

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

March 24th, 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, 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 January 13, 2021 and February 24, 2021. The motion carried.
- 4. Approval of Board Member Resignation:** The President advised the Board of Directors had received Patti Wells', Secretary/Treasurer, resignation as she sold her home in Bobcat Villas. With no further discussion to come before the Board of Directors, Jean Liesmann motioned, seconded by Lou Sperduto, to accept the resignation of Patti Wells. The motion carried. The Board of Directors thanked Patti Wells for her years of service and dedication to the Association.
- 5. Appointment of Board Member:** The President advised the Board of Directors needs to appoint a member of the Association to fill the open Board of Directors position, and Sue Mason has volunteered to fill the open the position. With no further discussion to come before the Board of Directors, George Baillie motioned, seconded by Lou Sperduto, to appoint Sue Mason to fill the vacant Board of Directors position until the end of the two-year term in 2023 and to appoint Sue Mason as the Secretary/Treasurer and liaison to the Pool/Clubhouse Committee. The motion carried.

- 6. Officer Reports:** No reports provided.

- 7. Committee Reports:**

Landscaping Committee: Jean Liesmann, Director, stated Westcoast will be trimming the palms trees in late May and again in October.

Social Committee: The Committee Chair provided an update on upcoming events.

Finance Committee: No report provided.

Pool/Clubhouse Committee: No report provided.

- 8. Old Business**

- a. Roof Insurance Claim Update:** It was advised there was nothing new to report on the case against the insurance carrier, but asked owners to contact the Association with any roof leaks.

- 9. New Business**

- a. Villa Irrigation Issues:** The Board of Directors discussed the ongoing issues with the irrigation system at the Association. The Association Manager did advise Westcoast does complete monthly

irrigation checks, but also said there is little to no communication of any issues with the system. The Board of Directors asked for Westcoast to trim around the irrigation heads, so they can properly operate and pop-up above the turf. The Board of Directors asked the Association Manager to schedule a meeting with the Westcoast Account Manager and Irrigation Manager to discuss the irrigation system.

- b. Toledo Blade Road Traffic Noise – Explore Landscaping or Other Solutions:** The Board of Directors discussed some complaints received from owners about the vegetation trimmed back off Lynx Run and how noisy the front of their homes has become. The Board of Directors discussed installing vegetation to possibly reduce the traffic noise and prohibit pedestrians from cutting through to Toledo Blade. It was agreed to complete research of plants that would require no maintenance, no irrigation, would deter pedestrians to cut through to Toledo Blade, and assist with noise abatement.
- c. Sulfur Smell Coming from Toledo Blade Pump into Lake:** The President advised George Baillie, Director, had corrected the issue.
- d. New Residents Moving into Villas (Would Like to Know Who, What Numbers, etc to Share at Monthly Board Meetings):** The Board of Directors discussed more outreach to new owners when they first move into Bobcat Villas, so new owners are aware of events, meetings, etc. Also, the Board of Directors asked for the Association Manager to provide a copy of the purchase applications to the Board of Directors when they are received.
- e. Electronic Voting:** The President discussed the Master HOA is looking at moving to electronic voting and was looking to see if there would be interest for Bobcat Villas. The Board of Directors agreed to table the item and have the President gather additional information from the Master HOA.
- f. Property Improvement Request (PIR):** The Board of Directors discussed the PIR for 2157 Lynx Run for the removal and replacement of the roof to their screened lanai and a tubular skylight. With no further discussion to come before the Board of Directors, Lou Sperduto motioned, seconded by George Baillie, to approve the removal and replacement of the roof of the screened lanai, but denied the installation of a tubular skylight. The motion carried.

The Board of Directors discussed the proposal for the removal of a dead Palm tree at 2056 Lynx Run but asked the Association Manager to obtain additional proposals. The Vice President asked if the new sod is being watered and he was advised yes. Also, the Vice President asked if there was any further info on the removal of the palm tree at 2214, and Jean Liesmann, Director, advised it was removed because of Ganoderma and no palms can be planted in the same location. Discussion of gutter cleaning came up for all Villas and the need to also clean the downspouts and to remove and clean the wire mesh in the gutters. The Board of Directors asked the Association Manager to obtain 3 quotes to clean out the gutters, downspouts, and wire mesh. The Vice President advised the underground pipe from the downspout to the pond at 2085 Lynx Run.

- 10. Owner Comments:** An owner advised someone is dumping debris across from their home over the berm in 2 locations and wanted to know why this was occurring. The Board of Directors advised they would look into the situation, as they were not aware of who was dumping any debris in the 2 locations mentioned.
- 11. Adjournment:** With no further business to come before the Board, Lou Sperduto motioned, seconded by Jean Liesmann, to adjourn the meeting. The motion carried, and the meeting adjourned at 5:00 PM.

Chris McCluskey, CAM

Chris McCluskey, CAM for Sue Mason, Secretary/Treasurer