

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 November 29th, 2021

- 1. Call to Order & Establish a Quorum:** Lou Sperduto called the meeting to order at 3:00 PM. A quorum was established with the following board members present in person or via phone: Jean Liesmann, Lou Sperduto, George Baillie, and Sue Mason.

There were multiple 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. Old Business**

- a. Discussion and Vote on Landscape Proposals:** The Board of Directors reviewed the proposals and Request for Proposals (RFPs) provided by the 4 vendors, Duval, LMP, Premier, and Westcoast. There were 2 vendors that did not provide proposals or an RFP. The Board of Directors removed Premier from the discussion immediately as their two proposals where their proposals were the highest. The President reviewed and discussed the spreadsheet he created to compare Duval, LMP, and Westcoast. The President advised there were items asked of Westcoast to confirm their pricing, and Westcoast never did confirm. Also, the President advised the proposed costs between Duval & LMP were very close. The President stated LMP currently is the landscaper for the CDD and just signed an agreement with Fairway Commons, so LMP will be in Bobcat Trail almost daily. The Director who is also the liaison to the Landscape Committee advised she was very impressed with LMP's managerial protocols to oversee the crews. With no further discussion to come before the Board of Directors, George Baillie motioned, seconded by Sue Mason, to terminate the landscape contract with Westcoast and provide a 30-day notice with December 31, 2021, as the last day of service. The motion carried. The President then discussed having himself and the Association Manager to sit down with LMP to review and confirm the RFP language and figures stated in the agreement with LMP. With no further discussion, Jean Liesmann motioned, seconded by George Baillie, to have the Board President and Association Manager to meet with LMP to review and confirm the RFP language and figures stated in the agreement with LMP and sign agreement to begin on January 1st, 2022. The motion carried. With no further discussion, George Baillie motioned, seconded by Jean Liesmann, to change the figures indicted by the President on the proposed budget, to properly show the new costs for the grounds contract, grounds landscaping – tree removal & mulch, and grounds tree trimming, but not changing the 2022 budget or monthly assessment. The motion carried.

- 4. Adjournment:** With no further business to come before the Board of Directors, Sue Mason motioned, seconded George Baillie, to adjourn the meeting. The motion carried, and the meeting adjourned at 3:23 PM.

Chris McCluskey, CAM

Chris McCluskey, CAM for Sue Mason, Secretary/Treasurer