



# VILLA VOICE

## January 2018

Reporting the News and Happenings around  
the Bobcat Villas

### Calendar of Events

*Activities around the Villas continue, offering plenty of opportunities for everyone. Here's a partial list of Villa events:*

- Villa Coffee, Jan. 6, 9:00 a.m. Villa Clubhouse. Free of charge but donations are accepted.
- Villa Board of Directors Meeting Jan. 11, 4:30 p.m., Villa Clubhouse.
- Villa Potluck "**Soup Night**," Tues., Jan. 16, 5:00 p.m., Villa Clubhouse.\*
- Scottish Night, Tues., Jan 30, 5:00 p.m., Villa Clubhouse\*
- Movie Night, Every Wednesday at 6:30 p.m. Villa Clubhouse.
- Game Night (Mexican Train, Pictionary & Much More), Second and Fourth Tuesday, 7:00 p.m., Villa Clubhouse.\*
- Open Euchre, First and Third Thursday, 7:00 p.m., Villa Clubhouse.\*
- Trivia Night, Second and Fourth Thursday, 7:00 p.m., Villa Clubhouse.\*
- Villa Yoga, Every Monday at 10:00 a.m., Villa Clubhouse.
- Water Aerobics, Mon.-Fri. at 10:00 a.m., weather permitting.
- Happy Hour at the Pool, Every Sunday at 2:00 p.m. Free of Charge, bring your own beverages and snacks.

*Other events may be scheduled throughout the month. Be sure to check the message boards at each post office station and in the breezeway of the Clubhouse for event notices and sign-up sheets. Items above marked with a (\*) require sign-up.*

## **Board Meeting News**

The next meeting of the Villa Board is Thursday, January 11 at 4:30 p.m. This will be a typical Board meeting with several items up for discussion and action. Those include landscape issues and approval of a vendor to clean out the super gutters.

The next meeting is scheduled for Tuesday, February 6 at 4:30 p.m. in the Bobcat Community Center. This is the Annual Meeting of the Bobcat Villas Homeowners Association and will include the election of directors. Any other pressing issues will be addressed at this meeting as well. Villa owners should have received the first notice of the meeting with the "Notice of Intent to be a Candidate for the Board" form. Owners will receive a second notice of the meeting with the meeting agenda as well as a proxy form for those interested in voting for director candidates and other issues, but who are unable to attend the meeting. If you cannot attend the meeting it is important to submit the proxy form as a quorum of owners is necessary in order for the election to occur. Be on the lookout for this important mailing.

## **Roof Power Washing**

Bids are being solicited for power washing of the roofs throughout the community. Dirt, mold and tree sap build up over time and cause our light rust colored roofing tiles to turn brown and, often, black. We bring in professionals (people trained to work on steeply pitched, slick tile roofs) to gear up and power wash them. Coupled with the recently completed power washing of the sidewalks and street gutters, the effort will make our community look brighter and cleaner. Please be aware that power washing is noisy - you'll know when they're here!

## **Super gutters**

Pros will be on site soon, too, to clean out our super gutters. They are those gutters that sit where our villa and lanai roofs adjoin. Falling leaves and pine needles gather there and clog up the draining process. They are hard to get to - practically impossible by ladder - so, again, brave souls will climb up there to clean them out. Looks like the Bobcat Villas will be starting out the new year with a freshly clean suit of clothes!

## **The Good Times Roll On**

With residents either returning from holiday visits to family and friends and more seasonal neighbors showing up for the winter, the Social Committee is resuming a full slate of activities.

The month starts with the Villa Coffee on Saturday, January 6 at 9:00 a.m. in the Clubhouse. This is an informal gathering where friends, neighbors, coffee and doughnuts and pastries all come together. What's more perfect than that?! No need to sign up for this one, but keep in mind that while the event is free of charge, donations are gladly accepted.

The monthly Potluck is Tuesday, January 16 at 5:00 p.m. in the Villa Clubhouse and will be the always popular **Soup Night!** Attendees are encouraged to bring either an appetizer, pot of soup, bread or dessert to make it a warm and comforting dinner, regardless of the weather outdoors. Past Soup Nights have featured some really interesting and totally delicious soups. Be on the lookout for the sign up sheet in the breezeway of the clubhouse.

*Regularly scheduled activities continue or resume this month:*

Water aerobics splash on daily at 10:00 a.m. in the Villa pool. While weather is a factor with water aerobics, the pool is heated so anyone can grab the CD player out of the Clubhouse, set it up beside the pool and flutter kick away. Just have your towel (or blanket?) handy when you exit the pool if the temperatures are a bit cool.

Every Wednesday night at 6:30 p.m. in the Clubhouse, settle in for Movie Night. A sign is posted at the postal kiosks each week so you can see what's on tap for big screen viewing. Bring your own beverages and sharable snacks.

New to the monthly calendar of events is Yoga! Susan Stevenson will be guiding participants through the poses and stretches to leave you feeling awake and rejuvenated. Bring your own yoga mat and towel. A nominal fee will be charged for this activity.

Also new for 2018 is Game Night. Marge Alden is coordinating an evening of fun and games, including Mexican Train, Pictionary and any others that are favorites of those attending. Game Night takes place every second and fourth Tuesday of each month beginning at 7:00 p.m. in the Clubhouse.

Finally returning in January are two long time favorites. Open Euchre (all Villa residents are welcome to attend) occurs every first and third Thursday of each month at 7:00 p.m. and Trivia Night takes over every second and fourth Thursday at 7:00 p.m. as well. A nominal participation fee is charged for Euchre and both activities require signing up.

## **What's Old is New Again**

Coming soon! The Bobcat Villas will have a new website. A change in website partners has led to a re-creation of the website and a change in the website name. Currently the website can be found at [www.bobcatvillas.com](http://www.bobcatvillas.com). That name will be retired and replaced with [www.bobcatvillashoa.com](http://www.bobcatvillashoa.com). Jerry Mason and John Hall are working on creating a website that will closely resemble the current site with all the same information available. The exact date of the change over is not known at this time, but a notice will be sent out to all villa owners when that happens.

## **Did You Know?**

There is a library in the Villa Clubhouse. It's on the honor system - if you take out a book, please return it when you're through with it. There is also a place to leave books you'd like to donate to the library.

Every resident should have a key to the Clubhouse which is locked when not in use. Contact Marge Alden ([margealden@gmail.com](mailto:margealden@gmail.com)) for a key if you do not have one.

There is a Suggestion Box in the Clubhouse and a folder with approved plants that residents can add to the area between the front door and white iron fence. Both are located in the hall leading to the restrooms. And yes, the Suggestion Box is checked regularly. Feel free to leave your thoughts and ideas and be sure to include your name.

The code to enter the pool area gate is the street address of the Clubhouse. Once inside you should find the doors to both restrooms unlocked. The control to the fan in the overhang area is beside the door to the Ladies restroom. Turn it on then turn it off!

The Social Committee oversees the Clubhouse activities. They purchase all the paper products needed for the social activities, decorates for all holidays, sets up for all activities and cleans up afterwards, and with funds raised during certain activities, purchases whatever is needed to make the Clubhouse serviceable and comfortable. Those have included, but are not limited to, the tables and chairs, the TV, the wall decorations, coffee urns, pool noodles, entertainment system, etc. Thanks to the Social Committee for all of their work!

## ***Villa Board Meeting***

The Villa Board of Directors met on Thursday, December 14. The following are the minutes from that meeting:

# BOBCAT VILLAS HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Budget Meeting Minutes

December 14<sup>th</sup>, 2017

1. **Call to Order & Establish a Quorum:** Sue Mason called the meeting to order at 4:31 PM at the community clubhouse located at 2001 Lynx Run, North Port, Florida. A quorum was established with the following board members present in person or via phone Sue Mason, Pati Tatum, Patti Wells, Mike Farrelly, and Wayne Ross.

There were also a number of owners and Chris McCluskey, Star Hospitality Management, also present.

2. **Proof of Notice of Meeting:** The meeting notice was posted in accordance with the Association Bylaws and Florida Statute 720. It was posted 14 days in advance of the meeting.
3. **Approval of Meeting Minutes:** Patti Wells motioned, seconded by Wayne Ross, to approve the meeting minutes from November 9, 2017. The motion carried. Pati Tatum motioned, seconded by Mike Farrelly, to approve the meeting minutes from November 27, 2017. The motion carried.

#### 4. Officer Reports:

- a. Patti Wells, Pati Tatum, and Mike Farrelly had no report at this time.
- b. Wayne Ross said there have been a few meetings with the landscape contractors that have provided proposals to maintain the lawn and landscape for the Association.
- c. Sue Mason stated the Board will vote at the January 2018 meeting, as to which landscape proposal the Board will be approving. Also, Sue Mason said she hopes the Landscape Committee will be ready for January 2018 as well. Sue Mason said the Board will discuss with the new landscape company for direction on type of mulch in 2018.

Sue Mason said the Board is currently working on obtaining additional proposals to clean the gutters. Also, Sue Mason said once the additional proposals are in, the proposals will be analyzed and will be sure to include the removing off of the property, the debris from the gutters.

Sue Mason said the pressure cleaning for the Association is complete and Distinctive will now move onto the homeowners' driveways he had not completed yet. Also, Sue Mason said the Board is in the process of obtaining proposals to pressure wash the roofs. Sue Mason said this project will be completed in early 2018.

Sue Mason reminded all owners the Annual Meeting will be held this year on February 6, 2018 at 4:30pm at the Community Clubhouse.

#### 5. Committee Reports:

- a. Pool/Clubhouse Committee: None at this time.
- b. Social Committee: None at this time.
- c. Landscape Committee: None at this time.
- d. Finance Committee: None at this time.

**6. New Business:**

- a. **2018 Budget:** The Board of Directors discussed the proposed 2018 Budget. Sue Mason said the Finance Committee & Board of Directors went through the proposed Budget for 2018 and tried to keep the expenses in-line, while increasing the services to upkeep the Association property. Sue Mason said the main areas of increase in the proposed Budget include the following: Roof Repairs, Grounds Contract, and Grounds Landscaping. Wayne Ross motioned, seconded by Pati Tantum, to adopt the proposed 2018. Discussion ensued about the replacement planting of trees and plants. The Board agreed the priority will be the homes that lost plants/trees from Hurricane Irma or from previous years. Also, it was said once the new landscape company is onboard, a walk-thru with the new landscaping company will take place and a plan will be put in place. With no further discussion to come before the Board, the vote was taken, and the motion carried.
- b. **Association Website:** Sue Mason provided a background on the Association website and what it takes to maintain it. The Board then discussed the proposal on changing website administrators and hosts from the research Sue Mason had completed. Please see attached proposal. With no further discussion to come before the Board, Mike Farrelly motioned, seconded by Pati Tantum, to approve moving forward with Go Daddy to be the host and administrator for the Association website for a 3 year cost of \$251.64 or \$84 per year. The motion carried.
- c. **PIR – 2225 Lynx Run:** The Board reviewed and discussed the PIR presented by 2225 Lynx Run to replace their lanai roof. With no further discussion to come before the Board

**7. Old Business:** Nothing at this time.

8. **Adjournment:** With no further business to come before the Board, Pati Tantum motioned, seconded by Mike Farrelly to adjourn the meeting. The motion carried and the meeting adjourned at 5:04 PM.

*Chris McCluskey, CAM*

Chris McCluskey, CAM for Pati Tantum, Secretary