

# BOBCAT VILLAS HOMEOWNERS ASSOCIATION, INC.

c/o Star Hospitality Management  
26530 Mallard Way Punta Gorda, FL 33950  
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## Board of Directors Meeting Minutes

April 28<sup>th</sup>, 2021

- 1. Call to Order & Establish a Quorum:** Betty Ann Copley Harris called the meeting to order at 4:01 PM. A quorum was established with the following board members present in person or via phone: Jean Liesmann, Sue Mason, 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 George Baillie, to approve the meeting minutes from March 24, 2021 with the following addition: The Board of Directors acknowledged and thanked Patti Wells for her years of service on the Board of Directors for Bobcat Villas. The motion carried.
- 4. Officer Reports:** The Vice President said the Saturday volunteer crew is currently working on the irrigation system and working on exposing and cleaning the irrigation heads.
- 5. Committee Reports:**
  - Landscaping Committee:** Jean Liesmann, Director, reviewed the proposal obtained for noise abatement along Toledo Blade, but advised it was cost prohibitive.
  - Social Committee:** The Committee Chair asked if 50/50 raffles are allowed or illegal at this time.
  - Finance Committee:** No report provided.
  - Pool/Clubhouse Committee:** No report provided.

### 6. Old Business

- a. Roof Insurance Claim Update:** The President provided an update on the lawsuit against the insurance carrier, as the carrier is now under receivership. It was said that FIGA is currently overseeing AmCap and that there will be a 6 month stay on the claim and litigation. The Board of Directors also discussed the rewrite of the property policy proposal from the Association insurance broker. Also, the Board of Directors discussed the roof repairs completed at this time are about \$150,000 and the contractor said he can go another \$50,000 without having to ask the Association cover some of the cost of the repairs. With no further discussion to come before the Board of Directors, George Baillie motioned, seconded by Sue Mason, to approve the re-write of the property insurance proposal for \$112,179. The motion carried.

### 7. New Business

- a. Landscape – Palm Removal/Stump Grinding Proposals:** The Board of Directors discussed the proposals from Premier Landscape Management, Simply Trees, and Westcoast to remove and stump grind two palm trees. There was discussion as to whether a permit was needed to remove the dead palm trees. With no further discussion to come before the Board of Directors, Lou Sperduto motioned, seconded by Jean Liesmann, to approve the Simply Trees proposal for \$690 if

they can remove the permit cost from the proposal. The motion carried. Lou Sperduto motioned, seconded by George Baillie, to approve the Premier Landscape Management proposal if Simply Trees is unable to remove the cost of the permit from the proposal to remove and stump grind the two palm trees and lower the cost to \$690. The motion carried.

- b. Clubhouse/Pool:** The Secretary/Treasurer discussed expenses and security of the Clubhouse and pool area. The Secretary/Treasurer said a motion sensing light switch was installed, so lights are not left on and discussed the idea of installing a programable thermostat. Also, there was discussion placing laminated signs on the tables on the pool deck to remember to always close the umbrellas when done using.
- c. Gutter Cleaning Proposals:** The Board of Directors reviewed the proposals from Desoto Seamless Gutters, Galloway Roofing, and Jankowski & Assoc. to clean all of the gutters and downspouts. There was also discussion of looking to have the gutters and downspouts cleaned once again in October. With no further discussion to come before the Board of Directors, George Baillie motioned, seconded by Sue Mason, to approve the proposal by Desoto Seamless Gutters to clean all gutters and downspouts of the Association. The motion carried.
- d. Property Improvement Request (PIR):** The Board of Directors discussed the Property Improvement Request for 1121 Lynx Run. With no further discussion to come before the Board of Directors, Lou Sperduto motioned, seconded by George Baillie, to approve the Property Improvement Request for 1121 Lynx Run. The motion carried.

**8. Owner Comments:** An owner thanked the volunteer crew for all the work they are doing on the irrigation system for the Association.

**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 5:03 PM. The Board of Directors agreed to meet again on June 9, 2021 at 4:00PM.

*Chris McCluskey, CAM*

Chris McCluskey, CAM for Sue Mason, Secretary/Treasurer