

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., Oct. 1, 3 pm,
Bobcat Community Center

Villa Coffee, Sat. Oct. 5, 9 am*

Bobcat Trail Master HOA Mtg,
Tues., Oct. 15, 10 am, Bobcat
Community Center

Villa Potluck, Tues., Oct. 15, 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 Wednesday, September 25 at 4 pm in the Villa Clubhouse and via Zoom.

Owners' Comment on Agenda Items

An owner asked when mulch will be laid. President Lou Sperduto responded that mulching will depend on the available funds.

Another owner inquired about whether a new landscaping company will be hired or if we will stay with LMP. Lou responded that he has sent requests for quotes to 4 companies and so far has received 2. All quotes are due to him by September 30.

Bobcat Villas - Fun Facts!

Did you know.....

- There are 110 Villas clustered in 27 buildings, 4 units in 26 buildings and 6 units in the 27th.
- There are 3 HOA's within the Bobcat Trail Community. In addition to the Villa HOA, there is the Master HOA and the Fairway Commons HOA. The Master HOA owns no property. It exists to enforce the rules and regulations of the community. Owners of the Villas also pay dues to the Master HOA, but they are included in the monthly Villa HOA dues. The Villa HOA then forwards the dues payments to the Master on our behalf.
- The pond in the center of the Villa community provides water for our irrigation system. If the water level get too low, water is pumped in from city of North Port service from a pump located at the edge of our property near Toledo Blade.
- Of the original 110 units, only 18 are still owned by original owners who bought in the late 1990's or early 2000's.
- The Villa Clubhouse is accessible to all Villa Owners/residents and each should have a key. This key should be passed down to new owners by the previous ones.
- The Villa pool never closes for private party use. It is open to all residents and their guests from dawn to dusk.
- All streets with the Bobcat Trail Community are considered private which is why you don't see North Port police routinely driving around.

Committee Reports

Landscape Committee - Lou reported that he has talked with LMP about trimming of the trees throughout the community. Especially with the lower hanging trees, it is important that the branches are trimmed away from the streets.

Finance Committee - Chris McCluskey has submitted a draft 2025 budget to George Baillie, chair of the committee. George will call the Finance Committee together upon his return to work on the budget.

Old Business

Roof Replacement Project

As of the date of the meeting, 3 buildings were having the tiles installed. With a hurricane predicted, Lou indicated that the roofers will band the loose tiles down to prevent them from being blown off the roof.

He also reported that there is a stack of loose tiles located at the end of each building. These are replacement tiles and should be divided up among the units for use as needed. The tiles are unique to each building so it is important for the tiles stacked outside each building be only divided among the units in that building.

Lou is working on generating wind mitigation inspection reports for the entire community. Many owners are finding they need updated wind mit. reports to submit to their property insurance companies for recalculation of their coverage. The HOA also needs to submit the reports for all buildings to the Association's insurer. Lou will email the reports to each owner and it is up to the owners to forward the information on to their insurer. If an owner wants to have a wind mitigation inspection and report completed on their own, they are free to do so at their own expense.

Finally, once the roof tiling is completed, Knox Roofing will begin attending to their punch list of items that need to be completed or fixed or changed in the roofing process.

IAN Insurance Claim

The HOA is still in negotiations with our Hurricane Ian insurance company. So far they have made an offer that is unacceptable. We have also learned that someone has leaked our FIGA settlement amount to the Ian insurers, which certainly has affected their offer. We have directed our attorney Brian Lewis to continue negotiating for a higher settlement.

Landscaping

The HOA has asked for and received an itemized listing of areas needed to be sodded and the cost for each area. The total cost for all areas is \$9,000. Once the roofs are completed, decisions will be made on all sod areas. Sodding is currently on hold as is mulching.

Assessment

It was asked about the status of a final assessment total to cover the roof replacement efforts. Lou reminded owners that during the Annual Owners Meeting on January 31 of this year, a figure of over \$14,000 was proposed for a final total. To date, an assessment of \$5,000 was levied. With negotiations still in process with our Ian insurance company, a final total is unknown at this time.

Proposal to Trim Tall Trees

The HOA received a quote of \$2,580 from LMP to trim 80 trees that are over 15 feet tall. The Board approved the proposal.

A proposal to remove 3 dead pines between units 2030-2036 was submitted by LMP. The board voted to wait on that action.

The board then voted to approve the removal of a dead tree behind 2125.

New Business

The HOA received 3 quotes to pressure wash the sidewalks, driveway aprons and road gutters. The Board voted to accept the bid of \$4,950 from Mazzoni Preferred Pressure Cleaners. Individual owners wishing to have their paver driveway and sidewalk entry cleaned will be charged \$65. They must contact Mazzoni independently for this service. Chris has been directed to get this scheduled at their earliest convenience.

Lou reported that a number of driveways are in need of repair and Chris is getting quotes for those repairs. It also has been determined if the damage is as a result of the roofing project, which would make Knox responsible for those repairs.

Quotes are also being solicited to repair a few sidewalks that are damaged and present a tripping hazard.

Owner Comments on Non-Agenda Items

An owner asked if lighting can be added to the 2 entry monuments of the Villa community. This would be subject to the budget.

One owner asked about getting a Statement of Values for their insurance. It was noted that their current policy should have a Statement of Values section already included.

Someone had heard about the CDD commencing a resurfacing project for all streets throughout the Bobcat Trail Community. Lynx Run is included in their plans for resurfacing as they have responsibility for the repair and upkeep of the street.

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

Social Activities to Get Underway

Slowly our community's Snow Birds are returning to the Villas. With these seasonal residents arriving, our slate of social events will resume.

It all begins with the best way to start the weekend - **the Villa Coffee!** Held Saturday, October 5 at 9 am in the Villa Clubhouse, the Coffee is a great way to enjoy coffee, breakfast treats and conversation with your neighbors. As usual, a selection of yummy Abbe's donuts will be on hand, a decadent treat we all deserve once a month! The event is free of charge but donations are welcomed! Sign up on the sheet posted in the Breezeway of the Villa Clubhouse by the end of the day, Thursday, October 3.

Then, it's time to break out your recipe box to select a dish to bring to the **Villa Potluck**, Tuesday, October 15 at 5 pm in the Villa Clubhouse. Our neighborhood of amazing cooks makes this meal a truly delicious affair. Plan to join in. The sign up sheet will be posted a few days in advance of the event in the Breezeway of the Villa Clubhouse.

Other events will be scheduled throughout the season and will be announced by the Social Committee once they are 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!

John & Susan Salatto - 2145 Jim & Dori Bishop - 2093

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