

BOBCAT VILLAS HOMEOWNERS ASSOCIATION, INC.

c/o Star Hospitality Management
26530 Mallard Way Punta Gorda, FL 33950
Phone: (941) 575-6764 Fax: (941) 575-7968

Board of Directors Meeting Minutes November 19th, 2020

- 1. Call to Order & Establish a Quorum:** Betty Ann Copley Harris called the meeting to order at 3:07 PM. 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:** Lou Sperduto motioned, seconded by Jean Liesmann, to approve the meeting minutes from October 14th, 2020. The motion carried.
- 4. Officer Reports:** The Vice President stated they will review the pavers at 2232 Lynx Run. Also, the Vice President stated the sod to be installed behind 2040-2042 will not be delivered to after January 6th. He also said there is not enough irrigation in this area to maintain Floratam, so it has been switched to Bahia. The Vice President stated the volunteer crew on Saturday will be trimming the oaks along the golf course in the coming weeks.

There were no other Officer reports.

5. Committee Reports:

Landscaping Committee: The Director advised they met with the new Account Manager from Westcoast and discussed the property and issues.

Social Committee: The Committee provided an update on recent events and upcoming events for the residents.

Finance Committee: The Committee discussed the proposed 2021 Budget for the Association.

Pool/Clubhouse Committee: No report provided.

Old Business

- a. Roof Claim Update:** The Association Manager provided an update on the insurance claim from his recent communication with the attorney overseeing the case. The Board of Directors asked for a meeting with the attorney to discuss the case against the insurance carrier.
- b. 2021 Budget:** The Board of Directors discussed the proposed 2021 Budget and how the intent was to maintain the current maintenance of the property, while not increasing the monthly assessment. With no further discussion to come before the Board of Directors, Jean Liesmann motioned, seconded by George Baillie, to move forward with the proposed budget for 2021 and have the Board of Directors vote on the proposed budget at the December meeting. The motion carried.

6. New Business

- a. **2097 Lynx Run:** The Board of Directors discussed the recent issue of the leak with the main water line from the meter to the home of 2097 Lynx Run. The Vice President discussed his conversation he had with North Port Water Department and the monthly costs the owner of 2097 Lynx Run received from the City of North Port. The Vice President also discussed the issue that caused the pipe to break was either the removal of the Washingtonian Palm years ago or the install of a Queen Palm last year, both of which were completed by the Association. With no further discussion to come before the Board of Directors, Lou Sperduto motioned, seconded by Patti Wells, to reimburse the owner of 2097 Lynx Run \$1,041.40 for the excess water costs from the broken main water line. The motion carried.

The Vice President advised there is a module not working for Zones 25-29 and Zone 4 bladder needs to be replaced. Also, the Director advised the mulch was installed and what mulch was not used will be credited back to the Association. The Board of Directors to also discussed the irrigation timer on Toledo Blade that controls the water pumping into the pond that feeds the irrigation system for the Association.

7. **Owner Comments:** The new owner of 2101 Lynx Run advised he may have a possible roof leak, and the Board of Directors advised him to contact the Association Manager. Also, the Board of Directors reviewed the insurance claim for the new owners.
8. **Adjournment:** With no further business to come before the Board, Lou Sperduto motioned, seconded by George Baillie, to adjourn the meeting. The motion carried, and the meeting adjourned at 3:58 PM.

Chris McCluskey, CAM

Chris McCluskey, CAM for Patti Wells, Secretary/Treasurer