

BOBCAT VILLAS HOMEOWNERS ASSOCIATION, INC.

c/o Star Hospitality Management
26530 Mallard Way Punta Gorda, FL 33950
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Board of Directors Meeting Minutes September 16th, 2020

- 1. Call to Order & Establish a Quorum:** Betty Ann Copley Harris called the meeting to order at 9:00 AM. A quorum was established with the following board members present in person or via phone: Jean Liesmann, Patti Wells, Betty Ann Copley Harris, Lou Sperduto, and George Baillie.

There were several owners present and Chris McCluskey, representing Star Hospitality Management.

- 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 Jean Liesmann, to approve the meeting minutes from August 10, 2020. The motion carried.

- 4. Officer Reports:** There were no Officer Reports provided.

- 5. Committee Reports:**

Social Committee: There was no report provided.

Finance Committee: There was no report provided.

Pool/Clubhouse Committee: There was no report provided.

Landscaping Committee: The Director stated there is a walk-thru with the Account Manager from Westcoast Landscaping scheduled on September 28, and the Committee will advise where the mulch will be installed this year. The mulch is scheduled to be installed on or about October 12-13. Also, the Director said they will advise Westcoast to remove all piles of debris in the rear of the homes, as some are being left by the crews. Also, the Director stated 27 volunteer hours were needed to clean out the vegetation behind the homes along the golf course. The Board of Directors discussed the contract for Westcoast and how to manage the landscape contract in the future. Also, the Board of Directors asked the Committee to complete a Request For Proposal (RFP), so proposals can be obtained for the upcoming 2021 fiscal year from other contractors.

Old Business

- a. Roof Claim Update:** The President provided an update on the insurance claim for the damage to the roofs from Hurricane Irma. The President advised the insurance carrier has denied the claim, but the attorneys are moving forward with the suit against the carrier for denial of coverage. The President also advised the attorney said the denial letter is a boiler plate denial letter from the insurance carrier and their engineers.
- b. Irrigation Pump Install Date:** The Association Manager provided an update on the installation of the irrigation pump, and it is set for September 17th, 2020.

- c. **Pool/Clubhouse Update:** The President stated the Pool/Clubhouse are still closed at this time and are following the lead of the CDD. The President discussed the idea of some social gatherings on the pool deck with some entertainment for members or possibly a supper club for members with proper social distancing protocols being followed.

6. New Business

- a. **Landscape – Proposals, Upcoming Scheduled Projects, Low Hanging Trees Around Lake:** The Board of Directors discussed the idea of purchasing a chain saw to trim the low hanging limbs around the lake behind the Villas. George Baillie, Director, stated the Association should not be purchasing a chain saw to trim trees. The Vice President said some of the limbs could be trimmed with a pruner or loppers. The Board of Directors agreed to see if the Volunteers can trim the low hanging limbs around the lake behind the Villas.

The Association Manager discussed the proposals for the removal of the dead palms at 2062 by Premier Landscape Mgmt and Westcoast, while Simply Trees provided a proposal for the palm removal at 2212 and 2222. The Board of Directors agreed to wait until the next Board Meeting when all the proposals are in with all 3 addresses for palm removal and stump grinding. Also, there will be no replacing of any of these palms at this time.

The Board of Directors discussed the proposal from Josh Brown for \$650 to spend 4 hours to brush hog along the golf course starting at 2040 Lynx Run and moving along the golf course to 2066 Lynx Run. With no further discussion to come before the Board of Directors, Jean Liesmann motioned, seconded by Lou Sperduto, to approve the proposal from Josh Brown for \$650 for four (4) hours to brush hog along the golf course between 2040 and 2066 Lynx Run. The motion carried.

- b. **2021 Budget – Planning for 2021, Review of Year-to-Date, AmCap Premium Projections for 2021:** The Board of Directors discussed the 2021 Budget for the Association and how the Association has been advised by their insurance agent the premiums for the Association will be increasing. Also, the Board of Directors said they would like to see the 2021 Budget still include a line item for roof repairs, as the outcome of the suit is unknown at this time. The Board of Directors said they would also like to look at obtaining proposals for the landscape service and is looking for the Landscape Committee to complete a Request For Proposal (RFP).

7. **Owner Comments:** An owner provided the name of a contractor to request a proposal from - LMP Landscaping, as the CDD currently uses them. Also, the owner noted there is a possibility the CDD may approve a special assessment on all owners in Bobcat Trail for a wall around the entire Community. Another owner asked if there is anything to be done about the rust spot in the pool.
8. **Adjournment:** The next Board of Directors Meeting will be held on October 14, 2020 at 4pm in the Clubhouse. With no further business to come before the Board, Patti Wells motioned, seconded by Jean Liesmann, to adjourn the meeting. The motion carried, and the meeting adjourned at 10:00 AM.

Chris McCluskey, CAM

Chris McCluskey, CAM for Patti Wells, Secretary/Treasurer