

# Bobcat Villas Homeowners Association, Inc.

## Annual Membership Meeting Minutes - February 10, 2020

- 1. Call to Order & Establish a Quorum:** Betty Ann Copley Harris, President, called the meeting to order at 4:03 PM at the community clubhouse at 1352 Bobcat Trail, North Port, FL. A quorum was established with 51 people in person or by proxy. Also, present were Chris McCluskey and Sherry Danko from 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 Previous Meeting Minutes:** Joe Karlovits motioned, seconded by Jerry Mason, to approve the Annual Meeting Minutes from February 1, 2019 and the Special Membership Meeting on July 29, 2019. The motion carried.
- 4. Self-Nominations from the Floor & Close Balloting:** Betty Ann Copley Harris nominated himself from the floor for one of the three open Board Member positions. With no other nominations, Jerry Mason motioned, seconded by Joe Karlovits, to close the self-nominations. The motion carried.
- 5. Reports of Officers:** The Treasurer provided a report, and it is attached to the end of the minutes. Scott Cruickshank motioned, seconded by Joe Karlovits, to accept the financial report provided by the Treasurer. The motion carried. Also, the Board President provided a brief update on the insurance claim for the roof damage caused by Hurricane Irma.
- 6. Report of Committees:**
  - Landscape:** The Director stated there will be a new Account Manager from Westcoast Landscape & Lawn, and the Committee is looking forward to meeting him this coming week. Also, the Director stated the approved plant to be installed in the planting bed before the white fence, is a Flax Lilly.
  - Finance:** Marge Alden stated the financial report was provided by the Treasurer earlier in the meeting.
  - Social:** Marge Alden said there are many events at the Villas, and to review the monthly calendar.
  - Pool/Clubhouse:** The President discussed the proposed installation of a dishwasher in the Clubhouse and the next steps. The Vice President agreed to assist with looking into what permits must be pulled and to assist with determining what else may be necessary for the proposed installation. Once the information is gathered, the Board of Directors will then review the information and make their decision.
- 7. Unfinished Business:** There was no unfinished business reported.
- 8. New Business**
  - a. Vote to Rollover Surplus Funds:** The vote to rollover surplus funds to avoid tax liability passed with **50 In Favor** and **0 Opposed**.
  - b. Vote to approve borrowing \$69,000 from reserves to fund Association Insurance:** The vote to borrow funds passed with **47 members In Favor** and **2 Opposed**.
  - c. Vote to Waive the More Stringent Financial Reporting Requirements:** The vote to waive the more stringent financial reporting requirements passed with **46 members In Favor** and **4 Opposed**.
  - d. Announcement of 2020 Directors:** There was no election this year because there were only 2 candidates for the three open Board positions. The new Board for 2020 is Jean Liesmann, Betty Ann Copley Harris, Patti Wells, and Lou Sperduto. Jean Liesmann, Betty Ann Copley Harris, and the open

Board of Directors position have terms that will expire in 2022. Patti Wells and Lou Sperduto have terms that will expire in 2021. Each newly elected Board member is elected to a two-year term. The Board of Directors will appoint a member to the final Board position.

**9. Owner Comments:** An owner stated there are numerous vehicles that do not stop at the stop signs posted in the Community. Another owner asked what happens if the roofs are not replaced by the insurance carrier, and it was stated the roofs are slated to be replaced in 2038. An owner brought up the fact the Book Club that meets at the Clubhouse serves alcohol and wanted to know if the insurance for the Association covered this event or not.

**10. Adjournment:** With no further business to come before the members Lou Sperduto motioned, seconded by Jerry Mason, to adjourn the meeting. The motion carried and the meeting adjourned at 4:50 PM.

*Chris McCluskey, CAM*

Chris McCluskey, CAM, for the Board of Directors