

# VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

## Calendar

Villa Coffee, Sat., Dec. 5, 9 am,  
Villa Clubhouse

Villa HOA Board Mtg, Mon.,  
Dec. 14, 4 pm, Villa Clubhouse

Water Aerobics, Daily, 10 am,  
Villa Pool

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 November Meeting Report

**LANDSCAPING** - The Landscape Committee is meeting with a new account manager at West Coast who is working on a final budget proposal for 2021. Those figures will be examined to see the impact, if any, to the proposed Villa 2021 budget to be sent soon to Villa homeowners. The Villa's irrigation system was recently inspected and any issues found were fixed or will be in the near future. West Coast also recently laid mulch throughout the community. It should be noted that mulch paid for by the HOA is only laid on the front beds. Homeowners are free to put mulch around their landscaping in the back of their unit at their expense, but it must be the same type as what is laid in the front.

Board Vice President Lou Sperduto reported the sod that was planned to be laid recently has been delayed until after January



## Villa Volunteers Get to Work

Some of you may have seen a group of your neighbors moving through the community lately performing a variety of landscaping and exterior clean-up projects.

Led by Lou Sperduto, the group informally referred to as "Lou's Crew", has volunteered to do a variety of jobs around the community to spruce our neighborhood up and save our HOA some money.

You'll see them trimming trees, removing tree and shrub debris, fixing paver patios, among other tasks that they and Villa residents identify.

Please give a "High Five" to Lou and his fellow Saturday morning volunteers: Rob and Marlene Smith, Tom Allen, Barb Bugbee, Betty Ann Copley, Bob Ditterline, Eileen Suhaka, Jean Liesman and Sandy Weikel.

Any request for landscaping or other villa work or repair should start with our Association Manager Chris McCluskey. He will move your request along to the appropriate group.

6. In the meantime, Lou and a group of neighborhood volunteers have trimmed back the sea grapes along Lynx Run that runs in the back of the development near Toledo Blade. They will also be removing a palm tree that fell over during a recent wind storm and will be trimming back oak trees behind the villas along the 14th hole of the golf course. As always, if you have a landscape concern around your unit, please bring it to the attention of Chris McCluskey, our association manager. He will either contact the appropriate vendor or turn the request over to Lou.

**FINANCE REPORT** - The Finance Committee, consisting of Marge Alden, Mike Kuhn and Board Liaison George Baillie, has prepared the draft 2021 Villa budget and submitted the draft to the Board. The Board voted to send that document out to all Villa owners in advance of the Board taking action on the budget at their meeting in December. Every attempt has been made to keep our HOA dues the same at \$320 per month. A variety of factors could affect the dues later in the year that may result in an increase, but villa owners will be given notice of any increase as well as the reason in advance.

**ROOF REPLACEMENT REPORT** - In the ongoing back-and-forth of our insurance claim to replace our roofs damaged during Hurricane Irma, the law firm for our insurance company has filed a motion to dismiss our claim. Our lawyers have anticipated this and will refile our claim. The roofing company remains highly optimistic that our claim will be approved and our roofs replaced, although the timing of all of this is unknown. In the meantime Knox continues to fix any roof leaks found on villas at their expense. Remember, repairs to the roof is the HOA responsibility, but if damage has occurred inside your unit as a result of that roof leak then you must make a claim against your homeowners policy to get it fixed. As an FYI, if you've noticed many of our roofs are starting to look dirty and black, don't complain to any Board member or to Chris. Our roofing tiles are in such a delicate state after years of enduring storms, hot humid Florida weather and regular power washing that our roofing vendor has advised us not to clean them until the roof replacement claim is settled. Don't look up; look down and around our grounds at the wonderful job our landscapers and Lou's Crew are doing every week.

## **Water Issues Surface as Seasonal Residents Leave for the Summer**

Water is readily available in Florida. The state is surrounded by water and there is an abundance of ponds, rivers, canals and lakes throughout the state. Despite all of that, we pay dearly for the water that flows into our villas from city-owned water sources. As seasonal residents know, we pay a hefty fee for our monthly water service even during the months we when are not here and, in fact, the water is turned off at the outside connection.

For that reason, it is vitally important that seasonal residents, as well as permanent residents who travel for an extended period of time, make sure to turn off your water source at the same time you're bumping up your thermostats, clearing out your lanais and sealing your toilets. An errant water leak could have huge financial repercussions.

Toilets, washing machines and hot water heaters are usual sources of leaks, especially if any of them are original to the unit or hasn't been replaced recently. If a leak springs inside a villa, damage can extend far beyond the area of the appliance. A leak can damage your flooring whether it's a carpet, tile or wood product. Soggy furniture cannot be revived; it would have to be replaced. Even your lower kitchen cabinets would soak up water and swell beyond repair.

If you're leaving for an extended period, shut off your water. If you're out of town and forgot to do it, have your emergency contact shut it off. He or she doesn't even have to enter the unit. The shut-off valve is on the outside of villa. If you don't do either, at least keep an eye on your monthly water bill. If it's going up, have your emergency contact enter your unit to look around or contact the North Port Utilities Dept. to see if they can identify any issues. There are companies that provide leak detection services if no one finds visible evidence of a leak. Don't let an easily avoidable leak result in a shockingly high water bill and even higher anxiety for you.

## **Social Committee Considers Events in the Age of the Pandemic**

So far this season, the Social Committee has held a Villa Coffee and a Villa Potluck in November. While attendance at the Coffee was strong, the Potluck did not attract near as many people. What the potluck fell victim to is unknown. Was it hesitancy on the part of people to attend a sit down event even with social distancing and other pandemic safety measures in place? Was it because a significant number of residents have yet to arrive or won't come to Florida this year because of the pandemic? Was it just lack of interest from the people who are here?

As the Social Committee attempts to figure all of this out, for now they will hold a Villa Coffee on Sat., Dec. 5 at 9:00 a.m. in the Villa Clubhouse. The "rules" will be the same as for the November Coffee - masks upon entering, no more than 4 people per table, the treats will be served to avoid everyone touching the food, and the tables will be spread out an appropriate distance apart. After that, no other events will take place in December.

We can't imagine a winter and spring in the Villas with no social activity to bring us all together each month, but this is an unusual time that none of us imagined we would face. If you have any thoughts about the Villa's social activity for the coming year, please post your comments on the Villa Facebook page - Villa Friends at Bobcat Trail. This will help the Social Committee decide how to move forward in the coming months.

## Welcome to These New Residents of the Bobcat Villas

Welcome to the following new owners who joined us recently:

Heather Hoffman, 2012

Raymond & Cynthia Holland, 2061

Kurt Zachar, 2101

David & Martyna Bloom 2127

Daphne "Kay" Bryant, 2177

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

*HAPPY HOLIDAYS TO ONE AND ALL!*

