



# VILLA VOICE

## February 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, Feb. 3, 9:00 a.m. Villa Clubhouse. Free of charge but donations are accepted.
- Villa Board of Directors Annual Meeting Feb. 6, 4:30 p.m., Bobcat Trail Community Center.
- Gas Station Chicken Dinner, \$15 per person, Tues., Feb. 20, 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.
- Mahjongg, Every Tuesday at 12 noon, 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**

Mark your calendars for the Bobcat Villas Annual Membership on Tuesday, February 6 at 4:30 p.m. in the Bobcat Trail Community Center (across from the golf course clubhouse.) During this meeting, owners will be voting on 3 issues: to rollover the surplus funds from the 2017 fiscal year, to borrow from the reserve account to pay for the insurance premium for 2018 and to waive more stringent financial reporting requirements. Normally elections are also held for the open Board of Directors positions, but as no one formally submitted a nomination form, no election will take place. Appointments to the open board seats will occur after the membership meeting.

Owners should have received a packet of information including a proxy voting sheet soon after the first of January. IF YOU ARE UNABLE TO ATTEND THE ANNUAL MEMBERSHIP MEETING, it is imperative that you complete this form and return it to the Association, by either dropping it off to Sue Mason, HOA President, by returning it in the accompanying envelope or by faxing it or emailing it to Chris McCluskey at Star Hospitality Management. Fax it to: 941-575-7968 or email it to: [c.mccluskey@starhospitalitymanagement.com](mailto:c.mccluskey@starhospitalitymanagement.com). If you are attending the meeting on Feb. 6, you'll be given a paper ballot to complete at that time.

Please complete and return your proxy as soon as possible so it can be counted in the vote and to ensure we have a quorum for the meeting to proceed.

## **Roof Power Washing/Super Gutter Clean-out**

These two services will be performed beginning in March - first the power washing of the roofs followed by the cleaning out of the super gutters. Once we have a firm date for the commencement of these activities, we will let everyone know so you can make sure anything sitting out can be moved out of the way of the water stream.

## **Dryer Vent Cleaning**

You may think all the lint from your clothes and towels get caught in the lint trap of your dryer. Think again! Some escapes through and blows out a pipe venting to the roof. Some of it, unfortunately, builds up in that vent pipe. So to prevent excessive lint build-up, your HOA is having a company come by each villa unit to clean out the dryer vents. Again, once the schedule for this service is determined, all villas owners will be informed as the company reps will need access to your unit. If you will not be at home on the date or at the time the dryer cleaning company is on site, please make arrangements for someone (neighbor, friend, key-holder) to let them.

## **More Good Times**

If you perused the calendar of events at the beginning of this newsletter, you probably saw another activity has been added to our growing list of fun things to do here in the Villas - Mahjongg! It's scheduled for Tuesdays at 12 noon in the Villa Clubhouse.

So what is mahjongg? Well, your newsletter editor has never played the game so here is a brief Google explanation: **Mahjong** is a game of skill, strategy, and calculation and involves a degree of chance. The game is played with a set of 144 tiles based on Chinese characters and symbols. Four players play the game using numbered tiles or cards. Of the 144 tiles, 36 tiles are in the Bamboo suit, 36 in the Circle suit, 36 in the Character suit, 16 Wind tiles, 12 Dragon tiles, and 8 bonus tiles (4 Flowers and 4 Seasons). To find out more information, go to [YouTube.com](https://www.youtube.com), search "how to play mahjong" and you'll see numerous videos on the game. Or you can attend the Tuesday session at noon to watch those who know how to play and to learn the rules and strategies from them.

The potluck dinner for February has been set aside to make way for the always popular Gas Station Chicken, Tuesday, February 20, at 5:00 p.m. Crispy, tender fried chicken expertly prepared by the chefs at Super Day Express in Englewood is the main feature of the meal. The Social Committee adds delicious sides to make a full meal (and plenty of leftovers) for the low, low price of \$15 per person. Funds remaining from the meal will help the Social Committee keep the kitchen stocked with paper products and with other social activities throughout the year. Josie (unit 2002) will collect the dinner fee once it is announced via flyers in the breezeway of the Clubhouse and at the 2 postal kiosks. If you plan to attend, get your reservation in once it is announced as space fills up quickly!

## *Villa Board Meeting*

The Villa Board of Directors met on Thursday, January 11. The following are the minutes from that meeting:

# **BOBCAT VILLAS HOMEOWNERS ASSOCIATION, INC.**

## **Board of Directors Meeting Minutes January 11, 2018**

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 Tantum, 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.
3. **Approval of Meeting Minutes:** Patti Wells motioned, seconded by Mike Farrelly, to approve the meeting minutes from December 14, 2017. The motion carried.
4. **Vendor Reports:** Scott Gow, Brightview, discussed his report to the Board of Directors. Please see attached. Chris McCluskey, Star Management, discussed his report to the Board of Directors. Please see attached.
5. **Officer Reports:**
  - a. Patti Wells, Pati Tantum, Mike Farrelly, and Wayne Ross had no report at this time.
  - b. Sue Mason provided her report which included an update on the new website for the Association, how there were no intents provided for the upcoming Board election.
6. **Committee Reports:**
  - a. **Pool/Clubhouse Committee:** None at this time.
  - b. **Social Committee:** Marge Alden provided an update on the upcoming events at the Association.
  - c. **Landscape Committee:** None at this time.
  - d. **Finance Committee:** Marge Alden provided her financial report to the Board and discussed the reasons behind the increase of the monthly assessment.

**7. New Business:**

- a. **Gutter Cleaning:** The Board discussed the proposals from Desoto Seamless Gutters and Andoran Roofing to clean all of the gutters in the Association. With no further discussion to come before the Board, Mike Farrelly motioned, seconded by Patti Wells, to approve the Desoto Seamless Gutters proposal for \$6,650. The motion carried.
- b. **Roof Pressure Cleaning:** The Board discussed the proposals from A-1 Pressure Cleaning and Hoover Pressure Cleaning to pressure clean all of the villa roofs. With no further discussion to come before the Board, Patti Wells motioned, seconded by Pati Tantum, to approve the Hoover Pressure Cleaning proposal for \$16,900. The motion carried.
- c. **Landscaping:** Wayne Ross introduced the Landscape Committee and provided his presentation to the Board of Directors.

Mike Farrelly and Wayne Ross discussed the meetings they had with the final 2 Landscape Companies in the running for the Association contract. With no further discussion to come before the Board, Mike Farrelly motioned, seconded by Patti Wells, to approve the landscape maintenance proposal from Westcoast Landscape & Lawns. The motion carried 4-0 with Wayne Ross abstaining.

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

9. **Adjournment:** With no further business to come before the Board, Wayne Ross motioned, seconded by Patti Wells to adjourn the meeting. The motion carried and the meeting adjourned at 6:02 PM.

**Chris McCluskey, CAM**

Chris McCluskey, CAM for Pati Tantum, Secretary

Report to the Board of Directors  
By Chris McCluskey

Bobcat Villas Board Meeting  
1/11/18

1. The Association cost for hurricane clean-up was \$19,875.25 and the breakdown was \$13,260 for Brightview and \$6615.25 for Premier Landscape Mgmt. Brightview completed the landscape debris removal and Premier Landscape Mgmt completed the palm removal, 24, and one hardwood tree. There are still

some stumps that need to be ground out to the ground level. The Board will now need to complete a master landscape plan for the entire property, including replacing some of the palms that were removed because of hurricane damage.

2. When I receive a request from a homeowner about an issue that is an Association issue to take care, I will email, text, or call him to repair or for him to let me know if he cannot complete the repair. This was how the previous manager informed me on how work orders were handled. Also, he is only on property 12 hours per week and he already has a list of dedicated jobs to complete each week, monthly, quarterly, or annually.
3. Back at the October 2017 Board Meeting, it was discussed at the meeting to obtain proposals to repair/replace the concrete apron to 2036 Lynx Run. Also at the same meeting, it was stated that no new projects will be undertaken because of the unbudgeted hurricane clean-up. Since there were to be no new projects for 2017, I held off to January 2018 to obtain proposals for the concrete repair. I met Jankowski & Assoc out on property and I will have their proposal within the week. I am trying to obtain a second, but with such a small job, not many contractors are willing to bid. I am still waiting on a few other calls I have out for proposals.
4. I do not believe the golf course will share any of the cost, but I was never asked to contact the golf course about the issue. From the tax property maps, it looks like the area in question is on the Villa' property. Proposals was supplied by Brightview back in April 2017 and supplied to the Board for review and approval. The Board chose not to approve any of the proposals at the May 2017 meeting and wait to the fall to proceed with the clean-out of the area. As stated earlier, the hurricane clean-up expense was quite extensive and the Board agreed to no new projects in 2017.
5. The landscaped area between 2189 & 2209 had the trimmings from the trees partially dumped in this area. The Board asked for proposals to spread the mulch and Brightview and Premier Landscape provided their proposals. The Board approved the proposal by Premier for \$300 to spread the mulch. Premier completed the project and has been paid. Not once has anyone said to me there was an issue with the project not being completed. If there is an issue, please show me so I can notify Premier.
6. I contacted the previous manager and he informed me during his time as Association Manager, the landscape committee agreed to no longer run the irrigation in this area because the plants were established at that time. The previous manager also said the irrigation line out there needed to be upgraded and at the time, the Association did not want to spend the money on the upgrades.