

# VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

## Calendar

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

Villa Coffee, Sat., Jan. 4, 9 am,  
Villa Clubhouse\*

Villa Euchre, Mon., Jan. 7 &  
Mon., Jan 20, 7 pm, Villa  
Clubhouse\*

Bobcat Trail CDD Board of  
Supervisors Mtg., Tues., Jan. 7,  
3 pm, Bobcat Community  
Center

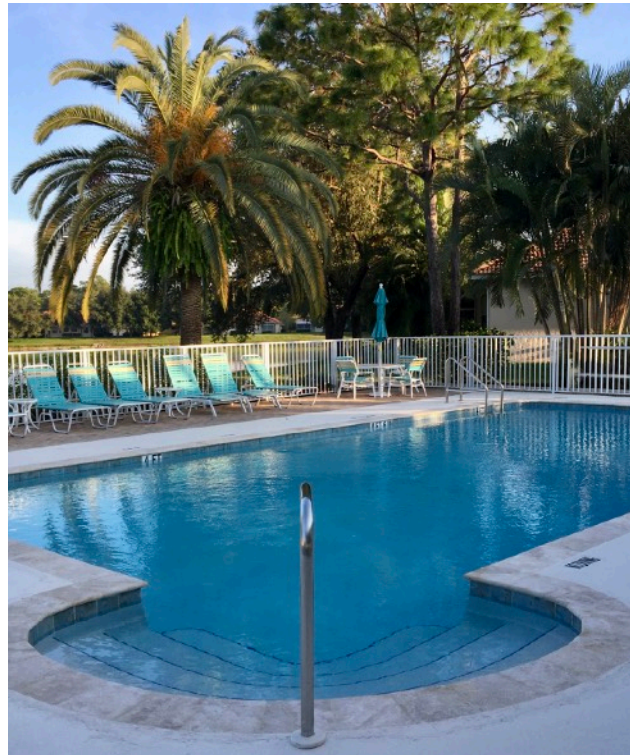
Book Club, Wed., Jan 8, 3 pm,  
Villa Clubhouse

Bobcat Trail HOA Brd. Mtg.,  
Tues., Jan. 21, 10 am, Bobcat  
Community Center

Villa Potluck, Tues., Jan. 21, 5  
pm, Villa Clubhouse\*

Villa Annual Mtg., Thurs., Jan.  
30, 2 pm, 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 December Villa Board Meeting

The Villa Board of Directors met on Thursday, December 12 at 4 pm in the Bobcat Villa Clubhouse and via Zoom.

### November Meeting Minutes Approval

It was noted that in the November meeting minutes, the Hurricane Ian insurance settlement amount was indicated as \$300,000 when it is actually \$600,000. The minutes will be amended to reflect this correction. The minutes were approved as amended.

## Things We Hate to See



### FIRE ANTS

There are several species of fire ants in Florida. The most notorious is the red imported fire ant. It is known for its painful, burning stings that result in pustules and intense itching. Native to South America, these fire ants are considered an invasive species in the United States. They are aggressive, reddish brown to black, and from one-eighth to one-quarter of an inch long.

The effects of a fire ant sting can last up to 10 days and even become infected if broken open. Additionally, some people have allergic reactions to fire ant stings, which can be severe.

Red imported fire ants can build large nests, usually in the form of visible dirt mounds. Because of the sandy soils in Florida, fire ants may not create the sizable mounds you might find in states with more clay-based soils. This species of fire ant is more prevalent in well-manicured landscapes, but also can inhabit areas around trees and stumps, as well as spaces under pavement, buildings, and indoor areas.

Because of their aggressive nature and painful sting, they have been the target of numerous methods of control. Some of these methods are not effective. There are unfortunately no control methods that will permanently eliminate fire ants from an area. Using a combination of broadcast bait applications and individual mound treatments with baits can help in controlling these pests.

### Pre-Agenda Owner Comments

An owner asked when Knox Roofing would complete their punch list of work. Board President Lou Sperduto reported that a meeting is scheduled for the following week with Koh Knox to go over the punch list and progress on it. Another owner reported a screen issue since the roof was replaced. That repair is still on the punch list that has been forwarded to Nelson and Brandon of Knox Roofing.

### Officers Reports

-No reports offered-

### Committee Reports

Social Committee Liaison Sue Mason announced that the Villa Potluck was scheduled for Dec. 17 in the Villa Clubhouse and the sign up sheet would be posted soon. Sue also reported that the outdoor locks on the restroom doors are proving to be challenging to be replaced. If our Maintenance man cannot replace them, a locksmith will be called in.

### OLD BUSINESS

#### Roof Update

Brian Lewis, our attorney handling our claim for Hurricanes Irma and Ian damage, has received the settlement check for \$600,000 from our Hurricane Ian insurers. He will keep the check, less his commission and related expenses, in escrow as the Villa HOA board finalizes negotiations with Knox Roofing on mitigation expenses. Once those negotiations are complete, the HOA board will know its final settlement amount and can compute the next (and hopefully final) assessment.

### NEW BUSINESS

#### 2025 Proposed Budget

It was announced that the HOA dues for 2025 will hold steady at \$420 per month. Board Secretary/Treasurer George Baillie reported that the fee is competitive with other communities. The budget as distributed via mail to all Villa owners in advance of the meeting contained no additional or extraordinary budgetary figures. The Board

approved the 2025 budget. George then reported that the Finance Committee decided to eliminate the Roof Replacement Reserve line-item for the time being. They decided that given the amount to replace the roofs this past year and the high deductible and other restrictions built into the Villa property insurance, the HOA would never be able to amass enough funds for roof replacement in the future. George did note that a line item of taxes is included in the HOA budget. This is due to interest earned on our insurance settlement and assessment money deposited in Certificates of Deposit. As the HOA is a non-profit organization, it normally does not pay taxes.

### **Owner Comments on non-Agenda Items**

An owner asked if the Villas are part of the overall sidewalk power washing project initiated by the CDD throughout the rest of Bobcat Trail. Lou said that we will not have to pay into that effort as the Villas power washes our own sidewalks and the funds are included in the Villa Annual Budget.

An owner asked if mulch is expensed out of the Deferred Maintenance line item. Lou said it is not and that the fund is meant for larger expenses like the recent pine tree removal project.

Before the meeting adjourned, George encourage all in attendance and on the Zoom call to consider getting involved in the HOA committees and the Board. He indicated that with people “retiring” from committees and the Board, there is a strong need for others to step up.

*The next meeting of the Villa Board of Directors is yet to be determined.*

### **2025 VILLA BUDGET APPROVED**

With all the talk for the last two years about the cost to replace our roofs, the amount of the assessment, and the increase in our insurance premium, our HOA fee was anticipated to increase significantly this year. However, the Finance Committee, working with our Association Manager Chris McCluskey, was able to keep our expenses under control and maintain the same fee as last year: \$420 a month. Two things contributed to this: a projected lower property insurance premium going into the new cycle and the elimination of a deposit into the reserve fund for roof replacement. Otherwise most of the HOA’s suppliers have kept their increases to a minimum, and after holding a bidding process for landscape services, we stayed with the same company, LMP, at about the same cost. Anyone interested in tracking the monthly HOA income and expenses can find those reports posted on the Villa website under the Members Only section of the Owners Information page.

### **VILLA ANNUAL MEETING**

A reminder that the Bobcat Villa Annual Membership Meeting is scheduled for Thursday, January 30, at 2 pm in the Bobcat Trail Community Center. Each owner should have received an initial mailing concerning this meeting with instructions on how to self-nominate for a Board seat. At this time, the deadline to submit a nomination has passed. Another mailing will be forthcoming with an agenda for the meeting as well as a proxy form for those who will be unable to attend to vote for the candidates and issues on the ballot. This is the only meeting of Villa owners required by our bylaws and by state law.

## VILLA EUCHRE RETURNS

Card sharks throughout the neighbor take note - Villa Euchre returns on the first and third Monday evenings beginning January 6 at 7 pm. This activity will continue throughout season until the end of April or as long as there are enough players to fill a few tables. A signup sheet is posted in the Breezeway of the Clubhouse. Be sure to sign up as there needs to be the right number of people to have 4 at each table. There is an entry fee of \$1 collected at the start of the evening. But the evening's winner can take home an impressive cash prize!

## Social Activities in January

With the start of a new year, the first **Villa Coffee of 2025 is scheduled for Sat., Jan. 4 at 9 am** in the Villa Clubhouse. Get your year off to a great start with hot coffee, fresh doughnuts and lively conversation at this monthly event. The Social Committee provides the coffee and light treats, but the event is free to attend. Donations are gladly accepted. Be sure to sign up so there is enough food for all!

An amazing buffet of great food is always on hand at the **Villa Potluck, this month scheduled for Tues., Jan. 21 at 5 pm in the Villa Clubhouse.** Start flipping through your recipes for your favorite dish to share with your neighbors. At this time, a theme for the potluck is undecided but will be announced in plenty of time for you to choose the appropriate dish. A signup sheet where you will indicate your dish will be posted in the Breezeway closer to the event.

### 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