

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa HOA Brd Mtg., Thurs.,
Aug. 24, 4 pm

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., Aug.
17, 3 pm, Bobcat Community
Center

Bobcat Trail Master HOA Mtg,
Wed., Aug. 23 3:00 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.*



From the July Villa Board Meeting

The Villa Board of Directors met on Wednesday, July 19 at 4 pm in the Bobcat Villa Clubhouse.

Landscape Committee

Committee Chair Jean Leismann gave no official report, but was asked when the next palm tree trimming would be done. It was done earlier this year. Chris is to check to see when the next trimming is scheduled.

The Board reviewed two landscaping proposals. One would install sod and mulch in the areas between units 2163 and 2165

Lock 'em up!

All residents have access to the Villa Clubhouse and Pool. However this access is restricted to Villa owners and their guests or renters. In order to prevent others from outside our neighborhood from getting into either area, the doors to the Clubhouse and entry gate to the pool are locked at all times.

Every resident should have a key to unlock the doors to the Clubhouse. That key, as well as the key to the unit's postal box, should stay with the unit when ownership changes. If you recently purchased a Villa and do not have a Clubhouse key, please contact Sue Mason in unit 2232 . Same if you have lost your key.

Whenever you use the Clubhouse outside a regularly scheduled social event, it is imperative that you leave the building with all doors locked. This includes the front door, the side door, the kitchen door and the doors to the restrooms from the hallway of the Clubhouse. The exterior restroom doors located inside the pool area are unlocked at all times.

If you use the Clubhouse or the pool for a reserved personal function, please place all trash in the cans provided in the Clubhouse kitchen or outside by the pool. Make sure to bag all trash before placing it in the cans or trash bins. It would be greatly appreciated if you were to take your trash with you. Our maintenance professional only works 3 days a week and trash built up over several days can begin to smell, especially during hot summer days.

and in between units 2028 and 2030. Total cost: \$2,257.50. As there are excess funds in the landscaping budget, the Board voted to approve this proposal. Once this project is completed, the Committee will look at other areas in need of maintenance.

The next proposal is to remove and stump grind the Canary Palm in the pool area. A lift machine would be brought in to avoid damaging the pool deck. The estimate includes removal and disposal of the palm debris. Total cost: \$5,134.25. The Board voted to take action on this proposal at another time.

Finance Committee

It was reported that the HOA was in receipt of \$1,246,000 as a partial settlement for our roof damage as a result of Hurricane Ian. These are considered uncontested funds. As our insurance is carried by a consortium of 11 insurers, a separate check was received from each one. In order to maximize these funds as much as possible until needed for roof replacement, the money is to be placed on deposit at the highest possible return for a limited period of time. The Board moved to invest the funds in five accounts: \$250,000 in four CD accounts earning 4.8% and rolling every four weeks. The balance will be deposited in a money market account.

Residents have again submitted a number of questions concerning the administration of the HOA, the progress on the roof replacement, etc. These questions and the answers provided by the Board are to be posted on the HOA's website in the Members Only section under the Owners Information area. The password for the Members Only are is included in the email announcing this newsletter. All residents are asked to keep this password to yourselves and to not provide it to those outside the community.

FIGA Lawsuit over Hurricane Irma Roof Damage

As mentioned previously, the funds received from our insurers of Hurricane Ian damage were undisputed. We are able to submit additional information that could lead to a greater settlement. However, before any effort is

made to secure more funds from Hurricane Ian damage, the board is waiting to see the settlement offer from the Florida Insurance Guaranty Association (FIGA) for Hurricane Irma damage. Our roofing contractor has submitted documentation and a quote for full roof replacement. According to HL LAW, our attorney handling our FIGA case, FIGA has until August 4 to respond to our claim. FIGA management is now reviewing our documentation. Our attorney indicated that FIGA wants to settle this and get the claim off their books.

Chris McCluskey was asked to get a copy of the FIGA documents filed by our attorneys.

Metal vs Cement Tile Roof Material

Knox Roofing provided the HOA with estimates for both the removal and installation of cement tiles and standing seam metal roof material for one building. This is to give the HOA an idea of the price difference between the two materials. Knox uses an estimating computer program that is used throughout the building industry. The costs arrived at through the program are not competitive bids, just estimates. Although the price of everything related to new roofs can increase at any time, the HOA has found that there is currently not much price difference between metal versus cement roofs. The latest estimate to replace the roof on one 4-unit building with metal standing seam material is \$316,080 vs \$291,827 for cement tile.

A special meeting of Villa owners will be called to gauge interest in either the metal or the cement roof material. At that time, the issue of a special assessment to cover any remaining funds not received through the insurance settlements to replace our roofs will be addressed. According to our Villa Covenants: "if insurance proceeds are insufficient by more than twenty-five thousand dollars (\$25,000) to effect total restoration to the improvements on the common Properties or Vilas, then the members shall determine, by vote of two-thirds (2/3) of Member votes present in person or by proxy at a special meeting of members whether to rebuild or restore in a substantially same manner as they existed prior to any damage and raise the funds through by levying a Special Assessment, to rebuild or restore in a way that is less expensive than replacing these improvements in essentially the same manner as they existed prior to damage or to not rebuild." If the insurance proceeds are within that \$25,000 figure, then the Board can determine any assessment, if needed. This *does not mean* an assessment of \$25,000 has been decided just that it is a demarcation between requiring a vote of the owners or that it is a Board decision.

When asked by a resident, the Board reported that the roof material will not affect insurance rates. The insurance companies just want the roofs replaced.

Lamp Post Repair/Replacement

Through the efforts of Board President Lou Sperduto and our maintenance man Jerry, all lamp posts except two of them have been repaired. However, 50 lamps still need new lenses. Of those repaired, 12 received new lights and parts from those replace were used to repair the others, thus saving the HOA money. It was pointed out that the lights on either side of our garages are the responsibility of the owner.

Special Meeting to Address HOA Covenants Revisions

The Association’s Attorney has informed the Board that portions of our Covenants need to be updated to comply with Florida law. The Attorney will compose the changes that will then be put before a quorum of owners for approval. Once the date and time of that meeting is determined, all owners will be notified.

Dryer Vent Cleaning

Cleaning the dryer vents in each unit has usually been done in late spring, but the Board voted to move that service to sometime in January or February of 2024. This is to ensure more residents are available to let the company representatives in. Chris McCluskey was directed to collect bids for dryer vent cleaning. Once the dates are determined, all owners will be informed.

The next meeting of the Villa Board of Directors is Thursday, August 24 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!