

Notice of Meeting
Special Called Meeting of the White Bluff POA Board of Directors
Invitees: Members of the White Bluff POA
Location: Conference Center, White Bluff Resort
Date: Saturday, February 27, 2021
Town Hall Meeting: 9:00 AM
Board Meeting Immediately Following the Town Hall Meeting

Board Meeting Agenda

- 1. Call to Order**
 - a. Confirm Quorum**

- 2. Open Forum**
 - a. Discussion of Agenda Items by attending members (limited to 4 minutes per member and a total of 20 minutes)**
 - b. Questions for the Board**

- 3. Agenda/Discussion Items**
 - a. Ratification of Board actions (see attached list)**

- 4. Administrative Reports**
 - a. Bill Finney, General Manager**
 - b. Michael Shelton, Golf Courses Superintendent**
 - c. Mike Hicks, Director of Golf**

- 5. Review of 2020 Financials- POA Treasurer Jeff Williams**

- 6. Discussion of 2021 Capital Spending Plan- Jeff Williams**

- 7. Plan for using proceeds from the Special Assessment**

- 8. Replacing White Bluff signage- Finney**

- 9. Formalization of Rental Policy for White Bluff Homes**

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**Ratifications of Actions Taken by the WBPOA
Board of Directors Since the December 13, 2019 Meeting**

The following action items were approved by the Board of Directors during board workshops.

11/10/20 – Approved the posting of realtor links on the POA website for an annual fee of \$200, and permitting people who want to tour White Bluff through a realtor to be given entry at the front gate.

11/30/20 – Approved giving Christmas bonuses to White Bluff employees based on the detailed proposal presented by Bill Finney, General Manager.

1/26/21 – Approved the use of pull carts on the White Bluff golf courses anytime on Monday through Friday and in the afternoon on Sundays.

1/26/21 – Approved \$1,500 for the purchase of landscape materials to be planted around the Conference Center and Fitness Center. These landscape materials will be installed by White Bluff POA employees.

1/26/21 – Approved increasing the annual contribution by the POA to the White Bluff Volunteer Fire Department by \$10,000. Passed with one objection by Marshall Snyder.

The Board of Directors approved each of the following items by a unanimous vote of the board members via email.

12/15/20 – Approved the purchase of two Ford Rangers for White Bluff Security at a cost of \$25,490 each plus TT&L.

12/21/20 – Approved (1) a lease agreement between the WBPOA and the Lighthouse Pub, LLC for the renovation and operation of the Lighthouse Pub, and (2) an interim management agreement for the POA to continue to operate the Private Club at the Licensed Premises (Lighthouse Pub) until such time that a new private club has obtained a private club registration permit for the Licensed Premises, but not beyond the current expiration date of POA's private club registration permit.

1/10/21 – Approved increasing the number of new covered slips at Dock 100 of the White Bluff Marina from 16 to 24 at a cost of \$75,000.

1/15/21 – Approved signing of the Management Representation Letter, as well as the Attorney's Letters for the 2019 WBPOA financial audit.

1/14/21 - Approved funds needed by Associa Principal Management to print and mail the notice of the special assessment to all POA property owners.

1/27/21 – Approved the expansion of the Lighthouse Pub to enclose a portion of the northeast deck area.