

February 28, 2018

TO: White Bluff Property Owners

FROM: Marshall Snyder

POA Board Member & Chairman, Long Term Planning Committee

RE: Long Term Plans for White Bluff

The POA Board created the Long Term Planning Working Group in August, 2017. This committee is composed of White Bluff property owner volunteers who have an interest in giving direction to the developmental needs of White Bluff. It is important that the Board has a clear vision of the future so that current decisions can reflect future needs. The committee has met several times, and the following priorities have been established.

### Suggested Community Priorities

#### 1. ROADS

The committee placed highest priority to road construction as it is the singular item that will enhance White Bluff appearance and contribute to increased property values. The Board has budgeted \$2M for the replacement and improvement of White Bluff Drive and Golf Drive; this work will begin in May, 2018. The Board will consider alternative methods of financing the replacement of the balance of the roads.

#### 2. GOLF COURSES & OTHER AMENITIES

**The committee has made the assumption that the POA will acquire all Double Diamond amenities and have control over the assets. This assumption may or may not come to fruition, but if it does not the committee will focus toward the reality of what we face as property owners and plan accordingly. We MUST face the future and consider all alternatives.**

The ultimate transition of all amenities to the POA will be done via having FirstService Residential as the Management Agent. The committee suggested that consideration be given to making one of the golf courses exclusive to only property owners. The other course would be accessible to resort guests as well as property owners.

An assessment of the best usage of the Conference Center for all property owners needs to be done.

Hotel operational needs must be addressed as well as implementation of a correct business strategy for the use of this facility. Refurbishing of the hotel will be dictated by the projected usage and business strategy.

The Trophy Grill should be re-opened, and lunch service restored at the Old Course.

A comprehensive study of the business model for The Lighthouse Restaurant should be done. This study should include alternative management options as well as the physical needs of the facility. The study should also address the restaurant as a venue for the social aspects involving property owners. Financial options for re-opening the Marina Store must be addressed as well as assessing the current business model for the Marina operations. Long-term changes should be implemented as required with a specific direction of having the Marina provide more services to property owners who are visiting White Bluff.

3. SEWAGE TREATMENT PLANT

The existing plant capacity must be assessed as well as an assessment of future needs and potential problem issues. The ownership issues between the POA and Double Diamond Utilities need to be reconciled. Engineering recommendations for long-term plant improvement should be studied.

4. RV STORAGE AREA

Investigate the feasibility and cost to place a cover over a portion of the RV Storage areas so as to better serve property owners.

5. COMMUNITY CENTER

The POA owns approximately 8 acres on White Bluff Drive and should begin formulating plans for the ultimate construction of a Community Center to serve the needs of all property owners and their guests. Possible facility inclusion would include social/meeting rooms, an exercise center, tennis/pickle ball courts, a coffee shop and snack bar, casual dining, outdoor recreational facilities including a basketball court, horseshoes, bocce facilities, and indoor game center for non-adults. The Community Center should also be considered for housing the POA administrative offices. Potential cost is estimated to be \$2M.

6. HIKING/BIKE TRAILS

Alternative locations and designs of trails should be done as well as trail length and its effect on budget allocations.

7. POOL ENHANCEMENTS

Consider adding hot tubs and conversion of pools to salt water. As water aerobics grows in popularity consideration should be given to providing a shade cover for at least one pool.

8. BUS STOP SAFETY

Bus Stop safety improvements should be studied and implemented.

9. RULES AND REGULATIONS

A complete review of all existing rules and regulations should be done by a committee established solely for this purpose. The committee should make recommendations to the Board for changes that would ensure a rational consistency and buy-in among property owners.

10. MARKETING/PR EFFORT TO REVITALIZE BUILDING IN WHITE BLUFF

In order to increase property values consideration should be given to initiating a comprehensive campaign to attract new property owners to White Bluff.

11. OPTIONAL INCENTIVE CREDIT SYSTEM

A study should be done weighing the benefits of such a system for rewarding property owners with merchandise/services discounts.

The committee welcomes comments and suggestions from all property owners as to how best to make White Bluff Great Again as we go forward. Please email your thoughts to [marshall\\_snyder@windstream.net](mailto:marshall_snyder@windstream.net).