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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, 9:30 am,  
Villa Pool

Villa HOA Brd Mtg., Wed., July  
19, 4 pm

Bobcat Trail CDD Board of  
Supervisors Mtg., Thurs., July  
20, 3 pm, Bobcat Community  
Center

Bobcat Trail Master HOA Mtg,  
Wed., July 26, 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.*



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## From the June Villa Board Meeting

The Villa Board of Directors met on Monday, June 5 at 4 pm in the Bobcat Trail Community Center.

### Landscape Committee

Committee Chair Jean Leismann reported that an arborist from LMP met with her committee to discuss palm tree varieties. Among those mentioned were the Alexander Palm, Christmas Tree Palm, and the Chinese Fan Palm. Any of these would work within the Villa community. Jean indicated that the price per tree would be \$425 plus planting for a total of \$6,000. She is also planning to meet with people from North Port Extension Services about our tree needs. The timeline for all of this

## Metal Roofs - the Approval Process

Board President Lou Sperduto learned at the June meeting of the Bobcat Trail Master HOA Board of Directors meeting that their legal counsel offered their opinion that the Villas can petition the Architectural Review Committee to move to metal roofs. The legal counsel also indicated that they want confirmation from our owners that they want metal roofs before they consider the change in their design standards.

At this time, we will wait until the IRMA claim is determined when we will be in better position to decide on the roof material and have a general meeting to discuss our options. We will need to put the change to a vote of our owners before the ARC and Master HOA Board will review our request.

A special meeting of Villa owners will be called to address the move to metal roofs. Villa owners will vote on the issue either in person or through a proxy vote, not unlike the proxy vote taken for issues posed during the Annual Meeting. The proxy documents will be sent to all owners in advance of any meeting. Owners will be given budgetary information on both roof materials as well as timelines for installation for both. The Board is planning to get a color rendering of the Villas with metal roofs so owners will have an idea of what it will look like.

depends on when the money is available and how much will be allocated for tree replacement.

The on-going issues with our irrigation system have been resolved. Lou Sperduto reported that the pump filter has been cleaned and all zones are working.

### Finance Committee

George Baillie addressed a number of questions posed by residents concerning our budget and management personnel. Concerning who has responsibility for signing Villa HOA checks, it is spelled out in our Bylaws that the Treasurer can delegate this to a representative who is our management company Star Hospitality Management. Any invoices for services rendered are sent directly to Star.

The question was raised as to why a detailed report of every check written on behalf of the Villas is not posted on the Villa website for all residents to review. George pointed out that the Finance Committee receives a report of all checks written and provides oversight for them each month. The Board reminded all residents that the Villas are not required to have a website or to make any information - financial or otherwise - public. The Board has decided to post the first two pages of the monthly financial report on the website as well as other valuable information concerning the community. Visit the Villa's website at [www.bobcatvillashoa.com](http://www.bobcatvillashoa.com) to see all the information available.

Residents asked what role Chris McCluskey and Star Management serves for the Villas. Chris provided details of the duties he performs on behalf of the Villas each month. Currently we pay \$31,000 annually for their services or \$2,600 per month. We are also charged for extraneous expenses like copying and postage for all-owner mailings.

The concern had been raised that numbers provided to residents particularly on the budget do not add up. No details were provided to support that claim.

A question was posed about our relationship with Knox Roofing initiated in 2016. That arrangement was not made

until 2019. At that time, the estimate to replace our roofs was \$2.6 million. That figure now stands at over \$6 million, due to increases in cost and scarcity of materials as a result of hurricane damage to roofs across the area.

### **Insurance Claim**

JEM, the insurance consortium handling our claim for Hurricane Ian damage, has submitted a Proof of Loss offer of over \$2.6 million, that after deductible, and other charges, would result in \$1.2+ million to the Villa HOA. Before signing off on the offer, the HOA wanted Knox Roofing to submit additional information that may affect the offer amount.

Currently we must stay with JEM as our association insurance provider due to our open claim. And as a result of our claim, the HOA has no leverage on our property insurance rates.

### **Metal Roofs**

Lou Sperduto attended a recent meeting of the Bobcat Master HOA Board to request approval for the Villas to install standing seam metal roofs in place of the cement tile we now have. The Master HOA rules currently prohibit any material other than cement tiles for residences in the community. The Master HOA Board determined that they would need to consult with their legal counsel first and then would forward our request the Architectural Review Committee for their approval.

### **New Business**

Lou reported that he has been working on repairing the many lamp posts that were missing, not working or were remaining on 24 hours a day. As a number are not working at all, 12 new units are on order to be installed once they come in.

Only one vendor has responded to Chris McCluskey's call for quotes to clean gutters throughout the Villa community. He had approached 5 total companies. Knox Roofing was the only bidder and the Board voted to approve their proposal. Knox will not clean any of the super gutters.

*The next meeting of the Villa Board of Directors is Wednesday, July 19 at 4:00 pm in the Villa Clubhouse.*

### **FIGA Moves on Hurricane Irma Claim**

HL Law, our attorneys handling our Hurricane Irma claim with the Florida Insurance Guaranty Association, reports that FIGA is ready to go to settlement. This **could** result in a quicker resolution to our claim rather than going through the courts, which could take up to several years and potentially result in no settlement at all. Knox Roofing will prepare an updated quote for full replacement to present to FIGA to serve as a starting point of our conversations with them. HL Law will handle all negotiations with FIGA.

## **Hurricane Ian Payment**

As a part of our negotiations with our Hurricane Ian insurer, an agreed-upon amount - or undisputed funds - was determined. In late June, we received a check from JEM for \$1,246,844.41 as well \$10,000 for landscape debris removal. The funds were deposited in our IAN account. While JEM issued the payment to make limited repairs to our roofs, we will hold off on using the funds until we see any settlement from FIGA for Hurricane Irma roof damage.

## **Save the Date - Garage Sale Scheduled for October**

Start searching your drawers and closets for those unwanted items in preparation for the Bobcat Trail Community Garage Sale scheduled for Friday and Saturday, October 13 & 14, 2023. Friday will be reserved for Bobcat Trail residents only to tour the sale. On Saturday, the gates will be open to the public. More details on the garage sale will be forthcoming.

## **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!