

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Annual Mtg. of Villa HOA,
Wed., Feb. 1, 2 pm, Bobcat
Community Center

Villa Coffee, Sat, Feb. 4, 9 am*

Villa Euchre, Mon., Feb. 13 &
27, 7 pm*

Villa Potluck, Tues., Feb. 21, 5
pm*

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., Feb.
16, 3 pm, Bobcat Community
Center

Bobcat Trail Master HOA Board
Mtg, Wed., Feb. 22, 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.*



Tarp City? The Villa roofs from above as we wait for our insurance claim to be decided.

Villa Board Meeting

The Villa HOA Board met on Wednesday, January 18 at 4 pm in the Villa Clubhouse.

Officer Reports

Board President Lou Sperduto gave a report from a recent meeting between the Asst. Mgr. of the City of North Port and presidents of local HOA's. North Port indicated there were 46,000 trips to collect vegetation debris and 11,000 trips of construction material debris. Hauling of both has stopped for now. The City also reported the area had 22 inches of rain during Hurricane Ian. Lou also reported that the widening of Price Blvd. will take 3-1/2 to 4-1/2 years to complete.

Villas Gets New Maintenance Tech

At the January Villa Board meeting, Chris McCluskey announced that Maintenance Tech Jim Eisenhauer would no longer be working with the Villas. At the same time, Chris said another individual will be taking over those duties working for four hours Monday and Friday.

The Maintenance Tech works for Star Hospitality Management. Residents should not approach him to complete tasks at their villa. His responsibilities as outlined below are limited to the Clubhouse, pool and surrounding areas:

Twice Weekly:

- Clean the bathrooms, ashtray on the Clubhouse porch and all Clubhouse flooring.

Weekly:

- Clean the pool deck and clean and arrange the pool furniture.
- Check Clubhouse lamp posts and repair as needed.
- Prepare Clubhouse trash for pick-up on Wednesdays.

Monthly:

- Dust the furniture, windows and blinds in the Clubhouse.
- Brush all the exterior walls of the Clubhouse to remove bugs and webs.
- Brush all light fixtures in the Clubhouse to remove bugs and webs.

Quarterly:

- Pressure clean the pool deck furniture and fencing.

Twice Annually:

- Clean the interiors of the Clubhouse light fixtures.

He also mentioned the housing project slated to connect to Citizens Parkway and about the Bobcat Trail community, including a portion of the Villas. He said a zoom presentation was to be held with the developers, North Port building code staff and Bobcat Trail residents on Friday, January 20.

Now that the pump in the pond within the community is up and running, irrigation work continues with most of the system operational. Lou reported at the time that 9 zones still needed repaired. This is out of 29 total zones.

He reported that the Landscape company is still cleaning up around the neighborhood and is slated to bring in top soil to cover areas where trees were removed soon. He said that residents who want to lay mulch in the landscape areas are free to do so but must use wood chips as other types of mulch will easily be washed away during the severe summer rains.

Finally Lou reported that most of the repair work on damaged pavers has been completed and that efforts are being made to find a couple of fences to replace those that were damaged by fallen trees and shrubs during the hurricane.

Committee Reports

Landscape Committee - Committee Chair Jean Liesmann reported that her committee has reviewed the property and made a preliminary list of trees needed to replace those destroyed during the hurricane. At the minimum, the committee feels 55 palms are needed, but another 10 to 20 would be better for aesthetics. One oak tree sitting at the corner of the property should be replaced but no other oaks that used to be behind the villas will be. A few dead pine trees are being considered for removal.

After a resident inquiry about trimming the hanging palm fronds that were blocking sidewalks and driveways, it was reported that the the fronds were still alive and ensuring nutrients get to the trunks of the trees. When the time is right, the landscapers will trim all fronds.

Special Assessment

The Villa Board unanimously voted to approve the \$2,000 per unit Special Assessment to cover costs related to hurricane debris clean-up, to replace funds taken out of reserves to balance the 2023 budget and to set funds aside for landscaping replacement. Chris McCluskey said he'd be sending out an explanatory letter and invoice to all Villa owners by the end of the week. The Board took action to impose an April 1, 2023 deadline for full payment of the assessment.

In response to some residents claiming that payment in full would be a hardship, the Board took action to direct Chris to work directly with those residents to set up a reasonable payment plan. Any payment plan is to be set up so that the funds are fully paid by July 1, 2023.

WestCoast Lawsuit Resolution

George Baillie reported that we have received payment of \$7,000 from our former landscape vendor WestCoast as reimbursement for services paid for but not received by the end of our contract with them.

Clubhouse Restroom Security

After a number of incidents of the restrooms in the Villa Clubhouse being left dirty by our landscapers, the Board decided to place some type of door lock on the outside doors of the women's and men's restrooms. Once the system is put in place all villa residents will be provided with the code to get in.

Gutter Cleaning

A number of residents have reported full to overflowing gutters, mostly as a result of the hurricane. Gutter cleaning is typically done in May of each year, but the Board decided to have an assessment done of the the gutters community wide and get a quote on cleaning or replacing them.

The next meeting of the Villa Board is yet to be determined.

Villa Annual Homeowners Meeting

By now all owners should have received notice of the Villa Homeowners Owners Association Annual Meeting, taking place Wednesday, February 1 at 2:00 pm in the Bobcat Community Center. Two director positions are up for election. As no one has submitted their intent to run for the Board at this point, self-nominations will be accepted from the floor.

A limited proxy form is included in the mailing. There will be 3 items to vote: a vote to roll over surplus funds in order to avoid any tax penalties (your Board recommends a vote in favor); a vote to approve the borrowing of funds from the reserves to pay the annual insurance premiums (this would be in lieu of a loan); and a vote to waive more stringent financial reporting requirements (again, the Board recommends a vote in favor).

All owners are encouraged to to complete and the Limited Proxy form and submit it as directed on the form in the event that you might not be able to attend the meeting. If you submit your proxy and then decide to attend the meeting, you can withdraw your proxy when you register at the meeting site. At this point, the proxy can be faxed or emailed by you or your proxy. ***Note: It is imperative that the proxy form be signed by all owners of the unit or the designated voter.***

Potluck to Take a Nostalgic Turn

The theme for the February potluck is Throwback Tuesday. This means that you're encouraged to bring a dish that reminds you the food you enjoyed when you were growing up. This could be anything from green bean casserole to spam to tuna noodle casserole to ambrosia salad to jello molds. You get the idea! If you cannot come up with anything from your past, just bring whatever you want. We enjoy all food! The Potluck is Tuesday, February 21 at 5:00 pm in the Villa Clubhouse.

And don't forget the Villa Coffee, scheduled Saturday, February 4 at 9:00 am. Coffee and a selection of donuts are provided to enjoy with conversation with your friends and neighbors. If anyone is interested, the Social Committee welcomes anyone to serve as hosts for Villa Coffee. The hosts simply provide the treats and work 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 Coffee and then posted on the bulletin board in the hallway inside the Clubhouse.

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!