

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

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

Bobcat Trail CDD Board of
Supervisors Mtg., Tues., January
6th, 3 pm**

Bobcat Trail HOA Meeting, Tues
January 20th, 10am**

Book Club, Wed. Jan. 14th, 3 pm

Villas Annual General Meeting
Tues January 6th, 11am**

Villa Coffee, Sat 10th Jan., 9am*

Ladies Luncheon , Fri 16th
January 11.30am**

Bingo, Mon 5th January 5.15pm**

Euchre Mon 5th January 7pm and
Mon 19th January 7pm*

Games Night Monday 12th
January and Monday 26th
January, 7pm*

Bunco, Wed., 21st Jan., 5.30pm

Villa Potluck Tuesday 20th
January 5pm*

Karaoke, Saturday 31st Jan.,
6pm**

Villa Pool Party every Sunday at
2pm

*Other events may be scheduled, so be sure
to check the message boards at each post
office station and in the breezeway of the
Clubhouse for notices and sign-up sheets.
Items marked * require sign-up on the
breezeway signup sheet.
Items marked ** are held in the main
Bobcat Trail Community Center.*



From the Bobcat Villas Board Meeting

The Villa Board of Directors met on December 17th at 4pm in the Villa Clubhouse and via Zoom.

Officers Report

The Secretary/Treasurer reported that the straps on the pool furniture have been replaced and the pool furniture looks good.

Committee Reports

Landscape Committee – The Committee chair advised that Juniper is scheduled to install several palm trees and sod in previously approved proposals. The President reported that the irrigation system is back up and running. He has requested an updated schedule of when the new system will run including the zones.

Pool/Social committee - The committee chair discussed several upcoming social events and encouraged all owners to check the monthly calendar for dates and times of events.

Finance committee – The Director advised that the Committee has been in communication with the insurance agent to try and schedule the renewal of all insurance policies to January 1st. The Director advised that all policies with the exception of the property policy will now run from 1st January to December 31st. The Director said that the property insurance will remain on the current schedule and the agent will try again next year to move the policy to a January renewal date.

The Director also advised that there will be no special assessment for the scheduled painting project as the funds for the project are in the Painting Reserve for the Association.

Special Assessment – Updates on payments received

The President advised there is only one homeowner who is currently in arrears with their special assessment payments and this account is at the Association attorney for collection. The President stated that there is a legal agreement between the Association and the home owner to pay the past due amount for the account, otherwise legal action will proceed.

Update on Painting Project

The President advised that the painting contractors will be attending the Annual Meeting to discuss the process of the painting project and show the colors of the paint for the villas. The President said that he will resend the approved color option to the contractor so they have it for their files.

Discussion and Vote to approve Seal Coating of Clubhouse Parking Spaces.

The President reviewed the two proposals obtained for the seal coating of the Clubhouse parking spaces: 1-800-Striper \$1900 and Asphalt Sealers \$2600. We are waiting for a third proposal from the contractor who will be paving the roads in Bobcat Trail. The Board of Directors discussed the idea of approving a not to exceed amount so the work can be completed on time. George Baillie motioned, seconded by Barbara Bugbee to approve a not to exceed amount of \$1900 and wait until the third proposal comes in before proceeding with one of the proposals. The motion carried.

Discussion on Janitorial Technician

The Board of Directors discussed the current janitorial technician and his current duties while he is onsite, along with the hours he works. The Board of Directors discussed the need to have a schedule of dates and times for when he will be onsite and a list of duties to be completed each time he is onsite. The Board of Directors asked the Association Manager to confirm that he is willing to work 2 days a week for 2 hours the days he is onsite. Also, the Board will create a task list of items for the janitorial technician to complete each day he is onsite.

Discussion and vote on Property Improvement Request

The Board of Directors reviewed the Property Improvement Request from the owners of 2185 to install a new lanai roof and rear gutter. George Baillie motioned, seconded by Barbara Bugbee, to approve the Property Improvement Request. The motion carried.

Discussion on Parked Cars in Front of Clubhouse.

The Board of Directors discussed the cars parked in front of the clubhouse in violation of our Bylaws. A notice should be put up to inform that overnight parking is not allowed. Letters to be sent to those in violation and if cars are not removed, they will be towed.

Owner Comments

An owner asked if Bunco was open to all villa owners. It was confirmed that Bunco was open to everyone.

An owner talked about people cutting through the vegetation along Toledo Blade.

Reminder of Bobcat Villa Rules and Regulations

As we move into a new year, I thought it would be good to put out a reminder of some of the rules that everyone should be following in the Villas.

We will start with vehicle and parking regulations.

No commercial truck, commercial van, bus, motor home, camper, trailer or similar vehicle may be parked on the Property at any time unless enclosed in a garage and not visible from the outside.

No recreational vehicle of any kind shall be parked on the Property over 24hrs. Prohibited vehicles include, but are not limited to, those (i) not designed primarily for the routine transportation of people rather than equipment or goods, or (ii) bearing any advertising, logo or other signs (or printed on sides, front or rear of same) reference to any commercial undertaking or enterprise. Any vehicle the state registration for which contains a designation of the type of vehicle anything other than 'automobile' shall be presumed to be prohibited. Pickup trucks, vans and SUVs designed for the routine transportation of people will be permitted. No vehicles shall be repaired within the Property except on an emergency basis. No commercial vehicle of any kind shall be permitted to be parked on the Property for a period of more than 4 hours unless vehicles are temporarily present and necessary in the actual construction or repair. No vehicle shall be left within the Property for more than 1 business day if not capable of self-propulsion. All vehicles including motorcycles, mopeds, etc. shall be equipped with effective sound muffling devices. No boat, water craft, or boat trailer shall be stored on the Property, unless totally enclosed in a garage and not visible from the outside. No vehicles shall be permitted to park on Clubhouse Common Property unless attending a Clubhouse function. No overnight parking is permitted on the Clubhouse Common Property, except on an emergency basis.

Date of next Villa Board Meeting

The Annual General Meeting will be on January 6th at 11am.

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:

No new owners this month.

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Newsletter Editor: Jackie Hall