

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 December 14th, 2020

- 1. Call to Order & Establish a Quorum:** Betty Ann Copley Harris called the meeting to order at 4:00 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:** George Baillie motioned, seconded by Patti Wells, to approve the meeting minutes from November 19th, 2020. The motion carried.
- 4. Officer Reports:** The Vice President stated the volunteer crew continues to complete clean-ups and small projects on Saturdays at the Association.

There were no other Officer reports.

- 5. Committee Reports:**

Landscaping Committee: Jean Liesmann, Director, advised there is nothing new to report at this time.

Social Committee: The Committee Chair provided an update on recent events and stated events will be re-evaluated due to recent low participation.

Finance Committee: The Committee Chair provided an update on the finances of the Association. The Chair also thanked Mike Kuhn and the Board of Directors for their assistance in the preparation of the proposed 2021 Budget for the Association.

Pool/Clubhouse Committee: The Secretary/Treasurer said recent events at the pool/clubhouse went well with no complaints.

- 6. Old Business**

- a. Roof Insurance Claim Update:** George Baillie, Director, provided an update on the suit against the insurance carrier and advised the earliest a resolution may be is the end of 2021. Also, the President provided an update on the recent court date, and advised the judge denied the request from the insurance carrier to have the case dismissed.

- 7. New Business**

- a. Approval of 2021 Budget:** The Board of Directors took a question from a member present and discussed the insurance line item within the proposed budget. The Board of Directors advised the insurance figures were provided by the Association's insurance broker, and the Association Manager advised he is seeing insurance premiums increase anywhere from 18% - 40%. With no further discussion to come before the Board of Directors, George Baillie motioned, seconded by Jean Liesmann, to adopt the proposed 2021 Budget for the Association. The motion carried.

b. Landscape – Irrigation Filter Proposal: The Association Manager advised the landscape company informed him during their recent irrigation inspection, they found the filter damaged on the irrigation pump. The landscape company, Westcoast, provided a proposal to replace the broken filter with a disk filter for \$500, and John's Electric Motors provided a proposal to replace the broken filter with a disk filter for \$457.25. The Board of Directors asked the Association Manager to confirm if John's Electric Motors included installation of the disk filter, as this proposal did not state installation. With no further discussion to come before the Board of Directors, Lou Sperduto motioned, seconded by Patti Wells, to approve the John's Electric Motors proposal, if the price includes installation and is still less than Westcoast's proposal of \$500, otherwise, the Board will approve the proposal from Westcoast for \$500. The motion carried.

The Board of Directors discussed an issue brought forth by an owner about the firewall in the attic. The Vice President stated the firewall is the separation between the homes within a building and is the responsibility of the Association to maintain. The Board of Directors asked the Association Manager to hire a contractor to have the tape re-done on the drywall making up the fire wall.

8. Owner Comments: No comments at this time.

9. Adjournment: With no further business to come before the Board, George Baillie motioned, seconded by Lou Sperduto, to adjourn the meeting. The motion carried, and the meeting adjourned at 4:41 PM.

Chris McCluskey, CAM

Chris McCluskey, CAM for Patti Wells, Secretary/Treasurer