

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa HOA Brd Mtg., TBD

Bobcat Trail Garage Sale, Sat.,
Oct. 14, 8 am - 2 pm

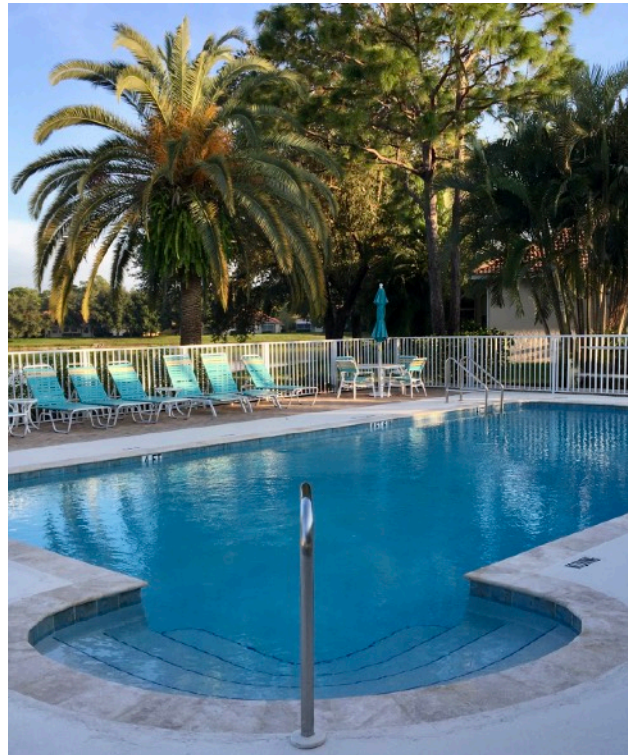
Villa Potluck, Tues., Oct. 17, 5
pm*

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., Oct.
19, 3 pm, Bobcat Community
Center

Community Emergency
Response Team Mtg/Coffee &
Doughnuts, Sat., Oct. 21, 9 -
10:30 am, Bobcat Community
Center

Bobcat Trail Master HOA Mtg,
Wed., Oct. 25, 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 September Villa Board Meeting

The Villa Board of Directors met on Wednesday, September 20 at 4 pm in the Bobcat Villa Clubhouse and via Zoom.

Pre-Agenda Owner Comments

An owner questioned how much Knox Roofing has charged the HOA for tarping the roofs. President Lou Sperduto said we've received invoices for \$100,000, \$43,000 and \$128,000 for a total of \$258,000. When asked if there was a possibility that insurance will pay for that, Lou answered that insurance will pay for it in any settlement that is reached.

Bobcat Trail Emergency Preparedness Team Formed



The Bobcat Villas are joining with the CDD and Bobcat Trail Master HOA in creating a Community Emergency Response Team to to prepare for, respond to, and recover our community from disasters.

Volunteers will be trained in a consistent, nationwide approach to emergency assistance. No particular experience or background is required. Disaster response requires a variety of talent.

How does our team assist our community?

- 1) Augment the resources of professional responders
- 2) Serve as a resource to Bobcat Trail & other local communities
- 3) Mitigate hazards before, during & after a disaster or emergency
- 4) Respond to disasters

To further explain this effort and to sign up those of you who want to volunteer, a Coffee and Doughnut gathering is being held on Saturday, October 21 from 9 to 10:30 am in the Bobcat Trail Community Center.

To reserve your spot, please contact Mike Sanantonio @ (401) 309-2392 or email Bobcatcert1@outlook.com to sign up or for more information

It was brought up that owners with an HO3 (homeowners) insurance policy can have their insurance pay for roof replacement if the HOA insurance doesn't. Insurers are also saying that unless work is done on the Villa roofs, they won't renew the policy. An owner is considering having another roofing company come in and replace his portion of the roof. The official stance of the Villa HOA is that Villa owners have been directed through our Bylaws to purchase HO6 (condo) insurance. Owners are not permitted to replace their portion of their roof. The HOA is also responsible for the maintenance and replacement of the Villa roofs. Additionally, the tiles currently in place are no longer available and there is no clear delineation of one roof from another.

Another owner thanked the HOA board for all their hard work throughout this roof situation.

Officers Reports

President Lou Sperduto reported that roof damage mitigation continues with all tarps soon to be replaced. A zoom call between Lou Sperduto, Vice President George Baillie and CAM Chris McCluskey with Brian Lewis of HL Law, our Irma/Ian insurance claim attorney, was scheduled to discuss the roof mitigation invoices and how to proceed getting the costs in the correct format to our insurers.

Committee Reports

Landscape Committee Chair Jean Liesmann reported that resident Heather Hoffman has been finding unwanted or overgrown plants around the community and replanting them in the landscaped area in front Villa 1121 and beside the transfer station on the golf course. Her efforts are turning landscaping eyesores into more pleasing plant beds.

Roof Update

Brian Lewis, our attorney handling our claim for Hurricanes Irma and Ian damage, was scheduled to join the meeting via Zoom. Scheduling conflicts prevented him from taking part. The Board plans to have Brian on a zoom call during an upcoming Board meeting.

New Business

It was reported that 4 villa units still have missing lanais, having been damaged during Hurricane Ian. Chris McCluskey was directed to send a letter to each owner requesting an update on their efforts to replace their lanais. All villa units must have a lanai.

Lou Sperduto has been tracking landscaping expenses related to Hurricane Ian and where within the Villa budget the expenses were taken. Some expenses were charged to the wrong account and Chris was directed to have Star's accountant to move them to the appropriate account. Lou reported that landscaping expenses, including irrigation repair costs, total \$303,464. Of the \$220,000 raised through the \$2,000 per unit special assessment, \$190,189 has been spent with \$29,811 remaining. Landscaping work post-Ian continues.

Owner Comments on non-Agenda Items

An owner requested that the ceiling fan on the overhang area of the pool be replaced. Chris is to have Jerry, our maintenance man, handle this.

A resident indicated a gutter on the side of their villa is filled with sand and needs attention. It was indicated that problem gutter issues are being attended to first. Others expressed concern about the condition of their gutters.

An owner asked if the fence in front of her villa could be repainted as it has become chipped and pitted over time. Chris said it can, but because the fence pieces were originally electrostatically coated the paint won't permanently adhere and it will have to be repainted over time.

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

Street Gutter Work to be Done This Month

At last, a repair that needs to be done is being paid for by someone else. Due to water erosion and settlement, part of the street and gutter in the vicinity of unit 2019 has collapsed. We'll see crews out fixing the area this month - and it's being paid for by the CDD. Many of you will recall, your Villa Board worked with the CDD to officially transfer Lynx Run to them. This should have been done when the community was first created, but it never was. With the transfer, the CDD is now responsible for care, upkeep and maintenance of our road and gutters. It's a huge savings for the Villa HOA as we do not have to pay for re-surfacing, which needs to be done periodically.

Social Activities Resume with the Arrival of our Seasonal Residents

The first Potluck of the season gets cooking on Tuesday, Oct. 17 at 5 pm in the Villa Clubhouse. Many of our seasonal residents will have returned by then so this will be a great time to catch up our neighbors. Dig out your favorite recipes to share with everyone and be prepared for a flavorful feast! Sign up on the sheet posted in the Breezeway of the Clubhouse closer to the event.

Coming up soon will be the popular Villa Coffees the first Saturday of each month, Euchre, and other special events yet to be planned. Watch the Villa Calendar, the *Villa Voice* newsletter and the notices posted at the mailbox kiosks for information on the next Villa social event.

Kids Driving Golf Carts Now Require Drivers License

The Florida's Legislature recently passed HB949 requiring that all minors must have a learner's permit or a drivers license to operate a golf cart.

Specifically, the law prohibits a person under 18 years of age from operating a golf cart on certain roadways unless they possess a valid learner's driver permit or valid driver license. HB949 also prohibits a person 18 years of age or older from operating a golf cart on certain roadways unless they possess a valid form of government-issued photographic identification.

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!