

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

Water Aerobics, Daily, 9:30 am,
Villa Pool

Villa Coffee, Sat., Nov. 5, 9 am, Villa
Clubhouse

Florida General Election, Precinct
333, Mon., Nov. 7, 7 am, Villa
Clubhouse Closed; Tues., Nov. 8, 7
am Villa Clubhouse closed.

Book Club, Wed., Nov. 9, 3 pm

Bunco, Wed., Nov. 9, 7 pm

Villa Euchre, Mon., Nov. 14 &
Mon., Nov. 28, 7 pm, Villa
Clubhouse*

Villa Potluck, Tues., Nov. 15, 5 pm*

Bobcat Trail Master HOA Mtg.,
Wed., Nov. 16, 3:30 pm, Bobcat
Community Center.

Villa Board Mtg, Wed., Nov. 16, 4
pm, Villa Clubhouse

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., Nov 17, 3
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.*



Progress!

Blue tarps covering just about all roofs through the Villas are a sign that progress is being made to recover from the devastating damage of Hurricane Ian. The landscapers continue to clear out fallen and leaning trees and bushes as well as errant branches and other foliage debris. North Port is working to pick up the numerous piles of landscape debris lining Lynx Run. It will still be a while before we get our beautiful community back. With patience and cooperation from all Villa residents, we will get there!

Villa Damage: Who Does What?

Plenty of questions have been coming to Villa Board members and to our Association Manager Chris McCluskey about who is responsible for what damage as a result of Hurricane Ian.

According to the Villa's government documents - Declaration of Covenants, Restrictions and Easements (CRE's), repair and replacement of all exterior components of the Villas is the responsibility of the HOA, **except** windows, window screens, lanai framing, lanai screening, lanai roofs, exterior doors, garage doors and any exterior improvements installed by the Villa Owner and approved by the Board (i.e. garage screens).

Maintenance, repair and replacement (including painting) of the interior walls and ceilings, including but not limited to, drywall of a Unit is the responsibility of the owner.

Your appliances, water heater, HVAC system, floor, wall and ceiling coverings, electrical fixtures, built in cabinets and countertops and window treatments are your responsibility as well.

Action taken by the Villa Board of Directors in July 2019 fully clarified HOA vs villa owners responsibility in an amendment to our CRE's. All owners signed a document at closing indicating they received and read a copy of the CRE's.

A copy of the complete Villa HOA governing documents, including the CRE's, is available on the villa website: www.bobcatvillashoa.com under the Owners Information section.

Villa Board Meeting

The Villa HOA Board met on Wednesday, October 19 at 4 pm in the Villa Clubhouse.

President's Report

Vice President George Baillie, filling in for President Lou Sperduto, presented a report on progress addressing damage from Hurricane Ian.

Expenses - It is essential that a separate account is set up in the Villa's finances to account for expenses directly related to Ian damage. This will assist with any claims that we will make either through our insurance companies or through FEMA.

FEMA Funding - Inquiries have been made to determine if we qualify for reimbursement for expenses related to landscape work needed to be done to remove trees and bushes and consolidate for North Port to pick up. We have also been in touch with officers with the CDD to see if we could add our clean-up expenses to their FEMA claim.

Washingtonia Removal - Most of these tall palms were either left leaning or downed altogether after the storm. All of these are being removed and those remaining that are still standing will be taken down eventually. These trees, while a stately lining to our streets, are extremely expensive to maintain and pose a risk to electrical strikes during lightning storms.

Post Hurricane Landscaping - Once debris removal is completed, we will work with our landscape company to create a landscaping plan going forward. Unfortunately landscaping is not covered by our insurance policy and no state or federal grants are available to cover any costs to replace trees and bushes. Any landscaping plan must create a balance between appearance and affordability as the cost will be borne by all of us.

Insurance Claims - A new claim for hurricane damage to our roofs was filed with our new insurance company soon after

the storm. The existing claim with FIGA remains active. Sorting this out will take time, but your Board along with our roofing contractor and law firm are doing everything we can to provide the information both entities need to approve our claim for roof replacement. It may take both companies sharing in the claim. At this point, we have over \$400,000 in our roof replacement reserves that should be sufficient to cover our deductible on our roof claim.

Pump Repair - The Villas utilize a pump located on Toledo Blade to feed water to the pond in the middle of our community. Then another pump sitting in that pond sends water to our irrigation system. Currently there are issues with both that are being addressed. The Toledo Blade pump seems to be blocked and needs removed and checked. That work is being deferred until 2023 as the pond is currently full enough to feed the sprinkler system. The pond pump became detached from its anchor in the pond and now will be reinstalled using a new, sturdier system. That work is currently underway as the irrigation system needs to be up and running with our drier winter season approaching.

Financial Implications - Obviously our vendors are not doing the work around our community to safeguard our roofs and clear out landscape debris out of the goodness of their hearts! They are expecting to be paid for their services. As previously mentioned, your Board is working to get funds either through FEMA or our insurance providers to cover the bulk of these expenses. Your Board is hopeful to keep our HOA fees the same or minimally increased going into the coming year (after all, we pay them too!). We will know more once the landscape debris removal is completed and we know what our HOA insurance premium will be in the new year. We will work with LMP on any new landscape plan with an eye toward costs, potentially phasing in new plantings over a 3-5 year period of time to spread the costs out.

Owner Comments - A resident in attendance asked about cleaning pine needles out of the gutters which had filled up during the hurricane. Typically the HOA pays to have the gutters cleaned out once a year, usually in the spring. For the time being, our Maintenance guy Jim will be tasked with cleaning out gutters as time allows while he is working to repair the many yard lampposts that were damaged during the hurricane. Some reported that insulation was blown around in the attic area over the garage and was blown into the villa through fallen ceiling tiles. The insulation over the garage is generally the loose fill that is blown in and may be replaced by your contractor hired to fix any open ceiling spaces. Same with the insulation batts (attached to a backing) that covers the attic over the rest of the villa.

The next meeting of the Villa HOA Board is Wednesday, November 16 at 4 pm in the Villa Clubhouse.

Villa Claim Against Westcoast

Your HOA has been involved in a legal wrangling with our previous landscaping vendor Westcoast for almost a year now. It involves payment we made for services not rendered and their claim we still have unpaid invoices. The bottom line of the two disputes is that they owe us more than we own them and we are demanding payment. Letters from our attorney have been unanswered so we went to small

claims court to work this out. Westcoast did not appear, so the court ruled in our favor and is compelling Westcoast to make payment. We hope the check is in the mail so no further legal involvement will be involved. More updates as they unfold!

What a Busy Month!

Check the calendar listings on page 1 of this newsletter and on the separate calendar accompanying this newsletter and you'll see November is going to be a busy month. Villa Coffee and Potluck continue on Nov. 5 and Nov. 15 respectively. Euchre moves to the second and fourth Monday to avoid a conflict the Bingo and the elections. It'll be on Nov. 14 and 28. For those of you involved in Book Club, mark your calendars for Wednesday, November 9 at 3:00 pm. Later that day beginning at 7:00 pm is Bunco.

Voting for the General Elections to Be Held in Villa Clubhouse

The Villa Clubhouse has long been the voting location for Precinct 33, encompassing all of Bobcat Trail. On November 8, the Florida's General Elections takes place and as a result the Clubhouse will be closed to all resident use beginning Monday, November 7 through the Tuesday, November 8. Also, the Library in the Clubhouse will be closed several days in advance as certain voting equipment must be kept in a locked room. During this time the Villa Pool will still be open and accessible to villa residents. If you drive to the pool on November 8, park at the outer edges of the 2 parking areas to free up space for voters. Thanks for your patience and cooperation!

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!

MaryHolly Allison & Ben Crosby - 2222

Barbara Rose - 2060

The Use and Care of the Bobcat Villa Community Center and Pool

To All Bobcat Villa Owners and Residents:

Over the past 24 months, for numerous reasons, there have been a significant number of new residents move into our community. As a courtesy to the new residents, as well as a reminder to our more tenured residents, we would like to briefly discuss the use and care of our Villa Community Center and Pool Complex.

The central gathering place for the Villas is our beautiful community center and pool. This facility is for the exclusive use of our owners, renters, and their immediate family. We have, in the past, allowed the folks from the houses in Bobcat Trail to use our pool while their pool was down for repairs. This was a temporary use agreement approved by our board of directors and was discontinued upon the repair and reopening of their pool.

We have recently observed several issues related to the care and use of our community center and pool, which need to be addressed.

As a note: Our villa pool is for our owners, renters, and their immediate family members to use from daylight to dusk every day of the week. The pool is not eligible to be rented or used for private use at any time. While you can still use the pool, common sense would indicate that courtesy should be given when using the pool at the same time that activities, such as water aerobics, are in progress. The rules for using the pool are posted on the outside wall of the community center. Please follow the rules at all times.

1. Pool umbrellas have been left up and the chairs and lounge chairs have been scattered after the people return to their villas. The rule for using the pool equipment is for the folks who use those things to put them back where they belong and close and secure the umbrellas so winds and storms do not destroy them. **If you use them, then put them away like you found them.**
2. The community center is to remain locked when it is not in use. The three doors directly leading to the inside of the community center must be locked at all times when not in use. The two interior entry doors within the bathrooms leading to the interior of the community center are to remain locked as well. This will prohibit folks that have no business in there from entering and help to protect the interior of the building from potential damage from persons with devious intentions. The two bathroom doors that allow entry from the pool area must remain unlocked at all times to comply with state standards. All owners and renters have keys for the community center, so the rule is simple: **if you open the door, then you are responsible to lock the door before you leave the facility.**
3. Cleanliness: This is a problem periodically and apparently needs to be addresses as well. Every once in a while we find trash in the inside trash cans and food or other materials on the carpets after events. If you use the community center, then be sure to leave it as you found it. Take the trash (in a trash bag) out to the dumpsters located beside the maintenance area, return

the thermostat to its original level, run the sweeper, turn off the lights and lock the doors before you leave. In other words, **if you have an accident or make a mess, then clean it up.**

4. Using the community center dumpsters: The two large dumpsters located by the maintenance area of the community center are primarily there for the use of the community center. When placing any type of trash in those bins the trash must be in a secured trash bag. These dumpsters are not for your house trash. Use your own dumpster for those things. As a convenience, folks who are leaving the villas for a lengthy period of time (like heading north at end of season or going on an extensive vacation) are allowed to place their bagged trash in them as they leave the Villas. Do not place things like open containers of liquid, loose trash, dog and cat feces, and empty ash trays into the dumpsters. **Please use the dumpsters responsibly.**

As owners and residents of the bobcat Villas, we all have a responsibility to take care of and watch over our community center and pool. If you see a problem, then either take care of it or report it so it can be addressed.