



VILLA VOICE

April 2019

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:

- End-of-Season Resident Appreciation BBQ, Apr. 2, 5:00 p.m., Villa Clubhouse and Pool, Music by "Elvis", \$5 per person*
- Villa Coffee, Apr. 6, 9:00 a.m. Villa Clubhouse. Free of charge but donations are accepted
- Garden Club, Apr. 3, 10:00-12 Noon, Villa Clubhouse
- Villa BOD Meeting, Apr. 15, 4:00 p.m., Bobcat Trail Community Center
- Villa Potluck, Apr. 16, 5:00 p.m. Villa Clubhouse*
- Book Club, Apr. 17, 3:00 p.m., Villa Clubhouse
- Villa Euchre, Thursday, Apr. 4, 11, 18, 7:00 p.m., Villa Clubhouse, nominal fee charged*
- Movie Night, Every Wednesday at 6:30 p.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.*

Revisions to Villa Declaration of Covenants Being Considered

Discussions have been taking place within the Villa Board of Directors and throughout the community when it was discovered our Governing Documents have conflicting statements concerning who is responsible for what within our villa structures. This greatly impacts the type of insurance villa owners should secure to protect their property. Should it be what Florida considers a condo policy - or H06 - or a homeowners policy - H03? The former only covers our units from the drywall in while the homeowners policy will cover the entire unit thus providing duplicative coverage with the Villa's master insurance policy.

The Board is seeking legal recommendations for how the Covenants can be amended to clarify the wording and stipulate that the Villa's master policy covers our units up through the drywall. Such a revision will allow an H06 policy to suffice for villa owners.

Once our association legal counsel renders an opinion and issues suggested wording to our Covenants, the Villa Board will take whatever action is necessary. As this process continues, more information will be provided to Villa owners.

And in Other Villa Board Meeting News.....

The Board approved a sum of \$4,100 to go toward replacement of the carpeting in the Villa Clubhouse. The Social Committee has been raising funds during social events to go toward this effort. With an accepted bid of \$5,100, the Social Committee will pitch in the \$1,000 it has raised so far. The project is expected to be completed by the middle of April.

For those of you who weren't around to allow access to your units for the annual termite inspection this past week, the pest control company will be back within the community on April 3 beginning at 8:30 to complete their inspections. This is a service provided to owners through our HOA dues.

Anyone using the Clubhouse for official events or for casual use, if you adjust the air conditioning while you're in the building, please remember to turn the thermostat back up to the 80 degree range. The A/C has been left on for extended periods of time when no one is in the building driving our electric costs needlessly higher. The Board is exploring installing a set-back thermostat in the

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building to automatically reset the temperature to a pre-determined level after 2 hours to control the A/C usage. In the meantime, be mindful of your A/C usage when using the building. Also, don't forget to turn off the fans both inside the Clubhouse and in the pool area when leaving either area. The turn-off switch for the outside fan is just to the right of the women's restroom.

Our Point Man - Chris McCluskey

If you have any concerns around the Villa community, whether it relates to landscaping, villa maintenance or other miscellaneous issues, contact our CAM (community association manager) Chris McCluskey (c.mccluskey@starhospitalitymanagement.com). He will direct your concerns to the appropriate committee or contact or will bring your issue before the Board of Directors.

Villa Roster to Be Updated; Posted to Website

Villa owners should have received an email from Jerry Mason asking you to check your information listed on the Villa roster posted on the Members Only area of the Villa website. He will be revising our information and posting an updated roster at the beginning of May. In the email he provides instruction on how to access the Members Only area. If you did not get the email, contact Jerry at 614-778-4068 to get the log-on information.

Thanks for the Memories!

As has become an tradition, the Villa Social Committee is hosting its annual Resident Appreciation BBQ Dinner on Tues., April 2 beginning at 5:00 p.m. The event is the Committee's way of thanking everyone for coming out to enjoy the dinners, coffees, theme nights, game nights, etc., throughout the season. The menu will include BBQ pulled pork sandwiches, potato salad, coleslaw, and a very special dessert. Villa resident Nick Karels, famous around here for his unique "Elvis" tribute, will provide entertainment. Dining and dancing poolside will round out the evening (weather permitting). A fee of \$5 per person will cover the cost of the meat, otherwise the dinner is "on the Social Committee" with you as their guests. Advanced registration *is required* with the fee to be collected at the door. Sign up now in the breezeway of the Clubhouse.

Don't forget the Coffee

A reminder that the monthly Saturday morning get-together - the Villa Coffee - occurs on Saturday, April 6 at 9:00 a.m. This is always a great time to catchup with friends and neighbors, old and new, over coffee, tea, and breakfast goodies. No registration is necessary but donations are always appreciated.

Nor the Potluck

Pull out your favorite recipes for the monthly Villa Potluck, April 16 at 5:00 p.m. There's no theme this month so you're encouraged to do what you do best - bring a delish dish for all to enjoy. Be on the lookout for the sign up sheet in the breezeway of the Clubhouse as we get closer to date.

Things are Slowing Down

With the season coming to an end for seasonal residents, several social activities are ending as well. There are no more Trivia Nights and Monday Yoga is done, as well. Euchre will continue every Thursday through April 18 at 7:00 p.m. then end in May. Keep an eye on the April and May calendars to see what other activities are scheduled less frequently or ending altogether.