

# VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

## Calendar

Water Aerobics, Daily, 10:00 am, Villa Pool

Villa Coffee, Sat, Mar. 4, 9 am\*

Villa Euchre, Mon., Mar. 6 & 20, 7 pm\*

Villa Chicken Dinner Fundraiser, Tues., Mar. 7, 5:30 pm\*

Bobcat Trail Master HOA Annual Member Mtg, Mon., Mar. 13, 6 pm, Bobcat Community Center

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

Villa Potluck, Tues., Mar. 21, 5 pm\*

*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 HOA Annual Membership Meeting

The Annual Membership Meeting of the Bobcat Villas Homeowners Association was held Wednesday, February 1, 2023 at the Bobcat Trail Community Center.

### Officer Nominations

As no one had submitted an Intent to Run form for a Villa Board Officer position in advance, nominations for the 2 open seats on the Board were called. Lou Sperduto, Sue Mason and John Sobecki all submitted their names for consideration. Voting took place immediately and the 2 elected were Lou Sperduto and Sue Mason.

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**All of Us Can Help Make our  
 Community Great!**  
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While we have a legion of professionals working to keep our neighborhood clean and repaired and safe, there is plenty that each of us can do to assist their efforts.

**For example:**

Our irrigation system is a fine-tuned network of pipes and sprinklers. Our landscapers work to keep it running and the Saturday volunteers pitch in with general sprinkler maintenance. We can help by making sure we do not park our cars off the side of our driveways and possibly damaging the sprinkler heads located there.

We all love our dogs and there are plenty of the adorable creatures around our community. You must keep your dog on a leash when outside at all times and make sure you pick up after their "business." These both add to the safety and cleanliness for residents and yards alike.

It looks so nice to drive around our community at night and see it lit by lamp posts and carriage lights. If your lamp post isn't working, report it to Chris McCluskey at [c.mccluskey@starhospitalitymanagement.com](mailto:c.mccluskey@starhospitalitymanagement.com). Your garage carriage lights and soffit lights are your responsibility so keep those bulbs working.

If you use an umbrella while at the pool, be sure to put it down when you leave. A swift wind, which we have plenty of here in Florida, will grab those umbrellas and throw them to the ground damaging the umbrella and possibly the table as well. We've drained the pool more than once when an umbrella was knocked over and the table landed in the pool.

*Thanks for your help!*

**Officer Reports**

Board President Lou Sperduto reminded all residents to submit a Property Improvement Request (PIR) form to the Board for approval of any home improvements or repairs, including those that resulted from hurricane damage. PIR forms are available in a folder in the hallway to the restrooms of the Villa Clubhouse.

Vice President George Baillie presented the following report:

As a finance committee for the Villa Bobcat Community 2022 was a difficult year for budgeting our costs and maintaining our estimates based on past history. We are very fortunate that approx 10 years ago we started reserves to cover our roofs, painting the complex and pool, etc.

Under our HOA association this was not mandatory as it is in a Condominium Association, but we felt that it was fiscally responsible for our 110 Villa owners. As of today we have approx \$500k in that reserve account.

As you know our insurance costs have sky rocketed over the last 3 years going from \$97k to \$147k to \$217k for 2023. Knowing the situation here in Florida's insurance industry we can expect the costs to keep rising and the number of companies offering insurance to go down. The recent changes in the law which eliminate legal fees in an insurance claim plus the elimination of the 25% roof damage will bring even more costs to customers going forward.

2022 also brought two named hurricanes to the area with hurricane Irma from 4 years still in negotiation with damaged roof customers. Unfortunately we are one of those customers.

So between the increase in insurance costs and the hurricane damage we have incurred a shortfall of \$76,000 in insurance and \$126,846 for hurricane damage totaling \$202,846 in our revenues. We were able to cover this shortfall from our reserves but in 2023 we needed to place that money back.

This is why we decided to maintain the \$355/ month fees but levy a special assessment in the amount of \$2k of which at least \$1k can potentially be recovered from your individual insurance companies. In Florida, insurance companies offering HO6 coverage must reimburse policy holders at least \$2k, less any applicable deductible, for any loss assessment from any and all named storms. Star Management has sent out the appropriate documentation which you can submit to your insurance companies.

Unfortunately we cannot guarantee that we will be able to maintain the \$355 monthly fee for 2024 but we will communicate any changes as we formulate our 2024 budget.

### **Results of the Voting/Elections**

At this time the results of voting on the issues and on election to officers were announced.

On the Vote to Rollover Surplus Funds, done annually to avoid paying any taxes on any budgetary surpluses, passed 47 yes, 4 abstain;

On the Vote Borrow Funds to Pay our Insurance Premium from Reserves, due to the timing of when the premium is due for the year, passed 47 yes, 4 abstain;

On the Vote to Waive the More Stringent Financial Reporting Requirements passed 42 yes, 4 opposed, 5 abstain.

### **Owner Comments**

It was asked if the Assessment was just for hurricane debris clean-up and the Board explained that it was for both debris clean-up and to replace funds taken from our reserve accounts to cover the unanticipated increase in our insurance premium for 2023.

When asked about when topsoil will be brought in the fill the many holes where trees have been removed, the Board responded that it was scheduled to begin yet that week and the week to follow. Volunteers were doing some work to fill the holes. An estimate for sod to cover most of the holes was yet to come.

Questioned when the facias and soffits would be repaired or replaced, the Board felt this work would commence yet that week or the week after, according to Knox Roofing.

Asked the status of the pond pump, Lou Sperduto explained that the hurricane had destroyed the apparatus that kept the pump anchored in the pond and the pump was disconnected and floating freely in the pond. A new anchoring system that is more stable was constructed and installed and the pump repaired and installed as well. This pump sends water to the irrigation system throughout the Villas.

It was asked how long we will be in litigation on our roofs. The Board reported that it will take as long as it takes as we are waiting for 2 separate companies to make decisions on our claims.

A resident brought up a new venting system that is being used in the houses around Bobcat Trail. The Board said it would bring this up with our roofing vendor.

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

### **Villa Board Organizational Meeting**

After the Annual Membership Meeting adjourned, the Board went into their Organization Meeting where officers were appointed. Serving as President will be Lou Sperduto; Vice President, George Baillie; Secretary/Treasurer, Sue Mason; and Board Members Jean Liesmann and Barb Bugbee.

## **Villa Social Committee to Host Annual Fundraising Chicken Dinner**

Big appetites are required for those who attend the Social Committee's ever popular Fundraising Chicken Dinner, scheduled for Tuesday, March 7 beginning at 5:30 pm. A feast of delicious fried chicken, potato salad, rolls and dessert will be served. You won't need to bring anything except whatever you'd like to drink. The cost is \$10 per person or \$20 per couple. You can sign up and make payment at the Villa pool Monday, February 27 through Friday, March 3 between 2:00 - 3:00 pm. Funds raised will be used by the Social Committee to purchase supplies needed throughout the year for the other events and for special items to make our events and the Clubhouse more appealing. Reserve your space early as only 45 people can be accommodated. There will be no carryout or payment at the door.

### **And Don't Forget!**

Euchre continues at the Villa Clubhouse on Monday, March 6 and Monday, March 20 beginning at 7:00 pm. A dollar gets you in the door and your expert card skills could have you leaving with big money!! See the sign up sheet in the Breezeway of the Clubhouse.

And of course the Villa Coffee takes place Saturday, March 4 at 9:00 am in the Clubhouse. Coffee and breakfast treats are served and you can enjoy this relaxing time to visit with your friends and neighbors. Sign up on the sheet posted in the Breezeway of 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!