

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.,
September 2nd, 3 pm, Bobcat
Community Center

Bobcat Trail HOA Meeting, Tues
September 16th, 10am

Book Club, Wed. September
10th, 3 pm, Villa Clubhouse

Villa HOA Brd Meeting
Wednesday September 17th,
4pm

*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 August 14th at 4pm in the Villa Clubhouse and via Zoom.

Officers Report

The President advised that he is waiting to hear back from the contractor for the concrete work to be completed at the apron of 2028 Lynx Run for a start date.

The President also advised that a rail needs to be replaced on a section of the pool fence.

The Villas Annual Meeting date has been set for January 6th.

The approved painting contractor will attend the meeting to go over the villa painting process and how that will affect villa owners.

Committee Reports

Landscape Committee – A proposal has been received for sod to be replaced in multiple areas of the Association property. This will cost \$2893.18. This will be added to the agenda of the next meeting for Board approval.

Pool/Social committee - The Secretary/Treasurer advised that there have been two requests for the use of the Villa clubhouse for private functions. The dates are August 19th and September 10th, both from 5.30pm to 9.30pm.

Finance committee – no report

Special Assessment – Updates on payments received

The President provided an update on the collection of the special assessment for the roof replacement project. The President noted that there have been some owners who have now paid in full since the last meeting. Some owners are paying as per their approved payment plan. Other owners have been sent to the attorney to facilitate collection.

Discussion and Vote on Painting Proposals

The President advised that the Board of Directors have solicited proposals for the painting project covering the entire Association. Proposals have been received from Munyan Painting, MGC, Peacock Painting and Tamiani Painting and all are to use Sherwin Williams products. The President advised that Munyan Painting were the lowest cost, but needed to revise their proposal for a few missing items. After this revision, Munyan still came in within the amount of funds in the Painting Reserve. With no further discussion, George Baillie proposed and Jean Leismann seconded a motion to approve the Munyan Painting proposal for \$124,500. The motion carried.

Discussion and Vote on Tree trimming proposals

The President discussed the idea of replacing some palms in 2026 that were removed after the last few hurricanes and the trimming of the oaks and pines. The oaks and pines have not been trimmed for the last several years, and some limbs are now hanging over villa roofs. The President reviewed the proposals from Florida Tree and Ground Maintenance and Simply Trees. Simply Trees provide a priority list of work to be completed, with priorities 1, 2 and 3. The cost for Priority 1 items is \$42,770. The entire trimming for all oaks and palms in the proposal by Florida Tree and Ground Maintenance would cost \$45,305. The Board of Directors will meet with Florida Tree and Ground Maintenance to confirm that the work to be completed is comparable to Simply Trees. Assuming this is the case, George Baillie motioned and Jim Bishop seconded a motion to approve the Florida Tree and Ground Maintenance to complete the work with cost not to exceed \$60,000. The motion carried.

Owner Comments

Owner comments included front underground pipes not working and clogged, poor work quality by the landscapers, and fire ants in areas where people and dogs walk.

AND COMING UP....

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

Date of next Villa Board Meeting

The next Board of Directors Meeting will be on Wednesday 17th September 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:

Newsletter Editor: Jackie Hall