

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa Coffee, Sat., Mar. 2, 9 am*

Bobcat Trail Master HOA Annual
Mtg, Mon., Mar. 11, 6 pm, Bobcat
Community Center

Villa Euchre, Mon., Mar. 11, 7 pm*

Villa Potluck, Tues., Mar. 12, 5 pm*

Villa Special Membership Mtg.,
Thurs., Mar. 14 2 pm, Bobcat
Community Center

Florida's Presidential Preference
Primary Election, Tues., Mar. 19, 7
am - 7 pm, Villa Clubhouse

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

Villa Concert w/ Nina & Dan, Sat.,
Mar. 23, 2 pm

Villa Euchre, Mon., Mar. 25, 7 pm*

Villa Chicken Dinner, Tues., Mar.
26, 5 pm*

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 Villa Board of Directors Meeting

The Villa Board of Directors met on Thursday, February 29 at 4 pm in the Villa Clubhouse and via Zoom.

Committee Reports

Pool/Clubhouse Committee Liaison Sue Mason reported that there have been reports of someone putting cigar butts in the trash can in the Men's restroom. She explained that this represents a fire hazard and anyone doing so should stop. If anyone see someone putting cigar butts in the trash cans, please report it to Chris McCluskey.

New Business

President Lou Sperduto announced a special Membership

Elections Take Place in March



Elections are held in Florida every other year and 2024 is the year for elections. The state holds 3 election events throughout the year.

Presidential Preference Primary Election

This is the nominating process in Florida for presidential candidates for a major political party. Voters registered with one of Florida’s major political parties vote their preference for which presidential candidate they would like to see representing their party on the General Election ballot in November. **Date: March 19.**

Primary Election

Voters who are registered with a Florida political party may vote for respective party candidates or nominees for an office in a primary election. All registered voters can also vote in races for nonpartisan judicial and school board offices, nonpartisan special districts, or local referendum questions. **Date: August 20.**

General Election

All registered voters, regardless of party affiliation or no party affiliation, may exercise their right to vote for federal (including the Presidential race) and state races, judicial retention and statewide proposed constitutional amendments and revisions on the General Election ballot. **Date: November 5.**

The Villa Clubhouse is the site for voting for Precinct 333 encompassing all of Bobcat Trail. The Clubhouse is closed to all resident use the day before and the day of the elections.

Meeting is scheduled for Thursday, March 14 at 2:00 pm in the Bobcat Trail Community Center. At this meeting, residents will be asked to vote to approve an assessment to cover any costs above any insurance settlement to allow the total replacement of the Villa roofs. He deferred any additional comments until later in the meeting.

The Board then reviewed 2 proposals submitted for dryer vent cleaning. The motion was made to accept the bid from Lint Out at a cost of \$9,570 and to include cleaning both inside and outside of the villa dryer ventilation system and to clean the dryer vent caps.

The Board reviewed a Property Improvement Request for the rebuilding of a lanai on unit 2025. They approved the request conditionally with the direction to ensure the lanai roof is just below the super gutter and the pitch of the lanai roof slopes away from the building.

A Property Improvement Request was submitted by the new owners of unit 2061 for the installation of a satellite dish on the property. The Board approved the request.

The Board then approved a Property Improvement Request for unit 2221 for a new lanai. The board expressed concern that the new lanai roof is higher than the lanai super gutter and directed the contractor to make the adjustment.

Roof Replacement Update

Lou Sperduto reported that a confidential agreement is in place with FIGA on a settlement for our roof replacement. At this time we are awaiting the necessary paperwork for the Board to sign.

Lou also reported that the claim against our Hurricane Ian insurers is still open and we are hopeful that additional settlement money will be forthcoming. Reimbursement for \$250,000+ mitigation work that has been submitted has yet to be made and our attorney Brian Lewis is in ongoing contact to encourage swift closure on this.

Special Membership Meeting

As referenced above, a Special Membership meeting is scheduled for Thursday, March 14 for owners to vote to approve a special assessment be levied to cover any shortfall from our insurance settlements. Lou referenced a mailing that has gone out to all owners with an explanation of the situation and a proxy voting form for those who may be unable to attend the meeting. For this meeting, a quorum of the membership or 56 owners must take part either in person or through a proxy and 2/3 of those or 37 must vote to approve the assessment. A letter included in the mailing references a figure of over \$1,600,000 as the shortfall or a per unit assessment of over \$14,000. Lou did explain that there are additional funds that are expected to come in for roof replacement and that for every \$100,000 in additional funding, the assessment will be reduced by \$1,000. Since the Hurricane Ian claim is still open, it is impossible to know what the exact assessment will be. That should be resolved by the end of the summer and payment of any assessment will not be required to be paid until the beginning of the year. A payment plan for the assessment has yet to be determined.

The board will also sign the contract for roof replacement with Knox Roofing at the meeting on the 14th. The contract amount for roof replacement is \$4,600,000. Knox has given the HOA 3 years after completion of the work to make final payment. Once signed, Knox is expected to begin work one to two weeks after that. A detailed schedule for the work will be distributed to all owners in advance the work starting.

Owner Comments

It was asked of the board as what will happen to the skylights in many units in phase one. Lou said Knox will repair any skylights that need it and replace the flashing. Any repair that is needed on the inside of the unit is the owner's responsibility.

A resident brought up the ongoing issue with sand in the gutters. The gutters were cleaned out last year, but as the sand bags break open, the sand runs into the gutters. Owners are encouraged to alert Chris McCluskey if their gutters are filled with sand. Gutters will be replaced with the roof replacement project.

Lessons Learned from Community Association Leadership Presentation

As mentioned in last month's issue of *Villa Voice*, three members of the Villa Board of Directors attended Star Management's Board Leadership Seminar in January. Part of the seminar was a 2-hour presentation on Community Association Boardsmanship, done by Betsy Barbieux, a well-known CAM and board consultant in Florida.

Here are some of the pertinent issues they learned:

-The primary purpose of a community association is to protect the property and its value; provide for the maintenance of the common property; and enforce the restrictions contained in the governing documents.

- The governing documents are a public document and all owners are presumed to know what is contained within. In fact, all new owners sign a document attesting to the fact they have received and read the community's governing documents.
- As mandated in state statute, a community association is only required to hold one meeting a year - its annual membership meeting. During this meeting, election of officers and voting on other issues takes place. This is not a board meeting and there is nothing at this meeting for the board to do.
- The Board can meet as often or as infrequently as needed and the board meeting is for the Board to meet and discuss and act on issues affecting the community. It is not a meeting for the members/owners, however, the association can spell out in its governing documents if members (owners) can be given time at the start of the meeting to comment on upcoming agenda items or to make general comments at the end of the meeting.
- While a variety of topics can be addressed during a Board meeting with the members/owners in attendance, several topics are not discussed in an open meeting and result in the Board calling an Executive Session. Those topics include legal advice, pending and/or active litigation, and personnel issues.

Villa Concert is a Tribute to Nick "Elvis" Karels

For several years, Villa residents Nick Karels, Dan Mastropietro and Nina Freeman presented a live open-air concert highlighting their individual musical styles. As many of you know, Nick, our resident Elvis impersonator and oldies singer, passed recently. In his honor, Nina and Dan have scheduled a concert honoring Nick on Saturday, March 23 at 2 pm. The concert will take place on the driveway of unit 2206. They will present a few songs in memory of Nick and also perform a few of their own favorites. Plan to attend this special concert featuring our talented residents here in our neighborhood.

Let's Get Social!

- The Villa Potluck scheduled for Tuesday, March 12 at 5 pm in the Clubhouse will be a **Throwback Dinner**. It was introduced last year to rave reviews, and you'll be asked to bring a dish you remember from when you were young and that may not be served much today.
- The Social Committee's annual fundraising dinner - **the Fried Chicken Dinner** - is on tap for Tuesday, March 26 at 5 pm. It's a hearty meal of fried Chicken (half a bird for everyone!), a potato dish, a salad and dessert. Tickets are sold in advance and cover the cost of the meal and a contribution to the Committee.
- 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, March 11 and Monday, March 25 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.

Parking Woes

When the developers created the Bobcat Villa community the late 1990's/early 2000's, they didn't envision residents having large vehicles such as trucks and oversized SUV's. Fast forward to today and we're seeing residents having large trucks, bigger SUV's and vans that don't fit in the garages. So

the Villa's driveway must accommodate those vehicles. It's important to remember that our irrigation system runs along the side of the driveway so be mindful to not park with your wheels in the grass. Any damage to the irrigation system will be your responsibility. There's also a chance the vehicle will kill the grass along the driveway. Also, we're a community on the move so do not park your vehicle so that it blocks the sidewalk. Our walkers should not be forced to move to the street to continue on their way. Finally there is no overnight parking permitted on Lynx Run. This is an all-Bobcat Trail policy. If you cannot fit your vehicle on the driveway, use the parking area in front of and to the side of 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!

Mark & Cheryl Daman - 2107 Thomas & Evelyn Logie - 2061

Paul & Cheri Woodis - 2145