

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

Villa Potluck, Dec. 17, 5 pm
Happy Hour, 5:30 pm, Dinner,
Villa Clubhouse.*

Villa Euchre, Dec. 5 & 19, 7 pm,
Villa Clubhouse*

Villa Trivia, Dec. 12 & 26, 7 pm,
Villa Clubhouse*

Water Aerobics, Daily, 10 am,
Villa Pool

Movie Night, Every
Wednesday, 6:30 pm, Villa
Clubhouse

Pool Party, Sundays, 2 pm, Villa
Pool

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.*



Villa HOA Board Approves 2020 Budget

The numbers have been crunched, checked and re-checked and the Villa 2020 budget finalized and approved by the Villa HOA Board at its meeting on December 10.

Income for 2020 is projected at \$423,058 that includes an increase in our HOA monthly dues to \$320.

Expenses are set at \$423,058, a 4 percent increase over last year's expense budget. Board President Betty Ann Copley Harris pointed out that the increase is attributed to three main items: increases in the landscaping costs, our insurance premium and reserve expenses.



Roof Replacement Update

During the Villa Homeowners Association Board meeting on Nov. 10, a representative from Knox Services presented an update on the insurance claim for damage to our roofs as a result of Hurricane Irma.

So far, Knox has completed an initial exterior inspection of all roofs. Then, Knox personnel, accompanied by engineers and adjusters hired by our insurance company, have been walking around all the roofs in the community looking for loose tiles and other damage. They also have been inspecting our villa interiors and the attic crawl spaces for damage resulting from water leakage under the loose tiles.

Once this effort is completed, Knox will generate a report/claim and submit it to the insurance adjusters. Knox expects this first claim to be rejected and are prepared to continue to make the case for total roof replacement. They indicated this process could take a year if not more to fully complete, hopefully to the Villas' benefit. Stay tuned for additional information on the roof replacement efforts.

Landscaping is budgeted to increase because of the addition of a second palm tree trimming and a second round of cinch bug treatment. Both were discussed at length by the Board during budget deliberations and recommended by our landscaping vendor West Coast.

The Villa's insurance premium is projected to increase from the actual amount of \$59,217 this year to \$67,576 in 2020. Our insurance premium isn't actually due until later in the year so the exact amount of the premium may change.

The increase in the amount placed in our reserve accounts has increased from \$92,285 to \$99,308 not only for usual annual increases in each reserve category but also to account for the additional funds to go towards our roof replacement reserve, as recommended by the Roof Replacement Task Force convened last year. For 2020, the roof replacement portion of the dues increase is \$5. The Board decided to keep this amount in the dues in case our insurance claim for roof replacement is ultimately not approved by our insurance company. The Task Force computed annual increases needed in the roof replacement reserve fund to insure the amount needed - approximately \$2.2 million - will be set aside within the next 19 years when total roof replacement is planned.

Other increases in individual line items in our budget increased by reasonable and relatively small amounts. All this amounts to an increase in our monthly HOA dues to \$320. Star Hospitality Management will be sending out payment coupons within the next two weeks.

Landscaping Update

Villa Board member and Landscaping Committee Liaison Jean Liesmann gave a report on recent landscaping efforts. She thanked Tom and Carolyn Allen for purchasing and planting a pygmy palm at the entrance of the community and Rob Smith and Sandy Weikel for performing general landscaping clean-up. Bob Ditterline also volunteered his time within the Villas to paint the parking barriers around the Clubhouse.

Jean also announced that the plants put in front of our units to replace the cardboard palms haven't work out as planned.



Residents are permitted to remove those plants (often referred to a “corn plants” or “tobacco plants”!) with flax lily plants. Because they spread out as they grow, the Landscaping Committee recommends that only 2 be planted in the space. Switching out these plants is at the owners’ expense.

[A mature flax lily]

Going into 2020, the Board directed Chris McCluskey, our Association Manager, to seek bids for a new landscaping company. Five companies were approached and 2 submitted proposals. After comparing the two bids, the Board voted to approve the proposal submitted by West Coast, our current landscaping company.

Board Meeting Minutes to be Made Available for Review

At the request of homeowners wanting the stay updated on actions of the Board, a notebook containing approved Villa HOA Board meeting minutes will be compiled and placed in the Villa Clubhouse for all-resident access. As the minutes must be approved before being made available, there will be a lag time of a little over a month before a meeting’s minutes are published. So December’s meeting minutes will be approved in January and added to the notebook soon thereafter.

Social Committee Sets Event Calendar for the Season

Mark your calendars for the great schedule of events planned by the Villa Social Committee through April 2020.

The December Villa Potluck will be held on its usual time slot of the third Tuesday of the month, on December 17 beginning at 5 p.m. Sign up on the sheet posted in the Breezeway of the Villa Clubhouse. Subsequent Potlucks will fall on the third Tuesday of each month.

The ever-popular Gas Station Chicken Dinner is scheduled for Tuesday, January 7, 2020. Many of you remember this decadent meal of HUGE pieces of chicken lovingly and fatteningly coated and fried to perfection. We’ll add some side dishes and dessert to make it a great meal. There’ll be a charge for this event that will be included on the signage posted at the mailbox kiosks closer to the event. Signing up this event is a must as we need an exact count. And due to the popularity of the dinner, we often fill the Clubhouse so sign up early to make sure you have a seat!

The pool was renovated over the summer so the Social Committee will hold a long-overdue Pool Re-Opening Party on Sunday, February 29. This will also be a great time to “leap” into the water! Snacks, music and games will be featured. More details on this fun, pool-side event to come.

The March Potluck on the 17th happens to fall on St. Patrick’s Day so plan your dish accordingly.

As the season draws near an end in April, the resident appreciation BBQ will be held on April 7. The Social Committee will supply all the food, with a small fee charged to cover the cost of the meat. Music will be provided for your listening - and dancing - enjoyment.

Be sure to check each month's calendar for these and other events throughout the season.

Welcome to These New Residents of the Bobcat Villas

Welcome to the following new owners who joined us during 2019:

Jim & Patty Broadwell, 2067

Mortimer Carman, 2173

Maureen Conley, 2039

Kathleen Cordas, 2044

Jill Green & Richard Johnson, 2006

Terry & Nancy Meehan, 2210

Bruce Skivington, 2185

Mildred Sowers, 2081

Scott & Julie Young, 2087

If you or someone you know has moved to the Bobcat Villas over the past year and are not included here, please let me know: Sue Mason, sue@jlmason.us

Each month, any new residents to the community will be listed in the Villa Voice newsletter.

HAPPY HOLIDAYS TO ONE AND ALL!

