

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa HOA Brd Mtg., Wed.,
Sept. 20, 4 pm

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., Sept.
21, 3 pm, Bobcat Community
Center

Bobcat Trail Master HOA Mtg,
Wed., Sept. 27, 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 August Villa Board Meeting

The Villa Board of Directors met on Thursday, August 24 at 4 pm in the Bobcat Villa Clubhouse and via Zoom.

Pre-Agenda Owner Comments

Two comments were made with one concerning an addition to the list of units experiencing water leaks since the hurricane and the other seeking the status of a Property Improvement Request. Both were acknowledged.

Hurricane Season Arrives



While hurricane season in Florida officially begins in June and continues until the end of November, the big storms often show up with force during August and September.

This year is no different with Hurricane Idalia currently spinning northward toward the west coast of Florida, predicted at this time of making landfall at what is called the “Big Bend” of the state.

The models show we should avoid a hurricane hit, but will experience lots of rain and wind. But what those of us learned from last’s year Hurricane Ian, these monsters are unpredictable and everyone is smart to be prepared.

The first question on everyone’s mind is what about our roofs? Knox has plans to replace all tarps and sand bags, and had begun that effort recently. The tarps that are in place should hold during the winds we are predicted to receive and the replacement efforts will continue post hurricane.

If anyone sees new water and/or wind damage after Idalia-related weather blows through, please contact Chris McCluskey. He will let Knox know so your roofs are the first to be re-tarped and secured.

Contact Chris at c.mccluskey@starhospitalitymanagement.com

Officers Reports

President Lou Sperduto reported that communication from the CDD concerning an increase in its annual assessment erroneously implied an increase of over \$1,900 per resident when in fact an increase of \$164.10 was actually approved. This means the assessment goes from \$1,744.65 to \$1,908.75. This assessment is incorporated into our North Port 2023 property tax bill.

He reported that a supplier has been identified to replace 2 fence pieces that were destroyed by the hurricane. These are the center fence sections that sit between 2 villa units and must be custom-made. The Board approved a bid of \$1,800 with the units expected to be completed and installed in the next 2-3 months.

As reported and approved during the July Board meeting, LMP was to begin work on landscaping issues for several units. Due to staffing issues, that work is now scheduled to begin in the next couple of weeks. Lou indicated that the Board wants to spend \$2,500 a month over the next 6 months on landscaping improvements. Sod will be installed throughout the community later in the year.

Roof Update

Lou presented an update from Brian Lewis, our attorney handling our claim for Hurricane Irma damage. On August 3, our attorney received a document from FIGA providing their answer and affirmative defenses. As indicated on an August 9 memo sent to all Villa residents, the “answer” was the response and their “affirmative defenses” are reasons why they don’t believe they should pay our claim. Our attorneys at that time asked for discovery or an explanation of their defenses. They are working on setting up their Corporate Representative for a deposition. FIGA is asking for a trial date and the parties are pushing for a June 2024 date.

As an update to our claim for damage related to Hurricane Ian, we received undisputed funds at over \$1.2 million for our proof of loss. That money has been deposited in long term, high yield accounts. We have since received word of an additional \$46,000+ as a

correction for a claim made and originally denied. We are awaiting receipt of those funds.

Lou reported that Brian Lewis believes the attorneys from the insurance companies handling claims for both hurricanes have been talking to each other. The Board decided to engage Brian to handle our Ian claim as well as our Irma claim. The Board approved an agreement with Brian Lewis as our attorney of record for both claims.

Damage to Homes from Roof Leaks

Chris McCluskey was asked the number of roof leaks reported since the hurricane as a way to determine if the tarps are working. He reported 15 owners have informed him of leak damage, including 3-4 in the garage areas. The Board agreed on the need to follow-up with those villa owners.

Property Improvement Requests

Four Property Improvement Request were submitted for Board consideration. One was for a lanai replacement and three for hurricane shutters for lanai sliding glass doors. All four requests were approved by the Board.

Owner Comments on non-Agenda Items

A number of owners expressed concern that the grass on the pond side of the back yards was not being mowed and no edging was being done. Lou explained the landscapers only edge around hard surfaces (sidewalks, driveways, etc.). Jean Liesmann then explained that the grass around the pond is not to be mowed. A resident said she talked with an individual inspecting the pond who reported the pond in the Villas was the worst of all the ponds within the Bobcat Trail community. Lou responded that all ponds are owned and maintained by the CDD. The Villas only owns the irrigation pump located in the pond.

The owner of unit 2175 reported that water continues to back up onto the yard behind her unit and into her lanai. Lou explained that the back up is as a result of the drain being clogged behind unit 2177. Lou indicated that the volunteer committee will go through and clean out hers and other drains.

The owner of unit 2033 asked why no competitive bids have been sought for roof replacement. Lou said that on the advice of counsel, we are not seek bids for roof replacement as that would affect any settlement we would get from FIGA for our Irma claim.

An owner suggested we pursue asphalt tile for our roof materials. Lou responded that the Master HOA would never approve that material and neither would the majority of Villa owners. Plus asphalt tiles have a limited life span compared to cement tile or metal roofs.

An owner reported that her sprinklers are blowing into her garage and lanai. Chris said that LMP has just inspected all sprinklers and did not see where hers were blowing into her villa. Lou said he would check it out. She also reported that she had her dryer vent cleaned out and it was clogged with debris and the roof flap was stuck shut. All dryer vents are scheduled to be cleaned out after the beginning of the year.

An owner asked if we have a contract with Knox Roofing for roof replacement. George Baillie responded that the Board entered into a technical assistance agreement to help with our negotiations with our Hurricane Irma insurance company. This was signed in 2019.

An owner questioned a \$100,000+ payment made to Knox roofing on an invoice with no details as to the scope of work being paid for. Lou explained that when we started working with Knox, he offered and we agreed that he would cover the cost of repairs to our roofs up to \$200,000 with reimbursement to him coming from any settlement from an insurance company. As repair costs continue to grow, he indicated he could not longer front the money for those repairs and we agreed to pay him \$100,000, again to be reimbursed once a settlement is made. The Villa Board knew about this arrangement at the time it was made.

With comments being made about the progress of our Irma claim, attorney Ernie Sturgess explained that this claim is in a unique position. He explained how the Florida Insurance Guaranty Association took over our claim when our insurer at the time went into insolvency. He said that FIGA is a state agency that backs up insolvent insurance companies and that they have taken on an unusually large number of claims with so many insurance companies going out of business recently. He said our claim is now in litigation and by asking for a trial date, deadlines are now in place that forces the litigants to keep the process moving. He indicated that over 90% of claims never make to a trial as they are settled out of court.

One owner questioned the value of contacting with an attorney for our Ian claim, questioning how much more money we hope to get from that insurer. She suggested the Board should have gotten resident input before entering into this agreement.

A couple of residents showed support for the efforts of the Board to date and one suggested that if anyone is not happy with the Board's progress they should run for a seat on the Board. Another reminded everyone that the Board members live in the community too and are trying to put up with the situation as everyone is.

The next meeting of the Villa Board of Directors is Wednesday, September 20 at 4:00 pm in the Villa Clubhouse.

Save a Sprinkler; Don't Park on the Grass

In some areas we seem to have a conflict between the width of our driveways and the size of our vehicles. That being said, residents are not to park any part of your vehicles in the grass along the driveway. Not only does this kill the grass but also damages the sprinkle heads that are located along the drive. So dust off your parking skills - for the good of the community.

Got a Comment, Question, Concern or, yes, a Gripe? Contact Chris

All residents encouraged are to contact our CAM Chris McCluskey if you have any issues about your villa, the community or whatever else. He can often address those issues and if appropriate, forward them to the entire Board or Board member assigned that area. Best way to contact Chris is via his email address: c.mccluskey@starhospitalitymanagement.com.

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!