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# VILLA VOICE

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Reporting the News and Happenings Around the Bobcat Villas

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## Calendar

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

Villa HOA Brd Mtg., Mon., June 5, 4 pm

Bobcat Trail CDD Board of Supervisors Mtg., Thurs., June 15, 3 pm, Bobcat Community Center

Bobcat Trail Master HOA Mtg, Wed., May 28, 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.*



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## From the May Villa Board Meeting

The Villa Board of Directors met on Thursday, May 4 at 4 pm in the Bobcat Trail Community Center.

President Lou Sperduto reported issues with yard lights still needing fixed or replaced as a result of Hurricane Ian. He is working to fix them as his time allows, assisting the Villa maintenance man, Jerry.

### Landscape Committee

Committee Chair Jean Leismann reported that she and Rob

## Will Metal Roofs Make the Mark?

As we await decisions from our two insurance companies handling our claims of roof damage from Hurricanes Irma and Ian, we have an opportunity to consider moving away from cement tiles we currently have to standing seam metal roofs. This would be much like those on the Bobcat Trail Community Center, Bobcat Trail Pool and golf course clubhouse.

As the Villas are a part of the Bobcat Trail Master HOA and must follow their rules and regulations, we must get their approval as metal roofs are currently against their rules.

Board President Lou Spurduto appeared before the Master HOA Board to request such a change. It would actually mean creating a carve-out, separating the Villas from the rest of the community for this request. We were told that the Master HOA's Architectural Control Committee would make the decision. If they deny our request, we can appeal it to the Master HOA Board. So our request is in process.

In the meantime, we are gathering pricing for metal roofs on the villas. With different qualities of metal roof materials on the market, we need to identify the materials that is right for the villas. The pricing will then be compared to that of cement tile, currently in place.

Then we'll do a survey of Villa owners to see if metal roofs are something they want.

As we know more information about approvals, pricing, and popularity, we'll keep all Villa owners apprised.

Smith met with Sergio Rojas of LMP to discuss a variety of issues. She said that in some cases trimming needs to stop while edging has been overdone. LMP will stop edging for a while to allow the grass to fill in. They discussed Palm tree management. The pros and cons of a selection of palm tree varieties were reviewed by LMP, Leismann and Smith and we are now awaiting a proposal from the landscape company. She also contacted Simple Trees for their input. Another company, Tree Biotic, will be sending an arborist to walk the property to give an assessment of our needs. Any decision will be driven by the budget needed versus what is available. Leismann said that LMP has no problem with servicing plants and trees planted by other companies.

The irrigation system is up and running with all zones except 17, 27 and 28 still needing servicing for wiring issues. Residents are instructed to contact Chris McCluskey via email if they find the irrigation around their villa is not working.

### Finance Committee

George Baillie reported that out of 110 villa owners, all but 7 have paid their \$2000 assessment, or was on a plan to pay it. Past due letters were to be sent out today for those who have not paid. If someone wants a receipt for payment of their assessment they are encouraged to contact Chris McCluskey.

Some residents have asked why each month's check registry is not included on the Villa website with the Balance Sheet and Income/Expense Statement. The Board explained that the Finance Committee serves as the checks and balance for what Star Management does. It was pointed out that all Villa owners are able to make an appointment with Star Management to go to their offices to review any and all information they are interested in.

George then presented an overview of where the Villa budget stands to date.

### Insurance Claim

Concerning the claim against FIGA for roof damage related to Hurricane Irma, an inspector visited the villa property to make a report. Koh Knox, our roof contractor, was onsite to

interact with the inspector.

After receiving an initial settlement offer from the insurance company handling the roof damage from Hurricane Ian, there were errors and inconsistencies in that report. We are awaiting a revised report from the insurer.

A resident asked how much it would take to just fix with roofs now. The Villa HOA has not received a final total amount for roof replacement from Knox as they await more realistic figures from the insurer. The insurers handling the Hurricane Ian claim have found that there is less than 25 percent of damage on our roofs so they are proposing the roofs be repaired. This would involve harvesting tiles from one building and using those tiles in the repairs. The original roof tiles are now unavailable making the harvesting of tiles the only viable option for repair. There may be building code issues with using obsolete tiles to repair the roofs, affecting the approval of a building permit from the City of North Port.

Lou announced interest in pursuing standing seam metal roofs for the villas. He is going to make an application to the Master HOA and Architectural Control Committee to get permission to use metal roof materials. This could involved a survey of all residents of the Bobcat Trail community and then a survey of Villa owners.

The next meeting of the Villa Board of Directors is Monday, June 5 at 4:00 pm in the Villa 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!