

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., September 3, 3
pm, Bobcat Community Center

Bobcat Trail Master HOA Mtg,
Tues., September 17, 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.



From the Villa Board of Directors Meeting

The Villa Board of Directors met on Wednesday, August 28 at 4 pm in the Villa Clubhouse and via Zoom.

Officers Reports

Secretary/Treasurer George Baillie reported that he will be working on the 2025 budget with the Finance Committee in the next month or so. He is awaiting preliminary budget figures from Association Manager Chris McCluskey. Joining George in the Finance Committee are Sue Mason, Board Vice President; Kathleen Glenney, and Bill Scarano.

The Bobcat Villa Website - A Wealth of Information

The Villa's website is the place to go to access important information about the community as well as articles of interest to all owners.

Here's what you'll find when you go to www.bobcatvillashoa.com

HOA Team - explains the governance and administration of the Association and its manager. Board members and committee chairs are listed here.

General Information - basic information about the community and its features.

Villa Newsletter & Announcements - each month's *Villa Voice* newsletter is posted here.

Owner's Information - here is where the Association's governing documents are found. There are also articles of interest and where you access the Members Only Area.

Members Only Area - This is a password-protected area that contains secure and sensitive information. The Villa's owners roster is found here. Also there's the Villa's insurance policy, the Knox Roofing agreement, and the landscaping company contract. You'll also find each month's finance report and the Board meeting minutes.

Calendar of Events - includes each month's calendar of events for the Villas.

Contact Us - provides information on how to get in contact with our management company. Note: owners are encouraged to contact Chris McCluskey at his email address: c.mccluskey@starhospitalitymanagement.com

Committee Reports

Landscape Committee Chair Jean Leismann reported that piles of landscape debris collected by the neighborhood volunteers had not been collected. She contacted LMP who will pick up the piles soon. She also reported that the volunteers had spent time weeding beds throughout the committee and that we are still awaiting an itemization of the sod quote submitted by LMP recently.

When asked what the criteria is for placing sod in the bare spaces on the lawns, she indicated that the worst areas will be tended to first including those most damaged by the hurricane. It was also reported that a number of stumps still showing from when damaged trees were removed after the hurricane will be removed once bids have been collected and a vendor identified.

Old Business

Roof Replacement Project

As of the date of the meeting, the 19th (of 27) building was being tiled. Tiles were stacked on 4 other buildings leaving 4 buildings without tile. Depending on weather, that could mean all buildings could be finished with tile installation in 4 weeks.

As it's been decided that the gutters will be re-installed, some have been done during the tile installation. The rest will be completed at once when all tiling is completed.

There have been some reports of interior water damage during both the dry-in and tiling phases of the roof replacement. All reports have been collected by Chris and Knox Roofing so the repairs can be made all at once. Anyone having water damage inside their Villa should report it to Chris. Knox will inspect the damage to determine if it has been as a result of their work.

Roof Replacement Assessment

Chris reported that at this time, five owners had yet to submit their assessment payment. In order to proceed with the process for those delinquent in their

payment, the Board voted to initiate forwarding the accounts for the special roof replacement assessment, in arrears after the grace period has expired, to the HOA attorney for collection and foreclosure. Motion carried. It was noted that for those in arrears, there will be a \$25 late fee levied and 18% interest charged on the remaining balance. Also, all related attorney fees will be included.

Roof Assessment Update

It was reported that the HOA is still in negotiations with our Hurricane Ian insurance company on any settlement so no update was provided.

Villa Pond Quick Claim Deed Transfer

The Board voted to approve the HOA entering into an agreement via a Quick Claim Deed to transfer ownership of the Villa Pond to the CDD. Board President Lou Sperduto will sign the deed transfer papers.

New Business

Landscape Maintenance Proposal Update

In response to a Request for Proposals for the Villas Landscape maintenance contract that has been sent to a number of landscape companies, one company has submitted so far.

Proposal on Removal of A Dead Pine Tree

The board reviewed a proposal by LMP to remove a dead palm tree. After reviewing the proposal, the Board directed Chris to seek other bids for this project.

Owner Comments on Non-Agenda Items

An owner asked when the sidewalks will be power washed as they are looking bad. Chris was directed to gather bids to do the power washing and to see when they were last cleaned.

Another owner asked when the exterior of the villa buildings will be painted. Chris replied that building painting is scheduled for next year. The budget may affect that schedule.

When asked about interior damage to unit that has occurred as a result of the roof replacement construction, Chris indicated that all “punch list” issues will be addressed upon completion of the roof replacement projects.

An owner asked if the HOA has considered becoming self insured in the future. Chris explained that to do so, the HOA would have to have the full amount needed to meet the estimated replacement costs of all buildings in reserves. Also most mortgage lenders do not allow financed properties to be self insured.

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.

Newsletter Editor: Sue Mason