

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

Villa HOA Board Mtg, Wed.,
Jan. 13, 4 pm, Villa Clubhouse

Water Aerobics, Daily, 10 am,
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.*



From the Villa December Board Meeting...

2021 VILLA BUDGET - The Villa HOA Board voted unanimously to approve the 2021 budget. The proposed budget was sent to owners in advance of the meeting and that was the budget approved. President Betty Ann Copley reported that every effort was made to avoid any increase in the HOA dues for the coming year. She did indicate that should unexpected expenses arise, an adjustment to the dues may be in order later in the year. Dues at this point remain at \$320 per month.

ROOF REPLACEMENT PROJECT UPDATE - From a meeting HOA Board members had with the lawyer handling our case on the roof replacement insurance claim, it was



Villa Library Offers Reading Variety

Like to read? Well, we've got a few books for you! Actually a lot of books.

The Villa Library, located within the Clubhouse, is filled a variety of books, both fiction and non-fiction, all of which have been donated by residents.

Any villa resident is welcome to take a book to read and return when done. It's the honor system - no library cards, no form to complete. Just read it and bring it back.

You'll find books by such popular authors as James Patterson, Tom Clancy, Sandra Brown, John Grisham, and Nora Roberts. There are also back issues of the timely *National Geographic* magazine and a number of challenging jigsaw puzzles.

Many thanks to our Villa "librarians" Anna Kantwill and Jeanette Snow for keeping the library in order, adding new book donations and weeding out repeats.

reported that they expect no resolution until the end of 2021. There's been on-going back and forth between the insurance company and our roofing company but nothing they and their lawyers did not expect. The lawyers also are confident that this case will not go to trial but instead there will be a financial settlement. As a point of information, there is a deductible associated with any insurance claim. For this project at its proposed cost, that deductible will be paid for by the villa owners. The expected assessment will be about \$1,200 per unit. However the cost per unit to replace the roofs without the insurance claim could be upwards of \$10,000. Let's all hope the claim is approved and a settlement reached.

JANUARY BOARD MEETING DATE - The Villa HOA Board will next meet at 4:00 pm on Wednesday, January 13, 2021 in the Villa Clubhouse.

HOA Annual Meeting Announced; Three Board Seats Up for Election

The Annual Meeting of the Villa Homeowners Association has been scheduled for Wednesday, February 24, 2021 at 4:00 p.m. around the Villa pool. The primary purpose of this meeting is the election of officers and other items of business that may be lawfully conducted.

Interested in serving on the Villa Board? The Annual Meeting mailing recently sent out includes a "Notice of Intent" form for anyone to fill out and return indicating your desire to run for a Board seat. The form, along with an optional information sheet outlining your qualifications and/or platform for office, should be returned to Chris McCluskey on or before January 20, 2021. Three Board seats are up for election.

Social Events on Hold Indefinitely

The Villa Social Committee has decided to suspend all social events at least through the month of January. Poor turnout at the Villa Potluck in November and Villa Coffee in December led to this decision. A number of seasonal villa residents from abroad (including most Canadians) and here in the states have yet to return or will not come to Florida this season. The

committee also feels that a number of people here in the Villas are hesitant to participate in group gatherings due to concerns about the COVID virus. The committee will be meeting toward the end of January to reassess the situation.

All Residents Have Access to Villa Clubhouse

If you've happened to stop by the Villa Clubhouse to use the Library, you've probably found the doors to the building locked. This is ensure that only Villa owners and their guests and renters have access to it. Therefore all Villa owners are given a key to the Clubhouse. Don't have a key? Check around your villa. If you've recently purchased, it could be one of those unmarked keys you received at closing. If you're sure you didn't receive a key, aren't sure which key it is or have misplaced the clubhouse key, contact Marge Alden. She's our "keeper of the keys" for the Villas and can provide you with a new one. She's at 2227 Lynx Run.

If you do use the Clubhouse, be sure to lock it when you leave. If you use the restrooms, re-lock the door from the restroom to the Clubhouse after use. The restroom doors to the outside must be left unlocked so people using the pool area have access. If you are spending time in the Clubhouse and need to adjust the thermostat, remember to return the setting to 68 degrees during the winter and 78 degrees during the summer (to keep humidity down in the building).

Let's Talk Trash

There has been an ongoing problem with the two trash cans located outside the maintenance building next to the Clubhouse being filled to capacity and beyond each week. In addition to trash generated by Clubhouse use and cleaning materials used by our maintenance man, residents are placing theirs in those cans too. Recently a large empty box was put in one of the trash can, filling it up. That box should have been broken down and placed in or beside the resident's own recycle bin. There's trash pick-up at the Clubhouse but not recycle collection.

If you're leaving for season or for an extended period of time and you don't want to leave your cans outside, you can put your trash in one of the two Clubhouse cans. Otherwise, don't use these cans for your routine weekly pick up.

We are all provided trash service each week as a part of the Non-Ad Valorem Assessments in our annual property tax bill. North Port provides us with a regular trash container and two recycle containers - one for glass, plastic and metal and another for paper. It doesn't matter how much or little trash you have or how light or heavy it is, the mechanical arm can handle it.

You paid for the service so - use it!

Non-Ad Valorem Assessments - Huh?

It's listed on your property tax bill, but have you ever wondered what Non-Ad Valorem is and how those assessments differ from the Ad Valorem taxes? Quite simply Non-Ad Valorem are assessments that are not determined by your property's value. So regardless of the value of any one villa here in Bobcat, the CDD assessment is the same for all - \$1,744.65. Ad Valorem are taxes based on the assessed value of your villa. Oh, and for those of you slept through your Latin class, ad valorem means "according to value." Whew!

Welcome to These New Residents of the Bobcat Villas

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

*HAPPY NEW YEAR TO ONE AND
ALL!*

