished in 2017.

The Top Ten POA Accomplishments for 2017

- #1 Moved the Management of POA's Affairs Away From Double Diamond.**
The POA contracted with a new management company, FirstService Residential. When Double Diamond received notice of the change, they removed \$1,125,000 from the POA's account without authorization.
- #2 Double Diamond Withheld 01/17 Maintenance Fees Statements and POA Database Information.**
The POA filed suit demanding that Double Diamond release billing information to the association as well as the database of property owners. The information subsequently received by the POA was grossly inaccurate. A concerted effort from the POA, volunteer property owners and FSR staff enabled billings to go out.
- #3 Double Diamond Tried to Remove the Duly Elected POA Board of Directors Through a Special, Called Meeting.**
Through a lawsuit filed in the 66th Judicial District, the POA legally thwarted Double Diamond's attempt to remove all seated POA Directors. The court also found that Developer, Mike Ward was no longer Declarant and that he could not unilaterally amend the Declarations or the By-Laws.
- #4 Opening of the POA Office.**
The POA leased space across from the entrance to White Bluff and now conducts all POA business in these facilities, away from the filtering and influence of Double Diamond and its employees.
- #5 Transferring of POA Employees and Identification of POA Property.**
Double Diamond employees who actually performed duties for the POA were hired by FSR, oriented and retrained as needed. In addition, the POA and FSR determined which WB equipment was owned by the POA and took possession of that equipment. Real property owned by the POA was identified and inventoried, then evaluated for maintenance, repairs, and possible upgrades.
- #6 Victory in May.**
At the largest Annual Meeting on record, the POA achieved a quorum without Double Diamond proxies and successfully elected six property owners to the

Board of Directors, defeating a significant challenge from Double Diamond-backed candidates.

#7 The Spirit of Independence Day.

For many years Double Diamond and the POA shared the cost of the fireworks display on the 4th of July. In 2017, Double Diamond refused to participate. Even after the POA agreed to pay the full amount for the independence celebration, Double Diamond refused access to Marina property from which the fireworks would be discharged. As an alternative, the Board worked with the White Bluff community to hold an Independence Day Celebration for all WB property owners.

#8 The “Road” to Making White Bluff Great Again Began With the Roads.

A standards and cost assessment was commissioned by our Roads Committee, and the final report has been received by the Board. The replacement of White Bluff Drive and Golf Drive will begin in the spring of 2018 with other roads scheduled as soon as funding is budgeted.

#9 Overcoming the Theft of Christmas.

Double Diamond refused to allow the POA to use its own Christmas decorations. Thanks to a volunteer property owner committee that jumped into action, new decorations were purchased and displayed for all property owners to enjoy the Spirit of Christmas.

#10 The Ultimate Christmas Present.

And, what a Christmas present it was. Although a slightly belated present, the Judge in the 66th Judicial District ordered the severance of the disputed POA funds from the lawsuit filed by the POA and released the \$1,125,000 to the association. A Cashier’s Check was deposited in the POA’s account on your behalf.

There are many, many other accomplishments we have seen over the past 12 months. Your Board needs your help to continue the fight. The May Annual Meeting is around the corner, and we need your proxy in order to assure we can have a quorum as well as elect Board members who will represent the interests of all property owners.

Take a few minutes and go to www.whitebluffpoa.com. Click on the link, Official Proxy Form, and follow the directions that pop up. Your proxy is totally revocable, but granting it to the Board assures your voice will be heard as we continue to head toward resolution. Thanks in advance for your support!