

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., August 6, 3 pm,
Bobcat Community Center

Bobcat Trail Master HOA Mtg,
Tues., August 20, 10 am, Bobcat
Community Center

Set-up for Florida's Elections,
August 19, 7 a - 7 p, Villa
Clubhouse, **Villa Clubhouse will
be closed for this event.**

Florida Primary Elections, August
20, 7 a - 7 p, Villa Clubhouse. **Villa
Clubhouse will be closed for this
event.**

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.



Looking Sharp!!

As of the publication of this newsletter, about one third of our roofs have been fully tiled. Gutters are being installed as the tile installation is completed. Knox feels they are about one to two weeks behind, affected by both weather and tile availability. Tile installation should now be completed by mid to late September.

Hurricane Threat Picks up in August/September - Be Prepared

Know Your Hurricane Risk

Hurricanes are not just a coastal problem. Find out how rain, wind, water and even tornadoes could happen far inland from where a hurricane or tropical storm makes landfall..

Make an Emergency Plan

Make sure everyone in your household knows and understands [your hurricane plans](#). Include the [office](#), [kids' day care](#), and [anywhere else you frequent](#) in your hurricane plans.

Know your Evacuation Zone

You may have to evacuate quickly due to a hurricane if you live in an evacuation zone. [Learn your evacuation routes](#), practice with your household and pets, and identify where you will stay. Follow the instructions from local emergency managers for the latest recommendations based on the threat to your community and appropriate safety measures.

Recognize Warnings and Alerts

Have several ways to receive alerts. [Download the FEMA app](#) and receive real-time alerts from the National Weather Service for up to five locations nationwide. [Sign up for community alerts](#) in your area and be aware of the Emergency Alert System (EAS) and Wireless Emergency Alert (WEA), which require no sign up.

Review Important Documents

Make sure your [insurance policies and personal documents](#), such as ID, are up to date and in a secure password-protected digital space.

Strengthen your Home

De-clutter drains and gutters, bring in outside furniture, and consider hurricane shutters.

Get Tech Ready

[Keep your cell phone charged](#) when you know a hurricane is in the forecast and purchase backup charging devices to power electronics.

Help your Neighborhood

Check with neighbors, [senior adults](#), or those [who may need additional help](#) securing hurricane plans to see how you can be of assistance to others

From the Villa Board of Directors Meeting

The Villa Board of Directors met on Wednesday, July 24 at 4:00 pm in the Villa Clubhouse and via Zoom.

Owners Comments on the Agenda

An owner asked about the installation of gutters on the backs of the Villas. Board President Lou Sperduto indicated that this will be addressed later in the meeting. Another resident said the roofers had dropped something inside their villa. This and any other issues that have arisen from the roof replacement will be addressed at the end of the project by Knox. Chris McCluskey and Knox are keeping a list of such issues.

Landscape Report

LMP has submitted a quote for sod replacement around the community. Lou asked that the quote be broken out by location to determine where the immediate needs for sod are, for example where shrubs and trees had to be removed. Chris McCluskey is to follow up with LMP for a detailed quote.

Lou reported that the CDD has sent their landscaping services out to bid and so far have received 7 bids. With their budget of \$200,000, 5 of the 7 companies' bids exceeded that figure. LMP, their current vendor, met or came in below their budget. Asked if the Villas and Fairway Commons were still to be included in the CDD's landscape bid, Lou said we are not. Once the CDD finalizes their landscape bid procedure, we will put bid requests out in hopes of getting a better quote.

Financial Report

Board Secretary/Treasurer George Baillie indicated that he will begin the budgeting process for 2025 in the next few weeks. Board Vice President Sue Mason will assist with the initial review of budget numbers and then the Finance Committee will convene to fully review the proposed budget to make a recommendation to the Villa Board for approval.

Old Business

A status report of the roof replacement project was presented. Lou said that Knox is working on issues on the roofs as they arise and that they are one to two weeks behind their original schedule. They have stopped piling tiles on the roofs in advance of installation to avoid issues in high winds or a hurricane. There have been reports of the underlayment coming loose and blowing in the wind. Anyone seeing this happen on theirs or a neighbor's roof should report it immediately to Chris McCluskey.

As for the Hurricane Ian claim, Lou reported that a month ago, the insurance company offered \$100,000 above their original settlement of \$1.2 million agreed to in April 2023. We turned that down. They recently upped their offer to \$400,000 which we again turned down and directed our attorney to move to mediation of the claim. That offer doesn't address the mitigation costs incurred so far with the Association to receive over \$250,000 and Knox still due \$300,000. We're looking for an offer that includes these mitigation costs as well as additional money to go towards roof replacement.

Lou then returned to the topic of gutters. He has directed Knox to replace the gutters in the front of the Villas but not on the back. There has not been gutters along the sides of the building. Gutters in the back are connected to downspouts which easily become plugged up and create overflow onto the patios and lanais. There were comments from owners wanting gutters reinstalled on the back of their Villas. Lou explained that there will be no gutters in the back until we can figure out what to do with the super gutters attached to the lanais. Knox is not responsible for these gutters and are not replacing them. The super gutters are actually the responsibility of the villa owner, and the HOA is still trying to find a company that is willing to work on these super gutters. A fix for this entire situation is still under consideration.

New Business

The board took action on a Property Improvement Request for a sliding glass door replacement for unit 2175 and unanimously approved the request.

Lou then explained the history of the ownership of the pond in the middle of the Villa property. It originally should have been deeded to the CDD, but for some reason, the deed was never filed. The Board approved having our HOA attorney create a Quick Claim Deed for the CDD to take ownership of the pond and therefore be responsible for its maintenance.

The Board then reviewed a quote to remove and replace a Pigmy Palm in front of unit 2165. The measure was approved.

With no other business coming before the Board, the meeting was adjourned at 5:15 pm.

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

Villa Clubhouse Serves as Voting Precinct for Bobcat Trail

This is election year for the state of Florida, and for the voting activities, the Villa Clubhouse is the polling station for all residents of Bobcat Trail, precinct 333. The Primary Elections are being held

Tuesday, August 20 and on that day and the day before the Villa Clubhouse will be closed for all access other than voting. The voting machines will be setup on Monday, August 19 so the Clubhouse will be off-limits to ensure security of the machines. The voting equipment is typically removed the day following the elections and the Clubhouse will be closed until that equipment is removed. Thanks for your patience during this very important process. And don't forget to Vote!

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!

Newsletter Editor: Sue Mason