February 8, 2019

TO: White Bluff Property Owners
FROM: Your Board of Directors
RE: Updates

<u>Walkinshaw Lawsuit</u>
A hearing was held in Dallas District Court on Wednesday, February 6th. The POA was requesting the release of POA maintenance fees being held in the Court Registry. Our position was that these fees should be released, as they were reflective of fees that were not used on amenities we did not own. Walkinshaw plaintiffs' attorney argued that the fees should be held in the registry as security for the plaintiffs. Judge Slaughter ruled in favor of the POA and ordered that $393,164 be released to our association.

<u>Mulligan's</u>
Work is continuing on the renovations of Mulligan's (formerly the Trophy Grill).

The kitchen is now completely renovated and re-configured. The new kitchen equipment is scheduled for delivery and installation in a week.

The construction crew will move into the dining area next week and will begin the installation of new paneling and trim. New picture windows, where the old windows were, have been ordered and when installed will give Mulligan's guests an unobstructed view of our beautiful golf course. Once the construction is complete, the new booths will be installed and the new tables and chairs brought in. The bar is absolutely stunning and will feature two large flat screen TVs. A sitting area will be available in front of the fireplace with a flat screen TV installed over the hearth. A fourth TV will be installed over the door to the foyer area.

All exterior doors have been replaced with beautiful, energy efficient doors and beautiful wood interior doors entering the pro shop and Mulligan's.

The Kiosk with an outside entrance for golfers is close to being finished and will be a welcomed addition for quick access to a wide variety of food and refreshments without golfers having to come into the grill.

The final task will be to completely re-do the two restrooms. The pine planks removed from the dining area will be re-cycled, turned around and installed as wainscoting in the restrooms.   The toilet areas will have custom-made wooden stalls, and the sinks, countertops and interior lighting replaced with a new look.

The large back patio will be set up with tables and chairs for dining, casual conversation, fellowship, and a glass or two of wine!

<u>Log Cabins</u>

The Log Cabins are now available for rent. They have been completely renovated with new mattresses and box springs. Replacement of the damaged exterior logs will be completed within the next two weeks. Rentals can be made by calling the POA office at 254-694-WBPO.

Bluff Point Condos
The complete renovation of the four, two-bedroom condos is 95% completed and will be available for rental as soon as the final "punch list" is completed along with a final inspection of all systems. The kitchens have new granite countertops and all new stainless steel appliances. All living areas will feature newly installed wood-like tile floors, and new carpet will be installed in the bedrooms. All windows have been replaced as have the eight sets of French doors. All bathrooms have new toilets and fixtures. The beds will have new mattresses and box springs, and the furniture that has been stored in the Conference Center will be returned ready for the use and enjoyment of our property owners and guests. New, outdoor grills have been ordered and will be installed on fireproof surfaces. As soon as the condos are available we will proudly let you know.

Administration Building
The Admin Building is now the permanent home for our POA staff. Thanks to our volunteers, it has received a complete makeover with the reception area and all interior hallways and offices freshly painted. It has never looked better! Stop by and see the beautiful pictures of different White Bluff venues adorning the walls.

Your Board and our numerous volunteers have been hard at work to give our property owners and guests a place to enjoy and be a part of. We thank you for all of the positive support and for being an integral part of the resurrection of the resort we are all proud of!