

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 September 9th, 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 August 4th, 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. There were no other reports provided.

- 5. Committee Reports:**

Landscaping Committee: The Director advised there will be a brief meeting this coming Saturday to review the draft RFP for the landscape services.

Social Committee: No report provided.

Finance Committee: No report provided.

Pool/Clubhouse Committee: The Secretary/Treasurer said the Pool Rules have been updated to reflect the approved use of floats at the pool. Also, the Secretary/Treasurer stated she is working on obtaining proposals to re-strap the pool furniture and hopes to complete it in 2021.

- 6. Old Business**

- a. Irrigation Pump Repair & Sprinkler System Update:** The Vice President provided an update on the irrigation pump. He stated the irrigation pump is operational, as it was an electrical issue, and a new pump was not needed. The Vice President said the issue now with the irrigation system is with the pressure, as there is a valve stuck open. Westcoast is aware of the pressure issue along with the valve and will be resolving the issue soon. Also, the Vice President reviewed the filter system with the irrigation system.

- 7. New Business**

- a. Landscape – RFP for Lawn/Landscape Maintenance:** The Board of Directors reviewed the proposed RFPs for the lawn/landscape maintenance for the Association. The Board of Directors narrowed the RFPs down to a specific one and asked the Landscape Committee to meet ASAP and review to make sure all maintenance items are addressed in the RFP. The Board of Directors discussed possibly removing the irrigation maintenance/repairs from the RFP. With no further discussion to come before the Board of Directors, Jean Liesmann motioned, seconded by Lou Sperduto, to approve the use of the RFP for the lawn/landscape maintenance for the Association, plus any possible additions to the RFP after the Landscape Committee meets. The motion carried.

- b. Roof – Chemical Wash Proposals:** The Association manager advised he was unable to obtain any proposals for soft washing the roofs of the Villas, without a vendor walking on the roof. The Board of Directors agreed to table for now, and the President will provide the Association manager the vendor who cleaned the roof to her Villa.
- c. PIR Requests:** Lou Sperduto motioned, seconded by Sue Mason, to approve the PIR request by the owners of 2066 Lynx Run to install a garage screen. The motion carried.
The Board of Directors discussed the PIR for 2041 Lynx Run to install a front entry storm door with a cat door. With no further discussion to come before the Board of Directors, Lou Sperduto motioned, seconded by Sue Mason, to approve the PIR for 2041 Lynx Run to install a front entry storm door with a cat door. The motion carried.
- 8. Owner Comments:** The Vice President asked for the Association Manager to ask the vendor who installed the well pump on Toledo Blade what type of maintenance should be completed and how often should the pump run. Also, the Vice President asked for a Resolution column to be added to the Owner Communications Report provided to the Board of Directors. The Association Manager discussed his recent conversation with Koh Knox about the roofs and his proposal of replacing 1 or 2 of the worst building roofs. The Board of Directors asked to have Koh Knox attend the next meeting to discuss and review. The Board of Directors agreed to meet on October 20, 2021, at 4pm in the Bobcat Villas Clubhouse. The President advised she was providing her letter of resignation as she has sold her home. The President thanked the Board of Directors for their hard work over the past number of years and thanked all residents. The Secretary/Treasurer thanked the President for her time and dedication over the years she served on the Board of Directors. With no further discussion to come before the Board of Directors, Sue Mason motioned, seconded by Jean Liesmann, to accept the letter of resignation of Betty Ann Copley Harris. The motion carried 4-0 with Betty Ann Copley Harris abstaining.
- 9. Adjournment:** With no further business to come before the Board of Directors, Lou Sperduto motioned, seconded by Jean Liesmann, to adjourn the meeting. The motion carried, and the meeting adjourned at 4:58 PM. The next Board of Directors meeting is on October 20th, 2021, at 4:00PM.

Chris McCluskey, CAM

Chris McCluskey, CAM for Sue Mason, Secretary/Treasurer