

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., October
7th, 3 pm, Bobcat Community
Center

Bobcat Trail HOA Meeting, Tues
October 21st, 10am

Book Club, Wed. October 8th, 3
pm, Villa Clubhouse

Villa HOA Brd Meeting
Wednesday October 22nd, 4pm

Villa Coffee, Sat 4th October 9am

Ladies Luncheon , Fri 17th Oct
11.30am*

Villa Potluck, Tues October 21st,
5pm

Adopt and Shop Meeting, Thurs
October 23rd 6pm*

Golf Cart Parade and Food
Pantry donation event, Friday
31st Oct, 5pm

*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 September 17th at 4pm in the Villa Clubhouse and via Zoom.

Officers Report

The President advised that the community golf cart had been serviced and now has new batteries. Also the ceiling in the women's restroom in the clubhouse has water damage and will be repaired.

Committee Reports

Landscape Committee – No report

Pool/Social committee - The Secretary/Treasurer advised that the Book Club will be restarting on Oct 8th at 3pm and the Club will meet on the second Wednesday of each month thereafter. The seasonal social activities will also restart in October including the Saturday Coffee and the Potluck Dinners. These

events will remain scheduled as per previous years with the first villa coffee on Saturday 4th October at 9am and the Potluck Dinner on Tuesday 21st October at 5pm. The social committee are also looking at asking a local ice cream store to bring their ice cream truck to the Clubhouse as a social event.

There are several pool chairs that need re-strapped and this should be scheduled soon.

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 are five owners following the agreed payment plan, 1 owner with the Association attorney starting litigation, and one other owner who was sent to the attorney for the filing of a lien.

Update on Irrigation Repairs

The President said there was an issue with the line from the pond to the filter for the pump. This has been repaired, but the irrigation system will be off until September 19th.

Update on Painting Project

The President advised that there is a meeting with the painting contractor and Sherwin Williams on September 19th to review the different options of the paint renderings.

Update on Tree trimming project

The President met with Florida Tree and Ground Maintenance to ensure that their proposal is comparable to the Simply Tree proposal. The Simply Trees proposal was double that of Florida Tree and Ground Maintenance. It was agreed that Florida Tree and Ground Maintenance will start work on September 18th. The President will discuss with LMP the items they are contracted to trim.

Update on Pool Railing Replacement

The President advised that the railings will be replaced on September 29th

Update on Golf Course

The President said Celtic Bank stated that they have a golf course company that is interested in the property and needs to work with Smith to finalize the deal. The judge gave a deadline of April 17th 2026 to complete the sale or it will go into foreclosure. The bank must provide an update every 60 days on progress made. If any homeowner has a concern with the mowing or sees an irrigation leak, then they should notify the Master HOA/CDD, so a motion can be filed to determine who is responsible for the maintenance or repairs.

Update on 2 Homeowners in violation of CRE's

The President discussed the letters sent to the homeowner and tenant of a home who lets their dogs outside off a leash and never properly stores their garbage bins and to the homeowner who has not

rebuilt their lanai from Hurricane Ian. The attorney will send letters to both owners so the violations are corrected

Discussion and Vote on SOD Replacement Proposals

The President reviewed the proposal from LMP to replace sod in the noted areas in the proposal. The President said that some of the areas noted on the proposal have now grown in, but there are other areas that now need sod. The President said he would speak to Chris Berry about the new areas. George Baillie motioned, seconded by Jean Leismann to approve the LMP proposal for \$2893.18. The motion carried.

Vote on Property Improvement Request.

The Board of Directors reviewed the Property Improvement Request from the owners of 2224 Lynx Run to install impact glass window, a sliding glass door, and front entry door. The Board of Directors noted that the front entry door must be a like-for-like replacement and must have the half round glass in the door. The President noted that the owner can install a shutter on the current door for protection. George Baillie motioned, seconded by Jean Leismann to approve the Property Improvement request as long as the front door is like-for-like and has the half round glass. The motion carried.

Owner Comments

Owner comments included a discussion on why some owners opt to install impact glass. There is a paver issue a 2169 Lynx Run. Hairline cracks in concrete sidewalks are not an issue and will not be repaired, but if there is a tripping hazard, then the sidewalk will be repaired. The CDD have plans to resurface the roads and RFP's have been sent to contractors for the project. It was noted that when seal coating is scheduled, the villas will be first.

AND COMING UP....

The social committee are starting up again and planning lots of social activities to be enjoyed by the villas.

First off is the Villa Coffee which will take place on Saturday 4th October at 9am. This is a great opportunity to meet you neighbors and enjoy coffee and goodies.

The first potluck is scheduled for Tuesday October 21st. Bring your own favorite food to share with friends and neighbors.

The Book Club is also starting up again. This happens the second Wednesday of every month with the first meeting happening on Wednesday 8th October.

Up at the main clubhouse things are also gearing up for the season. The first Ladies Luncheon is on Friday 17th October. The Ladies Luncheons are open to all residents and are fun events with good food, good company and raffles etc. Please see Anne Peterson if you want to sign up.

There is also a Halloween Golf Cart Parade on 31st October starting at the main clubhouse at 5pm. Decorate your cart and get your Halloween glad rags on and join the fun. As the golf carts go through the community, they will be picking up donations for the North Port Food Pantry.

Date of next Villa Board Meeting

The next Board of Directors Meeting will be on Wednesday 22nd October 22nd 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:

2063 Lynx Run - (Raymond) Talman Hauch
2087 Lynx Run - Don Vallance and Kim McConnell
2025 Lynx Run - Carole Marra
2123 Lynx Run - Warren and Diana Prince

Please make these new owners welcome!

Newsletter Editor: Jackie Hall