

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 4:03 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. Approval of Meeting Minutes:** Sue Mason motioned, seconded by George Baillie, to approve the meeting minutes from November 9th, 2021. The motion carried.
- 4. Officer Reports:** The Secretary/Treasurer advised the pool furniture will be delivered on Wednesday, December 1st. The President advised a contract termination letter will be sent to Westcoast advising the contract will end on December 31st, 2021. Also, the President advised LMP will be the new landscape contractor for the Association starting on January 1st, 2022. The President said there are several landscape items to complete before the end of the year and these include sod replacement, trimming of the Sea Grapes along Lynx Run, and other landscape items.
- 5. Committee Reports:**
 - **Landscaping Committee:** No report provided.
 - **Social Committee:** It was stated to check the bulletin boards for upcoming events.
 - **Finance Committee:** No report provided.
 - **Pool/Clubhouse Committee:** No report provided.

6. Old Business

- a. Roof Insurance Claim:** The Association Manager provided an update on the claim from the conversation he had with Koh Knox from Knox Services. The Association Manager relayed that FIGA has assigned an attorney to the case and has begun reviewing the claim. Also, the Association Manager advised Knox Services is still working on the cost and proposal to replace the roof on the rear of one building, and to make sure the language is such that it will be included in the roof claim. The Association Manager advised Koh Knox would like to attend the next Board Meeting to provide an update. An owner asked the Board of Directors for a timeline on the claim and to discuss the deductible amount and how to pay for it.
- b. Roof Tile Samples:** The Secretary/Treasurer provided an update on the 4 samples of roof tiles the members had a chance to review and provide their opinion on which color they prefer. The Secretary/Treasurer said there were two samples that were top choices out of the four. Also, the Secretary/Treasurer said there were some owners who asked for additional colors and a flat roof tile. The Board of Directors then discussed if another color option is added, what color and it was agreed upon a gray color. Also, the Board of Directors advised the need to pick a tile and color option as soon as possible, so once the roof replacement proposal has been provided, Knox can

move ahead and complete the roof replacement for one of the buildings. With no further discussion to come before the Board of Directors, Jean Liesmann motioned, seconded by Lou Sperduto, to obtain a gray roof tile sample for owners to review and provide their opinion over the next two weeks, with the Board of Directors deciding on a color option for the roof tile at the next Board of Directors Meeting. The motion carried.

7. New Business

a. Vote to Approve the 2022 Budget: The Board of Directors briefly discussed the proposed 2022 Budget. With no further discussion, Sue Mason motioned, seconded by Jean Liesmann, to adopt the 2022 Budget for the Association. The motion carried.

8. Owner Comments: The President discussed the agreement to allow Comcast access to maintain the wiring in the common areas. With no further discussion to come before the Board of Directors, George Baillie motioned, seconded by Jean Liesmann, to approve the agreement with Comcast to allow access to maintain the wiring on the common areas of the Association. The motion carried. An owner asked if it is ok to use Frontier instead of Comcast. An owner asked if there will be one more trim in December.

9. Adjournment: The next Board of Directors Meeting will be held on Tuesday, December 14th, 2021, at 4:00PM in the Bobcat Villas Clubhouse. 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 4:47 PM.

Chris McCluskey, CAM

Chris McCluskey, CAM for Sue Mason, Secretary/Treasurer