

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa Coffee, Sat, Jan 7, 9 am*

Villa Euchre, Mon., Jan 9 & 23,
7 pm*

Villa Potluck, Tues., Jan. 17, 5
pm*

Villa Board Mtg., Wed., Jan. 18,
4 pm

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., Jan.
19, 3 pm, Bobcat Community
Center

Bobcat Trail Master HOA Board
Mtg, Wed., Jan. 25, 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.*



Villa Board Meeting

The Villa HOA Board met on Wednesday, December 15 at 4 pm in the Villa Clubhouse.

Officer Reports

Board President Lou Sperduto reported that the red flags near stumps around the community are to be ground down. At this time, all trees that can be pulled have been. He indicated that all of this final landscape clearing work needs to be finished by the end of December. Invoices from our landscape vendor LMP total \$50,000 today with more work to be done and more invoices to come in.

He went on to report that the irrigation pump in the Villa pond is up and running however, it is not sending water throughout

Villa Board to Consider an Assessment to Balance Budget

At the December meeting of the Villa Board of Directors, George Baillie discussed a proposal to levy an assessment on Villa owners to pay for the costs of landscape debris clean-up, to replace funds taken from our reserve accounts to balance the 2023 budget and to build a fund for landscape replacement. He went over 3 alternatives to fund these expenses including doing nothing at this time and dealing with it in the next fiscal year, adding an additional amount of \$40 to our monthly Villa HOA dues over the next 5 years or levying an assessment of \$2,000 on each Villa owners.

He pointed out that included in all HO6 Condominium insurance policies is a Loss Assessment Rider. This covers expenses such as this and is mandated by Florida law. That coverage is to be at least \$2,000. As the Villa Board in 2019 revised its Covenant, Restrictions and Easements to direct Villa owners to acquire an HO6 policy, most of the assessment will be covered by that rider. Some policies will require the owner pay the deductible first, then the insurance will kick in up to at least \$2,000.

The Board decided to take action on this proposal at its meeting in January to give Chris McCluskey the time to give residents the required 14 days advance notice of this assessment. Once approved, Chris will provide all owners with the documentation needed to submit to their insurance carrier to receive reimbursement of these funds.

the community as many of the irrigation lines have been damaged. LMP will be working to repair those lines and test the whole system soon.

The pump located off Toledo Blade that feeds water to our pond needs repaired and will be serviced soon as well. Fortunately the pond level is adequate now, but will fall as the drier winter continues.

Work to repair pavers damaged or moved as a result of the hurricane is in process. Lou is working his way around the community to fix those that can be repaired now and will continue once all the tree stumps have been removed.

Lou went on to advise homeowners with gutter and downspout damage to report it to Chris McCluskey. He will advise the volunteer committee who will fix those they can. Villa owners are free to fix their gutters and downspouts themselves if they so desire.

Vice President George Baillie made a brief introduction to the 2023 budget, but any action on it was delayed until later in the meeting.

Sue Mason reported on on-going concerns about the increased number of rodents seen around the community since the hurricane. Those include raccoons, armadillos, and rats. The Board advised that the critters are looking for food so if no food is available, they will move on. Residents are strongly advised to not leave food out for the rodents. Otherwise no action will be taken to remove the rodents unless one of them proves to be dangerous.

She also brought up the noise and smell emanating from the waste transfer station in the area between the Villas and the golf course. Residents bothered by the noise and smell are advised to contact North Port Utilities with their concerns.

Committee Reports

Landscape Committee - President Lou asked Jean Liesmann to have the committee to start identifying landscape plans for replacing shrubs, bushes and trees that were destroyed by the hurricane. Lou cautioned that the landscaping will not be

fully restored to how it was before the hurricane, but foliage will be tastefully installed in areas where previous plants and trees were located.

Sue Mason, Pool/Clubhouse Liaison, inquired about cleaning the carpet in the Clubhouse after the toilet in the men's room overflowed and soaked the ladies' room floor and carpet in the hallway between the two restrooms. Chris McCluskey indicated he would follow through with quotes for the work.

Hurricane Irma Insurance Claim to Replace Roofs

Chris McCluskey reported that a communication from our lawyers dealing with our roof claim as a result of Hurricane Irma indicates that they are trying to keep the case moving forward by requesting they enter into an agreement with opposing counsel to lift a current stay without the need for a hearing. The judge assigned to hear the Motion to Lift the Stay is currently unavailable until February. Their contact representing FIGA was to discuss with her client, but was optimistic they will approve. Beyond that, we still do not have an indication of whether or not FIGA (the Florida Insurance Guaranty Association) is looking to settle with us on our Irma claim.

2023 Villa Budget

George Baillie presented the draft budget for FY 2023 that was sent to Villa owners. With no discussion, the Board approved the draft budget. A final copy of the budget will be sent to all Villa owners.

The next meeting of the Villa Board is Wednesday, January 18 at 4 pm in the Villa Clubhouse.

Villa Annual Homeowners Meeting

Mark your calendars for the Annual Meeting of Villa Owners scheduled for Wednesday, February 1 at 2 pm in the Bobcat Community Center. The first notice for the meeting has been sent out to all Villa owners and a second mailing will follow with the agenda and any other important information concerning the meeting. Included in this first mailing is a Notice of Intent form for anyone interested in running for one of the two seats up for election at the Annual Meeting. Those submitting a Notice of Intent form may also include an information sheet (no larger than 8.5" X 11") containing your qualification and/or platform for office. Deadline to submit these materials is January 9, 2023. If you have not received this mailing dated December 22, 2022, please contact Chris McCluskey at c.mccluskey@starhospitalitymanagement.com.

Clubhouse Garbage

A reminder that the 2 garbage cans located outside the mechanical room of the Villa Clubhouse are only to be used for trash generated by the maintenance person, from social events or if someone is leaving their Villa for an extended period of time. DO NOT use these receptacles for your own weekly trash. Each villa should have both a general trash can as well as a can for paper and a can for

plastics recycling. We pay for trash pick-up as a part of the taxes we pay to the city of North Port so take advantage of it! Also, never put loose trash (food containers/wrappers, drink containers, etc) in either the Clubhouse trash cans or the can located in the pool area. Please put any trash in some type of plastic bag and tie it up. Loose trash attracts the critters we don't need hanging around our community. And in the Florida heat, it quickly starts to smell!

Social Activities Lined up for the Season

Social events will kick into high gear now through the end of April. The Social Committee has established the event calendar for 2023. Mark your calendar now!

-January 17 - Regular (no themed) Potluck. Seek out your favorite recipe to share with your friends and neighbors and prepare to enjoy a bountiful buffet.

-February 21 - Throwback Tuesday Potluck. Remember those dishes your mother used to make? Think of green bean casserole, Swiss steak, spaghetti O's with hotdogs, ambrosia salad and the like to take us all back to when eating was simpler and a whole lot less healthy! Let's see what we all come up with for what should be an interesting meal!

-March 7 - Annual Social Committee Fundraising Chicken Dinner. This wildly popular dinner returns with an ample serving of Publix's best fried chicken and all the fixens'. Look for more information to come for this dinner including the cost per person.

-March 21 - St. Patrick's Day Green Potluck. If you have a favorite Irish dish to celebrate this holiday, bring it on. If not, just bring whatever you like. All are welcome!

-April 11 - Seasons' End BBQ Dinner. As things wrap up, the Social Committee will host this festive dinner featuring pulled pork and all the appropriate sides. No need to bring a dish; this meal is provided by the Social Committee to thank all of you for participating in our activities over the year.

Other activities may be scheduled and will be announced in the usual manner, here in the *Villa Voice* newsletter and on flyers posted on the postal station bulletin boards and in the Breezeway of the Clubhouse.

Don't forget euchre picks back up again in January on the second and fourth Monday of each month. There's a nominal entry fee of \$1 and the winners win big at the end of the evening. Sign up sheets will be posted in advance of the card game.

And of course, the monthly Villa Coffee continues not just during season, but throughout the year as well. Scheduled the first Saturday of the month at 9 am, it's a great way to get your month off to a delicious start. If anyone is interested, the Social Committee welcomes anyone to serve as hosts for Villa Coffee. The hosts simply provides the treats and works with the committee on set-up and other preparations. Hosts are reimbursed for any expenses incurred in providing the treats. There'll be a sign-up sheet available at the January Coffee and then posted on the bulletin board in the hallway inside the Clubhouse.

Clubhouse Wifi

Don't forget that the Villas now have wifi service in the Clubhouse! It will show up with the name BobcatVillas and the password is Bobcat2001. The signal is strong enough to reach throughout the pool area as well. For you "work-at-homers", what could be better than working around the pool in your bathing suits with the sun shining and a gentle breeze blowing. Almost makes me want to leave retirement and go back to work! Well, not really!!

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!