

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa Coffee, Sat, Dec. 3, 9 am*

Villa Board Mtg, to be
announced

Villa Euchre, Mon., Dec. 12 &
26, 7 pm*

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., Dec.
15, 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.*



The Aftermath of Hurricane Ian

Seasonal residents returning now are impressed with how good our community looks, although the absence of many trees and bushes is noticeable. As of the publication of this newsletter, the final Washingtonias have been cut down and the remaining tree trunks yet to be removed. Our landscapers are back to basic maintenance of our community.

We've been fortunate that the City of North Port has been picking up the landscape debris on a regular basis now. This has saved your HOA a lot of money and allowed us to return to some degree of normalcy sooner.

Villa HOA Board Outlines Fiscal Challenges Ahead

During the Villa HOA Board meeting on November 16, Vice President George Baillie provided a report on the Association's fiscal challenges in light of a huge increase in our insurance premium and expenses related to Hurricane Ian debris clean-up.

Even with a \$60,000 increase in our annual insurance premium for FY 23, the Board is still committed to maintain our monthly HOA fee at \$355. This will mean significantly reducing contributions to our Reserve funds in such areas as roof and sidewalk cleaning, pool/clubhouse needs, deferred maintenance and exterior painting.

Expenses related to addressing roof, landscape and other damage throughout the community as a result of Hurricane Irma have been mounting. Hope remains strong that we will get an insurance payout for roofs that were damaged five years ago with Hurricane Irma and then this October from Ian. There remains our deductible that is estimated as over \$400,000. Fortunately the HOA has a sufficient amount of funds in the roof reserve account to cover that.

There still remains expenses related to the extensive landscape debris removal and the possibility of getting support from FEMA to cover those expenses which could amount to well over \$100,000. A plan will be put in place to address those expenses while awaiting word from FEMA of their support or if no FEMA money will be forthcoming.

Discussions are in the works about considering an assessment on villa owners to cover those costs.

Villa Board Meeting

The Villa HOA Board met on Wednesday, November 16 at 4 pm in the Villa Clubhouse.

Officer Reports

Board Vice President George Baillie attended a disposition hearing concerning our lawsuit against our former landscape provider West Coast. At issue is money West Coast owes the HOA for services paid for but not fulfilled toward the end of last year. No representative from West Coast showed up so the judge issued a default judgement in our favor requiring West Coast to pay us \$7,500. No deadline for payment of the judgement was set.

George went on to detail the HOA's financial situation in both the current and future fiscal year. Details of his report are outlined in the column to the left.

Committee Reports

Sue Mason, Pool/Clubhouse Liaison, reported that a new awning has been installed outside over the sliding glass door of the Clubhouse. She also reported on on-going issues with the pool heater maintaining the appropriate temperature. Some attempts to regulate the temperature have worked but the situation will continue to be monitored to see if a service call is in order.

Hurricane Irma Insurance Claim to Replace Roofs

Not much forward movement has occurred recently by the Florida Insurance Guaranty Association. It still remains to be seen how the claims resulting from Hurricane Irma and those from Ian will be resolved.

Soffit Repair

Our roofing vendor, Knox, was slated to begin making temporary repairs to the missing soffits around the community, but because they are unable to get the needed materials, the work is now delayed until mid-December.

Landscape Report

LMP, our landscape company, is to begin removing damaged

palm trees this week. Some of the tree stumps will be pulled from the ground, others will be ground down. Other landscaping debris is in the process of being removed and/or gathered up and piled up for North Port to remove. The landscapers have commenced mowing, moving around the piles of debris as necessary.

Pond Pump Repair

Another casualty of the hurricane is the pump in the pond in the middle of the community that feeds water to our irrigation system. The pump was broken free of its floating anchor in the water and was resting on the bottom of the pond. A new dock will be built for the pump to rest on so that it stays stationary and doesn't float with the rise and fall of the pond water. Rather than purchase a new pump, the existing pump that is only 2 years old will be refurbished and put back into use.

Villa HOA Financials

George Baillie provided a rundown of projected expenses for the coming fiscal year. Complicating the budgeting process is a \$60,000 increase in the HOA's insurance coverage. George reported that every effort will be made to find the funds to cover that increase while keeping HOA dues at the \$355 per month for 2023.

The date of the next meeting of the Villa Board is yet to be determined. Notice of that meeting will be posted 14 days in advance.

No Villa Potluck for December, but Donuts are Still On!

With so many residents traveling to spend time with their families over the holidays, there will be no Villa Potluck this month. We'll resume Potlucks in January.

Do plan on attending the Villa Coffee scheduled for Saturday, December 3 at 9 pm in the Villa Clubhouse. A sign-up sheet will be posted after the Christmas weekend.

Euchre in December

Plan to join your fellow card sharks for Euchre scheduled on Monday., December 12 and December 26 at 7 pm in the Villa Clubhouse. For an entry fee of \$1 you can put your skills to the test with the possibility of winning big at the end of the evening. Watch for the sign-up sheet in the Breezeway of the Clubhouse in the days before each session.

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!

Janet Fitch - 2081