

# 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

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## Board of Directors Meeting Minutes August 4<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:** Sue Mason motioned, seconded by Jean Liesmann, to approve the meeting minutes from June 9<sup>th</sup>, 2021. The motion carried.
- 4. Officer Reports:** The Vice President advised the volunteer crew is not currently working on Saturdays because it is too hot. Also, the Vice President said he is waiting to hear back about the repairs for the two weed whackers, so one can be used to clean around the irrigation heads. The Secretary/Treasurer briefly reviewed the monthly financials. There were no other reports provided.
- 5. Committee Reports:**
  - Landscaping Committee:** No report provided.
  - Social Committee:** No report provided.
  - Finance Committee:** No report provided.
  - Pool/Clubhouse Committee:** The Secretary/Treasurer said she would include in the next newsletter a reminder about the pool rules and to be courteous at the pool. Also, the Board of Directors discussed some recent issues which occurred at the pool regarding kids jumping into the pool and inflatables being used in the pool. The Board of Directors agreed to white out/remove on the posted pool rules that inflatables are not permitted.

### 6. Old Business

- a. Irrigation Pump Repair & Sprinkler System Update:** The Association Manager provided an update on the replacement for the irrigation pump and how the vendor is still searching for a replacement. The Board of Directors asked the Association Manager to ask the company who repaired the well pump out on Toledo Blade for their recommendation for the irrigation pump. The Board of Directors did stress the need to have the irrigation pump back up and running before the end of rainy season.

### 7. New Business

- a. Landscape – Palm & Tree Removal Proposals, Dead Lawn Repair:** The Board of Directors reviewed and discussed the two proposals from Simply Trees and Westcoast to remove the dead palm laying on the ground near 2209 and to flush cut and stump grinding the dead palm at 2147. With no further discussion to come before the Board of Directors, Lou Sperduto motioned, seconded by Jean Liesmann, to approve the Simply Trees proposal to flush cut and stump grind the dead palm at 2147 and ask them to remove the dead palm lying on the ground near 2209, as long as the cost is less than that of Westcoast's proposal. The motion carried.

The Board of Directors then discussed the issue of the dead grass patches through out the property and how to proceed to repair. The Board of Directors discussed the idea of raking up the dead grass and then seeing if the runners of nearby grass will fill in the areas. The President asked the Association Manager to reach out to the Account Manager for Westcoast and see if they will use the credit owed to the Association for irrigation repairs to rake up the dead grass areas.

- b. Roof – Chemical Wash Proposals:** The Board of Directors discussed the idea of obtaining proposals to complete a chemical wash of the roofs, but not for any contractor to walk on the roofs to complete the wash. The Association Manager said he would obtain proposals for the Board of Directors to review.
- c. Flooding on Lanai Issues – 2173 Lynx Run:** The Board of Directors discussed the issue of flooding in the lanai of 2173. The Association Manager also stated this is not the only home in the same building that has flooding of their lanai. The Association Manager stated the plumbing companies he contacted about the cleaning out of the underground drainpipes was not successful, as all plumbers said their snakes would most likely destroy the pipe, if the snake even fit into the pipe.
- d. Summary of Resident Inquiry & Complaints received by Association Manager:** The President asked the Association Manager to keep track of the owner inquiries/complaints made to him and to present to the Board of Directors before the next Board Meeting.

- 8. Owner Comments:** The Vice President discussed the need to complete an assessment of the pool furniture, so a plan can be made to either repair/fix the pool furniture or replace it. The Secretary/Treasurer said she was in the process of collecting historical information on the coast and last time the pool furniture was repaired or replaced.
- 9. 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 4:50 PM. The Board of Directors agreed to meet again on September 8<sup>th</sup>, 2021, at 4:00PM.

*Chris McCluskey, CAM*

Chris McCluskey, CAM for Sue Mason, Secretary/Treasurer