

# BOBCAT VILLAS HOMEOWNERS ASSOCIATION, INC.

c/o Star Hospitality Management  
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## Board of Directors Meeting Minutes

June 9<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:** George Baillie motioned, seconded by Jean Liesmann, to approve the meeting minutes from April 28, 2021. The motion carried.
- 4. Officer Reports:** The President acknowledged Lou Sperduto and his crew for the work they are doing for the Association and thanked them. Also, the President noted the 2021 budget is currently under budget by about \$7k, but over in irrigation repairs. The President also provided a brief financial update.

The Vice President provided an update on the well pump on Toledo Blade and how it is now up and running. Also, the Vice President said the irrigation pump was pulled and sent to a lab in Sanford for further testing and the Board is waiting to hear back from John's Electric Motors. The Vice President said there are a few areas dug up to determine if the irrigation repairs completed have resolved the issue but will not be able to tell until the irrigation system is back-up and running.

- 5. Committee Reports:**

**Landscaping Committee:** No report provided.

**Social Committee:** The Committee Chair advised there was a recent issue with pool usage and a conflict between the Rules & Regulations posted and the Association governing documents. Also, the Committee Chair noted at a recent event at the Clubhouse where golf carts were being parked on the grassy areas at the Clubhouse and not in the parking spaces.

**Finance Committee:** No report provided.

**Pool/Clubhouse Committee:** No report provided.

- 6. Old Business**

- a. Roof Insurance Claim Update:** The Association Manager provided an update on the refund check from AmCap Insurance. The Association Manager advised AmCap never cashed the original premium check for the full amount, so the Association only needed to pay the amount from when the policy was in effect until it was terminated in May 2021. Also, the Association Manager said the original check was returned and a new check was cut for just the amount owed.

## 7. New Business

- a. **Landscape – Palm Trimming Update:** The Board of Directors discussed the palm trimming underway by Westcoast, and that they missed the palms at 2013 – 2015 and around the Clubhouse. The Association Manager said he would discuss the issue of the missed palms with the Account Manager.
- b. **Gutter Cleaning Update:** The Association Manger advised Desoto Seamless Gutters will be back out the next day to continue the cleaning of the gutters and downspouts. The Association Manager advised anyone who may still have gutter issues, to notify him and will have Desoto resolve the issue.
- c. **Property Improvement Request (PIR):** The Board of Directors discussed the Property Improvement Request for 2165 Lynx Run. With no further discussion to come before the Board of Directors, Jean Liesmann motioned, seconded by Betty Ann Copley Harris, to approve the Property Improvement Request for 2165 Lynx Run. The motion carried.

8. **Owner Comments:** The Board of Directors asked the Association Manager to obtain proposals to have the underground drains to the pond cleaned out. Also, the Board of Directors asked the Association Manager to notify the owner about the Board’s decision to obtain proposals to clean out the underground drains. The Board of Directors also asked the Association Manager to ask Westcoast to have the crew trim around the irrigation donuts, so the irrigation heads work properly. Also, the Vice President asked the Association Manager to ask the maintenance tech which weed trimmer works in the maintenance room.
9. **Adjournment:** With no further business to come before the Board, Jean Liesmann motioned, seconded by George Baillie, to adjourn the meeting. The motion carried, and the meeting adjourned at 4:34 PM. The Board of Directors agreed to meet again on August 4<sup>th</sup>, 2021 at 4:00PM.

*Chris McCluskey, CAM*

Chris McCluskey, CAM for Sue Mason, Secretary/Treasurer