

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Bobcat Trail CDD Brd of
Supervisors Mtg., Tues., July 1st,
3 pm, Bobcat Community Center

Bobcat Trail HOA Meeting, Tues
July 15th, 10am

Book Club, Wed. 9th July, 3 pm,
Villa Clubhouse

Independence Day BBQ, Fri 4th
July, 11am – 6pm Bobcat
Community Center

CERT Hurricane Preparedness
Seminar Thurs 17th July, 9am,
Bobcat Community Center

New Residents Welcome, Sat
26th July, 10am, Bobcat
Community Center

There will be no Villa HOA Brd
Meeting in July

*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 Board Meeting

The Villa Board of Directors met on June 19th at 4pm in the Villa Clubhouse and via Zoom.

Committee Reports

Landscaping committee - The President advised that LMP is scheduled to complete all trimming by June 20th. It was also reported that the palm in the pool was removed as the top fell off and a section of the fence was damaged. Vendor proposals are being sought to repair the damaged section of pool railings. Vendors will also come through the community to assess and provide proposals to thin out the oak and pine trees behind the villas.

Pool/Social committee - It was noted that owners are not locking the pool restroom doors once they close them, and all were reminded to make sure to press the button to lock the doors once closed.

Finance committee – No report

Discussion and Vote on Paint Proposals

George Baillie advised that the Finance Committee had reviewed the painting proposals and was recommending the Board of Directors move forward with the proposal from Munyan Painting for the project, as their bid was the lowest at \$122,500. The President reviewed the proposals obtained for the project: MCG - \$159,527, Munyan Painting - \$122,500, Peacock Painting - \$152,200 and Tamiani Painting - \$161,200. With no further discussion, George Bailey motioned, seconded by Jim Bishop to approve the Munyan Painting proposal. The President will reach out to Munyan to discuss a few items. The motion carried. A start date for the project was then discussed and it was recommended the project start on January 2nd, 2026. This was agreed by the Board. Options for paint colors will be discussed. Prior to the project starting, villa owners will be required to remove all items from outside their villas, including lanai and front porch wall decorations.

Special Assessment – Update on Payments Received, Discussion and Vote on how to handle non payment of the Special Assessment

The President presented a report he had created for the Board of Directors to review regarding the homeowners who had not paid their special assessment on or before the due date of May 30th. Of the 110 villa owners, 92 have paid in full, 5 owners have asked and received permission to spread out payments. Those owners will have paid in full by November. 5 owners have only made partial payments and will receive letters. 1 owner plans on having a sale go through on June 20th and will make payment then. 6 owners have paid nothing and will receive letters. 1 owner has missed this payment and previous payments and is already in litigation.

The process going forward is as follows: There is a 30 day grace period after the 30th May due date. At the end of this period Star Management will send out a past due letter. If payment is still not made, then the HOA board attorney will become involved to collect the fee which will include a late payment fee, plus interest and an attorneys fee. If payment is still not made, then a property lien or foreclosure may apply.

Discussion and Vote on Underground Drainage Clean-Out Proposals

The President noted that about 15 homes require to have their front underground drains cleaned out as the water from the downspouts does not drain to the street. These drains are about 40 ft in length. The Association Manager advised that he is waiting for proposals to carry out this work but the cost should be somewhere between \$2k - \$5k. A motion was passed to approve this work with cost not to exceed \$5k.

Property Improvement Requests

The property improvement request to install impact windows at 2165 Lynx Run was approved.

New Business

Discussion on Clubhouse Doors

The President reminded everyone that there had been vandalism and robberies occurring within Bobcat Trail, so residents need to be very diligent to lock all doors in their homes and vehicles. Also if you see something that doesn't seem right, then please call the non emergency phone number for the North Port Police Department. Villa owners were reminded again to lock restroom doors and clubhouse doors every time.

A letter has been sent to an owner regarding their renters who have 3 dogs on their property. Only 2 dogs are allowed. All the dogs have been off leash which also is not allowed.

Owner Comments

An owner brought up that you should throw away any letters you receive from Sentry Management about late fee for non payment of the assessment to Bobcat Trail.

An owner asked if all parts of the buildings will be painted and what color they will be painted. It was stated that all areas of the buildings that were previously painted will be painted again. The painting contractor will provide color options which will be decided later.

An owner commented that there is an upcoming Bobcat Trail CERT Team Hurricane Preparedness Seminar with the North Port Emergency Management Team on July 17th at 9am in the Bobcat Trail Clubhouse.

AND COMING UP....

The social committee are on a hiatus for the summer and we will resume social activities again in the fall.



Wishing all our residents a very Happy 4th July!!!!



Date of next Villa Board Meeting

The next Board of Directors Meeting will be on Thursday 21st August at 4pm.

Welcome to New Residents of the Bobcat Villas

We welcome New Owners who join us each month. Be sure to welcome them to our community:

Sabina O'Brien, 2228 Lynx Run

David and Linda Greendough, 1119 Lynx Run

Patricia and John Moran, 2232 Lynx Run

Newsletter Editor: Jackie Hall