

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

Water Aerobics, Mon. - Fri.,
10:00 am, Villa Pool

Villa Coffee, Sat., Dec. 4 at 9
am*

Book Club, Wed., Dec. 8, 3 pm

Euchre, Mon., Dec. 13 & Mon.,
Dec. 27 at 7 pm, Villa
Clubhouse

Villa BOD Mtg., Tues., Dec. 14,
4 pm

Bobcat Trail Master HOA Mtg,
Wed., Dec. 15, 3:30 pm,
Bobcat Community Center

Bobcat Trail CDD Board Mtg,
Thurs., Dec. 16, 3:00 pm,
Bobcat Community Center

Villa Clubhouse Closed for
Private Party, Fri., Dec. 31,
3-8:30 pm

*Other events may be scheduled
throughout the month. Be sure to
check the message boards at each
post office station and in the
breezeway of the Clubhouse for
event notices and sign-up sheets.
Items above marked with a (*)
require sign-up.*



From the November 9 Villa Board Meeting...

The Villa Board met on Tuesday, November 9 at 4:00 pm in the Villa Clubhouse.

2022 Villa Budget

The Board reviewed the proposed 2022 budget and discussed the known and anticipated increased in several line items. A large increase in the HOA insurance premium is expected and the overall increase in the final budget figure is driven by that. This has led to a proposed increase of the HOA fees from \$320 a month to \$355 in 2022. Many residents in attendance agreed that such an increase was necessary to ensure the community is properly maintained and insured. The Board will approve the final budget at its meeting on November 29.



Our Neighborhood Is Maturing!

The first units here in the Villas were built in 1998; the last in 2003. While 20 years is not a long time when it comes to housing stock, we are finding the need to make a few upgrades and repairs to our community.

Probably the most noticeable are the changes in our landscaping. Each year a number of trees need to be removed as age, disease and heat contribute to their death.

We're seeing more issues with our irrigation system and are finding broken sprinkler heads and water lines throughout the property. Truth be known, we could stand to replace the whole system, but the price tag keeps us making repairs as the need arises.

Pine trees behind a number of villas are causing problems. Twenty years ago young vibrant pines were planted and now the mature trees are dropping needles in our gutters and lanai screens requiring constant removal. And their vast root system has clogged a number of underground drainage tiles that have to be replaced or snaked out. Pine trees are only removed once they die.

Even the electrical components of our yard lamps are aging out and requiring hours to replace them with new ones.

It's taking some work, but through efforts of our vendors, our maintenance personnel and a group of volunteers, we're keeping our community looking great!

Landscape Committee Report

The Board has narrowed its search for a new landscape company down to three and has had further meetings with representatives of two of the firms. In order to make an informed decision, the Board is making sure the remaining vendors are quoting the same services. The final decision will be made by the Board at its meeting on November 29

From the November 29 Villa Board Meeting

2022 Villa Budget

The Villa Board voted to approve the 2022 Villa budget as presented to all residents.

Landscape Report

After reviewing updated pricing and work schedules for the three landscape firms under consideration, the Board voted to enter into a contract with LMP Landscape Professionals. Their contract begins January 1, 2022 for one year with the option of 2 one-year renewals.

Roof Replacement Update

Progress on our claim of hurricane damage to our roofs requiring replacement is proceeding at a snail's pace. It is now in the hands of the Florida Insurance Guaranty Association, which took over when our HOA insurer declared bankruptcy. They recently appointed an attorney to oversee our claim and that individual will be working with Knox Roofing's attorney on how to proceed. Despite this development, we still don't have any idea when a decision will be made on our claim. As they say, patience is a virtue!

Roof Tile Selection

Sue Mason reported that after residents had over a week to review 4 tile samples and make comment, the tally of responses showed that of the 4, 2 of them garnered the most "votes" - the Floridian Blend of terracotta, brown, red, light gray and black streaks and the Cocoa Range with a range of dark brown.

During the discussion, there was interest in seeing at least one other color. The Board voted to direct Sue to bring in a gray option to add to the other 2 colors and collect comments again. The gray tile is expected to be in by Saturday, the date of the Villa Coffee and will be on display for comments through December 10. There is only one comment per villa allowed and anyone submitting comments must include their unit number or it won't be considered. The Board plans to approve a tile color at its meeting on December 14.

The Board did confirm that the villa exteriors are due to be repainted in 2024 and the color will be selected to complement the roofs.

Villa Coffee Scheduled for December 4

Plan to spend a portion of your morning on Saturday, December 4 at 9:00 am with your friends and neighbors at the monthly Villa Coffee. As always, breakfast pastries and coffee will be provided. While this event is free of charge, donations are always greatly appreciated! Sign up on the sheet posted in the Breezeway of the Villa Clubhouse.

Also, note - there will be no Villa Potluck this month as a number of residents will be heading north for the holidays.

Welcome to These New Residents of the Bobcat Villas

We welcome New Owners who join us each month. Be sure to welcome them to our Community!

HAPPY HOLIDAYS!

