

# VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

## Calendar

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

Villa Coffee, Sat., Jan. 8 at 9  
am\*

Book Club, Wed., Jan. 12, 3  
pm

Euchre, Mon., Jan 10 & Mon.,  
Jan 24 at 7 pm, Villa  
Clubhouse

Villa Potluck, Tues., Jan. 18, 5  
pm\*

Villa BOD Mtg., Thurs. Jan 20,  
4 pm

Bobcat Trail CDD Board Mtg,  
Thurs., Jan 20, 3:00 pm,  
Bobcat Community Center

Bobcat Trail Master HOA Mtg,  
Wed., Jan 26, 3:30 pm, Bobcat  
Community Center

*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 December 14 Villa Board Meeting...

The Villa Board met on Tuesday, December 14 at 4:00 pm in the Villa Clubhouse.

### Appointment of New Board Member

At the top of the meeting, the Board voted to appoint Barb Bugbee to the unexpired seat vacated by Betty Ann Copley Harris. Her term expires with the Annual Meeting in February.

### Landscape Report

With the selection of LMP as the Villa's new landscape contractor, Board President Lou Sperduto and Landscape Committee Chair (and board member) Jean Liesmann met with representatives of the company on issues of immediate concern. Our irrigation system has had a number of operational



## New Roof Tile Color Selected

In anticipation of our insurance claim being approved for the replacement of our roofs due to hurricane damage, the Villa Board selected the tile color at its December meeting.

Taking into consideration comments from owners and the upkeep and maintenance required to ensure the longevity of our roofs, the Board chose a dark brown tile color as shown above. The tile, when seen in full sunlight, appears lighter and richer in color than the sample that was on display in the Clubhouse. The profile of the new tile will be lower than what we have now, meaning the barrel will not be as high.

Concern was raised about whether a darker tile will hold heat in our villas but Koh Knox explained that with the insulation in the roofs and the space between the roof and ceiling floors, there is plenty of distance and airflow to prevent overheating inside the villas.

The exteriors of our buildings are slated to be painted in 2024 and colors will be chosen to coordinate with the brown roof tiles to create an overall fresh, updated appearance.

Villa residents will be able to see the new roof tile in place on the back of unit 2012. That roof has needed expensive repairs and the Board decided to go ahead with the new tile now.

issues lately and that's at the top of their "things to do" list. In addition, the group discussed the arrival of foreign grass, over mowing in select areas, the shrinking of landscape beds that will need reseeded and the on-going need to trim back the sea grapes along Lynx Run next to Toledo Blade.

Due to concerns about the severity of bush and shrub trimming in areas close to the villas entry ways, the Landscape Committee will remove all Do Not Trim signs throughout the community to give them time to grow so LMP can properly assess how to trim them in the future. Residents with these signs currently posted should be patient to let this process proceed.

## Roof Replacement Update

Koh Knox of Knox Roofing attended the meeting to provide an update. He announced that the FIGA has requested an extension on action on our claim until February 2022. In the meantime, the attorneys working on our claim will have an engineering firm conduct a re-inspection of our roofs to make sure all of our documentation is current. Koh said he is unable at this time to provide a timeline for this process.

Koh explained that during the replacement process, all existing plywood and framing will remain in place unless there is any damage or undue aging. They will install new underlayment that binds to the plywood. That essentially secures our roofs from leaks. The tiles are laid on top of the underlayment and serves mostly as the esthetic aspect of our roofs. Knox will guarantee the underlayment for leaks; the tiles are guaranteed by the manufacturer.

## Roof Tile Selection

The Board voted to approve the dark brown or cocoa range colored tile for our roof replacement. For more information, see accompanying story.

## Next Board Meeting

The next meeting of the Villa Board of Directors is Thursday, January 20 at 4:00 pm in the Villa Clubhouse.

## **Annual Meeting of Villa Homeowners Coming Up**

The Annual Meeting of Villa Homeowners occurs every February. At this time, the date and time of the 2022 meeting has yet to be announced.

Be on the lookout for the first mailing about this meeting in January. In addition to a tentative agenda for the meeting, a call for nominations to the Board is included. This year, three seats are up for election.

## **Social Events Gear Up**

The Villa Coffee, the Potluck, and Euchre got started earlier this season and continue into the new year. See the calendar on the front page of the newsletter or the freestanding calendar available on the website for dates and times of these activities. Notices of these activities are also posted at the postal kiosks and in the Breezeway of the Clubhouse. Where appropriate, sign-up sheets are also posted in the Breezeway.

Please take note that the January Villa Coffee is scheduled for Saturday, January 8 as the first Saturday is the New Year's Day holiday.

In addition your Social Committee will be planning additional activities for the coming winter and spring. Tentative events include the always popular Gas Station Chicken (for new residents, relax! It's much better than you'd think), a barbecue buffet with music and pool side dancing, and dinners keyed to holidays. Perhaps some karaoke will be involved! Stay tuned!!

There's also rumors that several of our talented musician-residents are planning another outdoors concert in the spring. Nothing is firm at this point. Again, stay tuned!

## **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!

Rick Arnold, 2027 (relocation to this address)