

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Villa Coffee, Sat., Feb. 1, 9 am,
Villa Clubhouse*

Villa Euchre, Mon., Feb. 3 &
Mon., Feb. 17, 7 pm, Villa
Clubhouse*

Bobcat Trail CDD Brd of
Supervisors Mtg., Tues., Feb. 4,
3 pm, Bobcat Community
Center

Villa Wine Tasting & Hors
D'Oeuvres Party, Thurs., Feb. 6,
5 pm, Villa Clubhouse*

Book Club, Wed., Feb. 12, 3
pm, Villa Clubhouse

Bobcat Trail HOA Brd. Mtg.,
Tues., Feb. 18, 10 am, Bobcat
Community Center

Villa Potluck "Soup Night,"
Tues., Feb. 18, 5 pm, Villa
Clubhouse*

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 Bobcat Villas Annual Homeowners Association Meeting

The Bobcat Villas Annual Homeowners Association Meeting was held Thursday, January 30 at 2 pm in the Bobcat Trail Community Center.

During the meeting, President Lou Sperduto announced that the Finance Committee is working with four insurance providers on property insurance for the HOA. The Committee is requesting a 9 month/12 month policy which would put the insurance premium in line with the Association fiscal year.

Things We Hate to See



ARMADILLOS

The nine-banded armadillo, is a medium-size, armored mammal that is mostly nocturnal and lives in a great deal of the Americas. It is fairly common throughout Florida.

1: They come in quadruplets.

Nine-banded armadillos nearly always have litters of four babies. Armadillo babies look very much like adults, but are smaller and softer than their armored parents.

2: They're little leapers.

When startled or scared, these armadillos can jump four to five feet high. Usually this surprises any creature trying to have it for lunch. Unfortunately, this doesn't work so well when startled by a moving car, which is why they are common road kill.

3: Bugs and grubs are on the menu.

These guys are insectivores. They mostly eat bugs, beetles, grubs, worms, spiders and termites. Once in a while they do eat fungus, fruits and seeds, as well as some carrion.

4: Come on in, the water's fine.

These little armored mammals are actually good swimmers when they need to be. They can also hold their breath for up to six minutes and are really skilled at walking underwater to cross streams.

5: They can carry leprosy.

Although armadillos are pretty healthy for wild animals, they are connected to leprosy. Rabies in armadillos is very rare, but there is some danger of them transmitting leprosy. They were found to be excellent test subjects for studying the disease, and now there are a growing number of confirmed cases where wild armadillos have spread leprosy to humans. So, don't handle the wildlife!

Lou then said that he is working with our HOA attorney on a Promissory Note presented to the HOA by Knox Roofing. This is an agreement that the HOA will pay the remaining funds as obligated in the contract. Lou is also working with Knox on the final punch list from any remaining damage that occurred during the roofing process.

Lou announced that the Finance Committee is proposing a final roofing assessment of \$7,000. This would bring the total assessment to \$12,000 down from the \$15,000 originally estimated when the roofing effort began. The Board will vote on the Committee's proposal at its February meeting.

Lou then explained that the HOA has received 3 quotes to paint the exterior of the buildings. Peacock Painting, our previous painting company, came in with the lowest bid, but it is still \$45,000 over what is budgeted. Lou and the Finance Committee will meet with Peacock in the near future to determine how to approach the painting project.

Lou said that the HOA has been asked in the past to conduct a full audit of Association financial books. The Florida State Legislature recently passed a law requiring all homeowners associations to conduct an audit every 2 years. As the funds are not available in this fiscal year's budget, one will be conducted in 2026. The cost estimate for a full audit is \$8,000.

Committee Reports

Sue Mason reported the Social Committee has several events coming up: the Villa Coffee is Sat., Feb. 1; Euchre is the first and third Monday of the month and a Wine Tasting and Hors d'oeuvres event is scheduled for Thurs., Feb. 6.

Lou reported that the Landscape Committee will be meeting with LMP, our landscaping vendor, to walk the property to determine the work that needs to be done.

Old Business

Chris McCluskey, our property manager, announced the

result of the voting. On the vote to rollover surplus funds from 2024 to 2025, the issue passed with 50 voting yea, 2 voting no and 2 abstaining. The vote to borrow our insurance premium from reserves, 49 voted yea, 2 no and 2 abstained, and for the vote to waive the more stringent financial reporting requirements, the vote was 46 yea, 5 no and 2 abstaining. The result of the officer elections, which was decided by acclamation, has Lou Sperduto and Sue Mason returning for another 2 year term. During the Board organizational meeting held immediately following the Annual Meeting, the following officers for 2025 were elected: Lou Sperduto, President; Sue Mason, Vice President; Barb Bugbee, Secretary/Treasurer; and George Baillie and Jean Liesmann, Board members.

Owner Comments

It was asked if painting of the exterior of buildings is done for maintenance or cosmetic purposes. Lou explained that it is for maintenance purposes.

A resident asked if there has been any thought to change the day for Villa euchre away from the first Monday of each month as it conflicts with community bingo. Even though the Villas have been holding euchre on the first Monday (and third Monday) for years, it will be discussed among players at Monday's game.

A resident questioned why a reserve fund for roof replacement has been removed from the Reserve Budget. He expressed concern about a devastating storm hitting the Villas and damaging the roofs. Lou explained that no funds were being dedicated to the Roof Reserve for just 2025, as owners have been hit with a large assessment and the HOA wanted to keep the monthly dues steady. The plan is to deposit funds into a roof reserve beginning in 2026 although the account may be renamed Hurricane Fund to allow the funds to be used for any other weather caused damage to the villas and the property. The owner asked if another roof material will be considered in the future. Lou said when comparing costs between a metal roof and a tile roof, the metal roof came out at a higher cost.

A new owner asked about gutter cleaning. Lou said the HOA pays to have the gutters cleaned once a year. Anyone feeling their gutters need cleaned out more frequently, they are to contact Chris McCluskey who will pass the request to Lou and the volunteer crew. Lou went on to say that the HOA really needs to establish a gutter cleaning reserve fund.

It was asked if the roof assessment can be spread out over 2 years. A straw vote of the those in attendance voted in favor of the assessment being due in total this spring. The Board will further consider that request at its next meeting.

The next meeting of the Villa Board of Directors is Wednesday, February 19 at 4 pm in the Villa Clubhouse.

WINE TASTING PARTY SERVES UP DRINKS AND MORE

Your Villa Social Committee is sponsoring a happy hour Wine Tasting event on Thursday, February 6 at 5 pm featuring a variety of wines and an array of hors d'oeuvres. Offering a number of brands and a

selection of varietals, this event will give attendees a chance to try something new and different - or enjoy an old favorite glass of wine. There'll be merlots, cabernet sauvignons, chardonnays, pinot grigios, white zinfandels, and more. Accompanying the wine will be a selection of hors d'oeuvres provided by attendees. All wine will be provided by the Social Committee. The sign up sheet is posted in the Breezeway of the Villa Clubhouse. Attendees are asked to sign up by the end of the day Monday, February 3 so the Committee can make sure there is plenty of wine for all.

OTHER SOCIAL ACTIVITIES FOR FEBRUARY

The **Villa Coffee** kicks off the month on Saturday, February 1 at 9 am in the Villa Clubhouse. The always popular selection of donuts and pots of hot coffee will be served along with conversation among friends and neighbors. The sign up sheet is posted in the Breezeway of the Villa Clubhouse.

When it comes to the monthly **Villa Potluck**, none is requested as often as **Soup Night!** Pull out your favorite soup recipe for the event on Tuesday, February 18 at 5 pm in the Villa Clubhouse. Not a soup maker? The meal also includes breads and dessert so there's something for everyone to contribute.

Card sharks don't forget sign up for **Villa Euchre**, the first and third Monday of each month. That'll be February 3 & 17 beginning at 7 pm. There's a \$1 entry fee with the high scorer taking the top prize.

AND COMING UP...

Later in the spring, the **March Villa Potluck** will be a return to a new favorite - the **Throw Back Potluck**. You're asked to bring a dish that was popular years ago (when we all were young!) This can include, pigs in a blanket, Hamburger Helper, Swiss Steak, Green Bean Casserole, Jello Salad, etc. These are oldies but goodies that you may not see (or serve) too often these days. Be creative! We all have fond memories of food from our younger years! Be looking for more information for this potluck scheduled Tuesday, March 18 at 5 pm

The **Potluck in April** will be a **regular event**; bring any recipe you like! It's April 15 at 5 pm.

Then a new event is on the calendar for Sunday, March 30 is **an ice cream social - Sunday Sundaes!** Your Social Committee will be providing the ice cream and all the fixin's for this heat-beating get together. Prepare your sweet tooth for this new, fun 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