
VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa BOD Mtg., TBD

Bobcat Trail CDD Board of
Supervisors Mtg., Thurs., June 13,
3 pm, Bobcat Community Center

Bobcat Trail Master HOA Mtg,
Tues., June 18, 10 am, 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.



IT'S TILE TIME!!

With the Villa Clubhouse and Villas 2009-2015 completed, all buildings within the community have been dried in. Installation of the new tiles has begun on the first units, a bit ahead of schedule. Two crews will be doing the tile install each week with total completion of project, including gutters and downspouts, scheduled for the week of September 16. This is approximately 2 years after Hurricane Ian blew through our neighborhood!

A \$5,000 ASSESSMENT IS LEVIED

Once the Villa Board of Directors received the quote for \$4,600,000 for total roof replacement from Knox Roofing, they looked at the money on hand from the Hurricane Irma settlement and other funds to determine the amount that will be needed to pay this amount.

In their contract, Knox had laid out a payment plan with larger amounts due during the actual replacement to pay for materials and labor. Then lesser amounts are due over the next three years to cover the warranty retainer.

At that time, the Board looked at money on hand, not considering any additional funds from our Hurricane Ian claim, and announced a possible assessment of over \$14,000 per unit. They indicated that the assessment could be set up to be made in one payment in full or in three installments over three years.

As time went on, no settlement offer and no communication was forthcoming from our Ian insurers. In consultation with our attorney handling this claim, the Board voted to proceed with initiating litigation over our claim.

In the meantime, the Board decided to levy an assessment to cover costs through the summer of 2025, expecting the litigation over our Ian claim will be settled - hopefully in our favor.

That assessment is \$5,000 per unit. Per instructions mailed to all Villa owners, the assessment in full is due on or before July 31, 2024. If an owner does not meet that deadline, a letter will be sent indicating the assessment is past due. Then 30 days after that, the Board can direct our attorney to place a lien on the property or commence foreclosure.

This does not mean that an additional assessment will not be needed down the road. Once the HOA Board receives either a satisfactory settlement offer or a positive outcome from the litigation, the determination will be made if an additional assessment will be required.

From the Villa Board of Directors Meeting

The Villa Board of Directors met on Friday, May 10 at 4:00 pm in the Villa Clubhouse and via Zoom.

Owners Comments on the Agenda

An owner asked if a letter on the completion of the roof replacement will be distributed for submission to insurance companies for reimbursement under the loss assessment line item of their homeowners policy. The cover letter and invoice for the assessment can be used by owners to take advantage of this coverage.

Another owner asked about wind mitigation forms and if all units will have to have a new form generated at the completion of the roof replacement. Most insurance companies will require an updated mitigation form at that time. Owners were directed to have their insurance company forward a form to them, and Lou Sperduto and Chris McCluskey will make sure they are filled out. Owners may also be able to access the approved building permit that will be posted on North Port's website and submit that as the proof of completion the insurance company will need.

Financial Report

President Lou Sperduto reported that the HOA has received the final check from FIGA for our claim of roof damage from Hurricane Irma. With that, the HOA has received all funds from the Irma claim and the claim has been settled.

Old Business

A status report of the roof replacement project was presented and it was announced that the tiles will be released on time and delivered on May 20. The solar tube company was onsite replacing the tubes that had to be removed during the dry-in process in Phase 1 buildings.

Lou reported that our attorney handling the Hurricane Ian claim has been trying to get in touch with the insurer's attorney to discuss settlement. With no response to any

inquiry made on our part and a substantial amount of time that has passed since the claim was filed in September 2022, the HOA will be directing our attorney to move forward with filing an intent to proceed with litigation to reach a settlement on our claim.

New Business

Lou outlined the HOA’s financial commitment timeline to Knox Roofing, based on the approved contract. He reported that with the recent settlement from FIGA for Hurricane Irma damage and other funds received or earmarked within the Villa budget, the HOA will have sufficient funds to make payment through the end of August of this year. Approximately \$550,000 is needed to cover payments through next summer so he proposed an assessment of \$5,000 per unit be levied. This may not be the only assessment needed, but will see the HOA through to any resolution of our claim from Hurricane Ian. Hopefully any settlement will cover the final payments through 2027. Letters outlining this assessment will be sent to all owners by the end of May with payment required by July 31. Lou explained that for those who do not meet that deadline, a letter will be sent demanding immediate payment. Once payment is 30 days past due, the Board can direct our attorney to either place a lien on the property or initiate foreclosure. Lou explained the Board will be strict on the payment deadline. Motion was made, seconded, and passed unanimously by the Board.

In other business, the Board approved two Property Improvement Requests, one for the installation of hurricane resistant glass windows in unit 2107 and another for a roll down hurricane shutter for the sliding glass door in unit 2223.

Owner Comments on Non-Agenda Items

An owner brought up that back flow testing is due this summer. The Board indicated that the City of North Port will be sending notification letters to all owners with a specific deadline for compliance. Owners were encouraged to pay attention to that deadline. In the past Bowersox performed the testing but is not longer doing so. The letter from North Port will include a number of companies that do conduct back flow testing.

The date for the next Villa Board of Directors meeting has yet to be determined.

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!

Kathy Lemek - 2210

Newsletter Editor: Sue Mason