

**White Bluff Property Owners Association
POA Work Session
Monday, September 19, 2022**

Present:

Fletcher
Bass
Williams (Critcher Proxy)
Manders
Chagnon
Lang
Mayer

Absent:

Smith
Critcher

1. POA Board Member Communications

Formal Board Member Communication Tools: Email, telephone, email blast. It is not a good idea to participate on social media platforms. The new Castle Management website should go online next week.

2. Update on lease proposals:

James Ivers offer on Marina Store. Thirty day exclusive due diligence will terminate soon. New gas storage tanks are needed. There is a \$400,000 cost estimate on this.

3. Hubble Drainage Issue

We have received 2 bids to replace the 18” culverts with 24” culverts under the cart path bridge OC hole no. 2. Fleetwood: \$34,500 Rumsfield Construction: \$10,500 Hubble willing to contribute some amount to the project. A lot south of the cart path bridge will have to be dredged to clear sediment. Hubble will draft a letter to that owner asking their help in the project. Will await response.

4. Website Promotion Update – T. Chagnon

She notes more reviews are being written on social media. Our Facebook page will be updated to provide more advertising space.

White Bluff Website: Our option is train someone on our Marketing team to maintain the website or hire someone to maintain it. Chagnon will obtain 3 bids for website

maintenance outsource contract. Chagnon is not satisfied with the results of White Bluff golf course searches. She is working on improving it.

5. Lodging Reservations on internet booking – M. Van Harshkamp

This issue has been resolved by Melody.

6. ADA Compliance for WBPOA Facilities

ADA full compliance is required in the event of a “major renovation”. J. Fletcher will prepare a list of WBPOA amenities needing ADA compliance prior to beginning the budget process.

7. POA Board Director Liaison to Marina Committee

Jan Smith has volunteered for this position.

8. Review of Delinquencies – G Mayer

There are 186 property owners with over \$10,000 in maintenance fee delinquencies. We have a total of \$2.6m in delinquencies. Castle Management plans to call each of these property owners to determine if they will pay their delinquencies. Fletcher will set a workshop with Brian Steele of Castle Management on this issue.

9. Inbound Calls – T. Chagnon (Off Agenda Item)

Inbound calls from folks using the website don't necessarily come to Administration. Chagnon will meet with Bill Finney and the Dept. Heads to discuss this issue. We will review this issue in the budget process. We will table this for now until we clear information on our financial status.

ADJOURN 12:43PM

/S/ Joseph V. Manders
WBPOA Secretary