

## WBPOA Workshop Minutes 9-28-2021

A quorum was reached, and attending were Leonard Critcher, Gerry Mayer, Joe Manders, Mark Hepworth, Jeff Williams. Jim Fletcher tendered his proxy to John Bass, and Teal Lang tendered her proxy to Jeff Williams.

1. Renovation of hotel. Estimated cost is \$1,841,505 of which \$1,025,000 will come from insurance proceeds. The balance will come from our operating budget. No money will have to be used from our Reserve Funds. Acker Construction has had \$510,000 in draws disbursed so far.
2. Clearing trees at Hotel employee's parking lot. Corps land is quite a distance away as stated. Encroachment on Corps land will not be an issue.
3. Pickle Ball Courts. A proposal was discussed to renovate the Trailwood Tennis Court and its Pickle Ball court for a total of \$19,377. Pickle Ball has proven to be a popular amenity for Property Owners and guests. Jeff Williams moved to repair the court and replace the equipment as described and Mark Hepworth seconded. Vote was unanimous in favor of the proposal and included some fence repair. The Board also designated this amenity to be exclusively used for Pickle Ball.
4. Road Repair. The acquisition of a truck has been commenced. Wage and job descriptions were discussed for pending new hires to work exclusively on road repairs.
5. Open WBPOA Board Position. Three candidates were discussed to fill the unexpired term of Marshall Snyder. After a lengthy discussion of each candidate, Mark Hepworth moved to select Trena Chagnon to fill the position. It was seconded by Joe Manders and passed unanimously.
6. Hogs. It has been determined that the hogs damaging #5 and #6 on the New Course are coming from the south perimeter of White Bluff and up the creek that runs under the Covered Bridge. GM Bill Finney plans to continue with step one of addressing the problem and has arranged for another trap to be set. This potentially devastating problem must be controlled, and homeowners are asked once again to voluntarily stop feeding the deer.
7. Mark Hepworth suggested we use mulch from tree trimming at the hotel for the children's playground. After discussion it was determined that this type of mulch was not suitable.
8. White Bluff entrance work. The dead palm trees will be removed at a cost of \$950. The rock entrance will be cleaned at a cost of \$3700. Jeff Williams moved to spend the appropriate amounts on both projects, Gerry Mayer seconded, and the motion passed unanimously.
9. Confidential Litigation issues were discussed.