

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa Euchre, Mon., Oct. 17 pm*

Villa Potluck, Tues., Oct. 18, 5
pm*

Villa Board Mtg, Wed., Oct. 19,
4 pm, Villa Clubhouse

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., Oct.
20, 3 pm, Bobcat Community
Center

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

Special Note to Residents: In the next week or two, Knox Roofing will need to enter each villa to do a visual inspection of interior damage as a result of the hurricane. Details to follow.

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.*



The Aftermath of Hurricane Ian

Trees toppled. Shrubs and bushes uprooted. Palms against villas. Lanai's heavily damaged. Tiles blown off roofs. Pool filled with branches, palm fronds and leaves.

Hurricane Ian took its toll on the Bobcat Villas with gut-wrenching damage throughout our neighborhood. Now the clean-up has begun and will continue for the days and weeks to come. Fortunately, no major structural damage occurred to our villas and, most importantly, no one was injured. More photos can be found on page 4.

Villa Website Has Keys to Our Community

www.bobcatvillashoa.com

For those residents who are technologically capable, the Villa website offers a wealth of information about getting the most of your community and HOA services. Divided into sections, you can easily find the information you need.

HOA Team - Includes an explanation of how the HOA works and who's on the current leadership team.

General Information - Outlines amenities such as the pool, clubhouse, trash pick-up, landscape management and overall maintenance.

Newsletter - Has a PDF of the monthly *Villa Voice* newsletters going back to Jan. 2018.

Owners Information - Features a number of Safety and Security articles. Also listed are the governing documents including the Articles of Incorporation, Bylaws, CRE's (Covenants, Restrictions and Easements) and Rules and Regulations. You'll also find the North Port Trash Collection Schedule.

Members Only Area - Included on the Owners Information section, you'll find a roster of residents, the HOA master insurance policy, our recent landscape contract, Villa Board of Directors meeting minutes and financial reports (beginning Aug. '22). This is accessed with a password given to each owner.

Calendar - It has the monthly calendars.

The website is a tool you can use to quickly find answers to many of your questions.

Villa Board Meeting

The Villa HOA Board met on Wednesday, September 14 at 4 pm in the Villa Clubhouse.

Committee Reports

Sue Mason, Pool/Clubhouse Liaison, reported that the pool deck is in need of painting. The Board decided to add that project to the 2023 budget.

Insurance Claim to Replace Roofs

To update our on-going insurance claim to replace our roofs, the Board reviewed an engineer's report recently commissioned. It stated while less than 25 percent of our roofs sustained total damage, the issues are the availability of the tiles currently in use and the unsatisfactory condition of the tiles that could be harvested from our roofs now. Therefore, a repaired roof using existing tiles would be in violation of current building code and the roofs must be replaced. The findings of this report will strengthen our case for full roof replacement currently pending with the Florida Insurance Guaranty Association. The full report is available on the Villa's website at www.bobcatvillashoa.com.

Stucco Removal

The Villa's pest control vendor has indicated that a small section of the bottom of the exterior stucco walls of our units needs to be removed in order to properly treat for termites. With a careful eye on the budget, the Board voted to move forward with the stucco removal if funds are available in December. If not, the project will commence in 2023.

Clubhouse Awning Replacement

The Board approved a proposal to replace the exterior awning over the sliding glass doors in the Clubhouse.

Villa HOA Financials

Hearing resident interest in seeing the monthly financial reports for the Villa HOA, the Board agreed that each month the Villa's Balance Sheet and Income Statement will be posted on the Villa's website.

The next meeting of the Villa Board is Wed., Oct. 19 at 4 pm

Villa Potluck Returns!

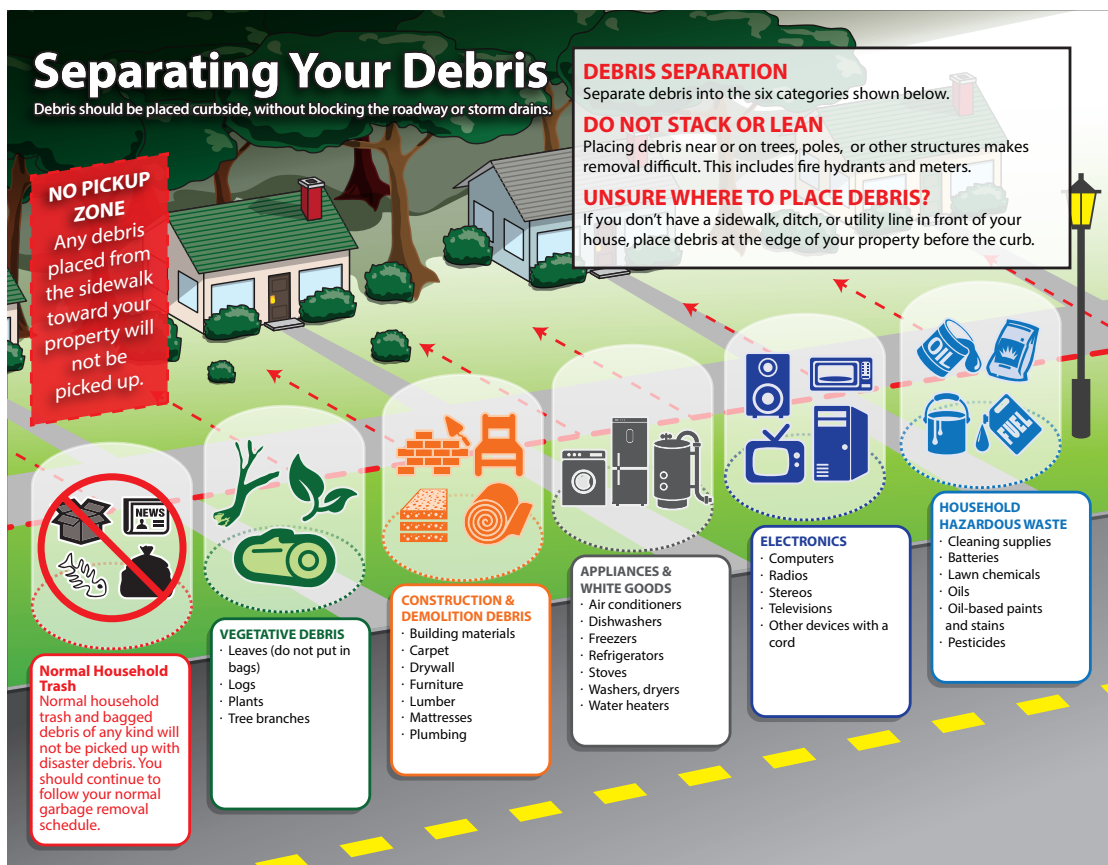
After a six month absence, Villa Potluck returns on Tuesday, October 18 at 5 pm in the Villa Clubhouse. We have all missed the amazing selection of appetizers, entrees and desserts (oh, the desserts!!), provided by our Villa residents for this monthly gathering. So pull out your favorite recipe, sign up on the sheet to be posted in the Breezeway of the Clubhouse closer to the event and prepare for a delicious feast with your neighbors and friends.

Euchre in October

Due to the damage and clean up efforts related to Hurricane Ian, the only Euchre session this month will be on Monday, October 17 at 7 pm in the Villa Clubhouse. Entry fee is \$1 per person. See the sign up sheet in the Clubhouse Breezeway closer to the event. Euchre will resume its twice a month schedule in November.

Trash Pick-up Procedures

The following illustration shows how each of us should be separating our trash not just for debris from the hurricane but for our regular curbside service.



Scenes from the Hurricane

