

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa Coffee, Sat., Apr. 6, 9 am*

Villa Euchre, Mon., Apr. 8, 7 pm*

Nick "Elvis" Karels Celebration of
Life, Sat., April 13, noon - 3 pm,
Villa Clubhouse

Villa Potluck, Tues., Apr. 16, 5 pm*

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., Apr. 18, 3
pm, Bobcat Community Center

Villa Euchre, Mon., Apr. 22, 7 pm*

Bobcat Trail Master HOA Mtg,
Wed., Apr. 24, 3 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.



FINALLY!!

On Monday March 18, Knox Roofing began the process of roof replacement within the Bobcat Villas. It started with removal of the old tiles and underlayment. Then any damaged plywood was replaced. Finally new underlayment was installed awaiting the arrival of our new tiles and completion of the process. A year-and-a-half in the works, our roof replacement is underway!

GUIDELINES FOR A SMOOTH ROOFING EXPERIENCE

By the time this newsletter is distributed, 6 buildings should be de-tiled and dried-in, ready for the arrival of the new tiles. There is still quite bit of work to be done.

Here are few guidelines all residents are required to follow during the roof replacement process.

- The night before the roofers begin work on your building, move your car and/or golf cart out of the garage if you'll need it during the time of construction. If you leave it in the garage, you will not have access to it until your building is dried in. If you have to move your vehicle, you will be charged associated costs.

- You can park your car while your building is being worked on at the parking area in front of and beside the Villa Clubhouse. If you live on the side bordering Toledo Blade, you can park in the grassy area across the street from your Villa. If you know of someone who is not in residence during the time, ask if you can park your car there.

- Bring any outdoor items into the garage when possible (i.e. grills, planters, lights, furniture, etc.)

- During tear off, do not walk around the yard barefoot or in flip flops. Construction materials, such as roofing nails, can fall from the roof and be difficult to see in the grass. If a nail does puncture your foot, a trip to the ER may be in order, especially if you haven't had a tetanus shot recently.

- Cover items that are stored in the attic. Loose roofing debris will make their way into the attic space.

- If something on the outside of your Villa is damaged during the roof replacement process on your building, report it to Chris McCluskey. He'll be forwarding all such reports to the Roofing company who will address them after the roof replacement is completed and they work their punch-out list.

From the Special Membership Meeting

The membership/owners of the Bobcat Villas met in a Special Membership Meeting on Thursday, March 14 beginning at 2 pm in the Bobcat Trail Community Center.

The purpose of this meeting was for the membership to vote on the levying of an assessment to cover any shortfall in insurance funds for the replacement of our roofs and to approve moving forward with roof replacement.

With a quorum of 89 owners, the issue posed to replace the Villa roofs and levy an assessment to raise necessary funds was approved by 81, opposed by 7 and 1 abstained.

From the Villa Board of Directors Meeting

The Villa Board of Directors met on Thursday, March 14 immediately following in the Bobcat Trail Community Center.

Committee Reports

Social Committee Liaison Sue Mason reported that Florida's Presidential Primary Elections were taking place on March 19 and the polling place for Precinct 333 is the Villa Clubhouse. Precinct 333 covers all of Bobcat Trail. The Clubhouse would be closed on the day before and day of the elections. She also announced the upcoming Chicken Dinner Fundraiser is Tuesday, March 26. Further information about registration and payment of fees would be forthcoming.

New Business

President Lou Sperduto reported receiving a Property Improvement Form from the owners of 2019 and 2021 asking to plant a palm tree in the landscape area between their villas and in front of the iron fence, at their expense. The Board approved the request.

Lou then began the discussion and voting on the Knox Services Roof Replacement Contract Addendum. It was asked why it is an addendum and it was explained that the Villa HOA Board entered into a contract with Knox Roofing in 2019 and this is an extension of that original contract. Lou reported that Knox was ready to start work on Monday, March 18, tentatively completing a building a week by each of 3 crews. The contract total is \$4.6 million with Knox relieving the HOA of \$209,000 in mitigation expenses from Hurricane Irma. There is still \$309,000 in mitigation expenses due Knox, but that is expected to be covered by our Hurricane Ian insurers. Overall, the HOA is anticipating \$209,000 to be absorbed, \$250,000 in additional mitigation expense reimbursement and any additional funds from our Ian insurers.

It was asked why the HOA did not get 3 competitive bids for roof replacement. Lou explained that in 2019, bids were obtained for roof repairs. Knox was awarded the contract that included a provision that Knox and the HOA would negotiate a roof replacement if it became necessary. A member stated that he had another roofer review that contract and he felt the 2019 was no longer valid and that there was no non-compete clause. Mr. Sturges countered that the 2019 contract is an enforceable agreement. The contract being considered today is an addendum of that original contract.

At this point the Board voted to approve the contract with Knox Roofing to commence full roof replacement.

Note: The signed, executed addendum to the Knox contract has been uploaded to the Villa's website under the Owners Information - Members Only area.

During Owners Comments, someone asked about the color of the new tiles to be installed. The tile color was decided a number of years ago. A sample of that tile will be on display in the Villa Clubhouse for those interested. Painting of the Villa exteriors is slated for the next year or two. A process will be put in place to determine the color scheme to match the roof color.

A Celebration of Life

Nick Karels may not have been active on any Villa committee or helped out with the landscaping crew, but he was well-known around the community for his spot-on tribute performances of Elvis Presley. He performed at social events and joined Villa residents Nina Freeman and Dan Mastropietro in outdoors concerts for all Villa residents to enjoy. These concerts began during the height of COVID social distancing as a way to lift Villa residents' spirits. His musical contributions to our community were very entertaining and greatly appreciated. Nick "Elvis" Karels passed away this past February. In his honor, his family is hosting a "Celebration of Life" on Saturday, April 13. It will be open to all Villa residents from 12 noon until 3:00 pm. A private family remembrance will follow. Take a moment during the open hours to show your support to his family and your love for his music and contribution to Villa life.

Clubhouse Restroom Access Change

The outside doors to the restrooms in the Villa Clubhouse now are accessed with a keypad requiring a code. Just like the pool, these restrooms are for use by Villa residents and their guests only. For years, residents have had access to the pool and the restrooms by using a code to enter the breezeway gate. Over time, others have been given the gate code, giving them access to the restrooms. These individuals include service providers to not only the Villas but for the Bobcat Trail community as a whole. This has resulted in continually messy restrooms from constant usage by those not residing in the Villas. Villa residents received the keypad code (the same for both doors) in an email sent out towards the end of March. **DO NOT PROVIDE THE CODE TO ANYONE NOT RESIDING IN THE VILLAS.** You'll enter the code provided in the mail to open the door. When you leave the restroom, close the door and press the KWIKSET button to re-lock it. This will go a long way toward keeping the restrooms clean for Villa residents use, especially in between cleaning by our maintenance personnel.

April Social Events to Attend

-April 6 is the monthly **Villa Coffee**. It starts at 9 am in the Villa Clubhouse and offers coffee, donuts or other breakfast treats. For the early riser looking to get your Saturday started, join in on the food and fun.

-A regular **Potluck** will occur on Tuesday, April 16 at 5 pm in the Clubhouse. It's your choice as to the dish you bring. But you can guarantee the meal will be great!

-Card players will be gathering on Monday, April 8 and Monday, April 22 for **Villa Euchre** in the Clubhouse. Sign up on the sheet posted in the Breezeway. There is an entry fee of \$1 for each player. Top winners walk away with BIG prizes at the end of the evening.

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!

John Brownson & Mical Ewy - 1117