

March 11, 2019

TO: White Bluff Property Owners
FROM: Your Board of Directors
RE: Amenities Updates & Proxy Form

Lodging

The three log cabins are available for rental.

The final "punch list" for the condos is being addressed, and the furniture, new mattresses and box springs will be moved into them next week. After a final systems check, we will notify you that they are available for rental.

Reservations may be made through the POA office- 254-694-WBPO.

Mulligan's

The kitchen has been re-configured, walls re-placed, extensive electrical work performed, insulation installed, and fully equipped with totally new equipment. We now have a pizza oven.

The kiosk (snack bar) for golfers has been completed.

The dining area is full of all new tables and chairs, new dining booths, and the sitting area in front of the fireplace has a beautiful red and green tartan plaid sofa and two green arm chairs. The restaurant will now seat 70 guests. All of the new paneling has been installed, stained and varnished and looks beautiful and inviting.

Extensive electrical work has been done. Three flat screen TVs will be installed once all interior work is completed. The bar top is a new inlaid hickory wood; the bar back is all new and beautiful. All new equipment has been installed behind the bar with beer on tap.

Work has begun on both of the restrooms and should be completed very soon. Both restrooms are being totally renovated with custom made, wooden toilet stalls, updated sinks and fixtures and new lighting. The walls have already been re-textured and painted, and the wainscoting should be installed next week.

Arcis Golf is actively interviewing candidates for the Food and Beverage Manager position. They are working with our restaurant consultant to develop a new menu, which will definitely include delectable pizzas prepared in our new pizza oven.

An opening date cannot be set until the F&B Manager position has been filled, a staff hired and trained (we already have several applicants!), food ordered and POS software installed.

Marina

The Marina Committee has made a complete assessment of needs for repairs to the Marina and will be presenting a viable game plan for addressing these needs to the Board.

Renewal invoices have been sent to all existing slip leasees. The slip lease rates are the same as last year, and there are slips available. If you are interested in leasing a slip, please call the POA office- 254-694-WBPO.

Lighthouse Restaurant

The deck has been securely stabilized, and all railings have been replaced and brought to code. Work has begun on the new bandstand.

Arcis Golf will assist the Board with addressing a plan for re-opening the restaurant and bar.

Golf Courses

All sand traps on the New Course have been completely rebuilt. The greens have been totally replaced and covered getting ready for their Spring planting!

Work on the Old Course is well underway, and the greens will also be ready for their Spring planting.

Golfers are enjoying play on the New Course. Golfers are reminded that there is a strict Cart Path Only rule in effect.

Spring Break

Just reminder to guests enjoying the resort during Spring Break that the posted speed limits must be adhered to and that there is no passing on any White Bluff road. Security will strictly enforce adherence to these rules.

We are pleased to be able to provide you with these updates and will keep you informed. Now the Board needs your help!

Proxy Time

We are asking all property owners to grant the Board your proxy for the upcoming Annual Meeting. We absolutely need your proxy in order to take the **Next Step** in continuing our efforts at bringing White Bluff back to greatness.

We need your Proxy to establish a quorum for the meeting.

We need your Proxy to enable the POA to become the Declarant for our future. Declarancy allows us to make rules, change outdated and counter-productive rules and chart the path for our future.

Below is the form you need to complete and send to us via the instructions on the form. Please print off this form, complete it fully, date and sign and send it in asap. Your Proxy is fully revocable, and you should grant this Proxy even if you plan on attending the Annual Meeting. If you do attend the Annual Meeting, you can revoke

it at registration and vote your desires personally. You can also go to the POA website, www.whitebluffpoa.com and access the form on-line.

Please do this today and help your Board continue its efforts as well as assure we will be able to elect three property owners to fill the terms that will be expiring!

