

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 October 20th, 2021

- 1. Call to Order & Establish a Quorum:** Lou Sperduto 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, Lou Sperduto, and George Baillie.

There was one owner 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. Election of Officers:** Since Betty Ann Copley resigned at the last meeting, a new President needed to be elected by the Board of Directors. With no further discussion to come before the Board of Directors, Sue Mason motioned, seconded by Jean Liesmann, to elect Lou Sperduto as President of the Board of Directors. The motion carried.
- 4. Approval of Meeting Minutes:** Sue Mason motioned, seconded by Jean Liesmann, to approve the meeting minutes from September 9th, 2021. The motion carried.
- 5. Officer Reports:** The Vice President advised the irrigation system is back on, but he is not sure if all zones are operating properly at this time. The Director and Secretary/Treasurer will meet with the Finance Committee to review and discuss the budget.
- 6. Committee Reports:**
 - Landscaping Committee:** The President asked if the Committee could complete an inventory of the palms for each building.
 - Social Committee:** The Chair advised the events will be starting soon.
 - Finance Committee:** No report provided.
 - Pool/Clubhouse Committee:** The Secretary/Treasurer discussed the two proposals obtained to re-strap all the pool furniture for the Association. The Secretary/Treasurer recommended moving forward with the proposal from Florida Restrapping for \$2,295.15. With no further discussion to come before the Board of Directors, George Baillie, motioned, seconded by Jean Liesmann, to approve the Florida Restrapping proposal for \$2,295.15 to re-strap all the pool furniture. The motion carried. The Association Manager provided an update on the recent pool equipment issue and advised all have been repaired.

7. Old Business

- a. Roof Update, Roof Tiles:** The Association Manager advised he reached out to the attorney handling the case against AmCap for an update, as the 6-month stay is now over. The President and Secretary/Treasurer discussed they met with the owner of Knox Services to begin researching the type of roof tile to be used for when the roofs are ready to be replaced. There were three samples in the Clubhouse for the Board to review. The Board of Directors reviewed and discussed the idea of allowing members to review the options for the roof tiles and provide their opinion in an informal poll.

- b. Irrigation Pump Repair & Sprinkler System Update:** The President did state the irrigation system has been repaired and is on at this time but not sure if all zones are operational. The President said the volunteer crew will review each zone to make sure they are operating and covering the areas properly.

8. New Business

- a. Landscape – RFP for Lawn/Landscape Maintenance, Tree/Palm Removal Proposals:** The Board of Directors reviewed and discussed the RFPs received at this time. The RFP from Premier Landscape Management was discarded right away because of cost. The Board of Directors discussed the RFP from Duval and Westcoast. Beautiful Boundaries and Hazeltine Nurseries chose not to provide a proposal. The Board of Directors asked the Association Manager to ask Westcoast about their cost for the irrigation inspections per their proposal, and to set a meeting with Duval. Also, the Board of Directors said they were waiting for a proposal from Josh Brown and asked the Association Manager to contact LMP about a proposal.

The Board of Directors then discussed the proposals obtained for the removal of a few dead palms and trees on property. With no further discussion to come before the Board of Directors, Sue Mason motioned, seconded by Jean Liesmann, to approve the Simply Trees proposal to remove and stump grind the palm tree at 2093 Lynx Run for \$840. The motion carried. With no further discussion to come before the Board of Directors, George Baillie motioned, seconded by Jean Liesmann, to approve the Westcoast proposal to remove and stump grind the dead pine tree behind 2022 Lynx Run for \$555. The motion carried. With no further discussion to come before the Board of Directors, George Baillie motioned, seconded by Jean Liesmann, to approve the removal of the dead pine tree on the side of 2000 Lynx Run for an amount not to exceed \$1,100. The motion carried. Also, the Board of Directors asked the Association Manager to see if SimplyTrees can trim up the dead branches on the pine tree behind 2083 Lynx Run.

- b. Painting:** The Board of Directors discussed the painting of the buildings will be coming up in the next few years, but colors will need to be discussed if the roof tile color is changed.
- c. Power Washing:** The Board of Directors discussed the need to obtain proposals on pressure washing the soffits, fascia, gutters, downspouts, and street gutters throughout the property. The Board of Directors would like to review and possibly approve a proposal at the next meeting.
- d. Common Property:** The President discussed and reviewed who the common property in a certain area is deeded to and the need to have this corrected. The Association Manager advised he spoke with the Association attorney about the issue, and the attorney has been in contact with an individual at Synovus Bank trying to correct the issue.
- e. Conference Calls:** The Board of Directors discussed the idea of allowing members to dial in via a conference call number, so they can listen and participate. One of the Directors advised it is very difficult to hear individuals on the phone if they are not close to a microphone. The Board of Directors agreed to not use the conference call system as this time.

9. Owner Comments: An owner advised there is still a lightbulb flickering at 2103 Lynx Run.

10. Adjournment: With no further business to come before the Board of Directors, George Baillie motioned, seconded by Jean Liesmann, to adjourn the meeting. The motion carried, and the meeting adjourned at 5:14 PM. The next Board of Directors meeting is on November 10th, 2021, at 4:00PM.

Chris McCluskey, CAM

Chris McCluskey, CAM for Sue Mason, Secretary/Treasurer