

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 9th, 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, and George Baillie. Sue Mason was absent from the meeting.

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:** George Baillie motioned, seconded by Jean Liesmann, to approve the meeting minutes from October 20th, 2021. The motion carried.

- 4. Officer Reports:** The Vice President advised that he and one of the Directors met with Bill Gipp from Landscape Maintenance Professionals to discuss their proposal for the maintenance of the Association property.

- 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 advised he reached out to the attorney handling the case for the Association and has not yet heard back with an update. Once an update is provided, the Association Manager will notify the Board of Directors.
- b. Common Property Clarification:** The President discussed the issue with the deed regarding specific common area property for the Association. The President advised the Association attorney is currently in discussions with Synovus Bank to resolve the issue and have the deed corrected with the Association as the owner. Also, the President discussed the violation letter the bank received from the City of North Port regarding the overgrowth of vegetation onto the sidewalk near Toledo Blade. The President advised he met with the City and the issue has been resolved and Synovus Bank will receive a letter stating the violation has been satisfied.
- c. Landscape – Review and Vote on Proposals for Lawn/Landscape Maintenance, Sea Grape Trimming:** The President said he and one of the Directors met Bill Gipp, LMP, on Tuesday to discuss their proposal for the landscape maintenance. Both Board Members were very impressed by his presentation and the proposal provided to the Association. The President said Bill Gipp is going to provide a revised proposal, and then the Board of Directors can make their decision on which contractor to hire for the landscape maintenance.

- d. **Power Washing:** The Association Manager advised he had not yet received the proposals from the contractors for the pressure washing of the gutters, downspouts, soffits, concrete sidewalks, concrete driveway aprons, and the concrete street gutters.

7. New Business

- a. **Draft 2022 Budget:** The Board of Directors reviewed and discussed the proposed budget for 2022. The President asked the Association Manager to research what the retained earnings line item is on the balance sheet. The Board of Directors discussed why the proposed monthly assessment will be increasing, and it is because of the increase of the insurance policies and increased maintenance for the Association. Numerous owners advised the Board of Directors they were in favor of the proposed increase, as the property needs to be maintained.
8. **Owner Comments:** An owner asked if the islands where the mailboxes were under the CDD and would be mulched. The President advised no, as the two islands are property of Bobcat Villas, and they will look at adding mulch. Also, an owner asked if Bobcat Trail residents could be kept from coming into the Villas property to walk their dogs, and the owner was advised no. An owner asked if there is a timeline as to when the roofs will be replaced, and the Board of Directors stated they do not have a timeline at this time. An owner asked when the gutters will be cleaned next and when the drain from her rear downspouts will be cleaned out. The President said they will look at her drains in the rear of her home and the gutters are not scheduled to be cleaned until next year.
9. **Adjournment:** The next Board of Directors Meeting will be held on Monday, November 29th, 2021, at 4:00PM in the Bobcat Villas Clubhouse. With no further business to come before the Board of Directors, Jean Liesmann motioned, seconded George Baillie, to adjourn the meeting. The motion carried, and the meeting adjourned at 5:06 PM.

Chris McCluskey, CAM

Chris McCluskey, CAM for Sue Mason, Secretary/Treasurer