

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

Bobcat Trail CDD Brd of
Supervisors Mtg., Tues., October
6th, 3 pm, Bobcat Community
Center

Coral Hospitality Golf Course
Update, October 5th 10am –
12pm Bobcat Community Center

Villa Taco Tuesday 20th October
5pm*

Bobcat Trail HOA Meeting, Tues
October 20th, 10am, Bobcat
Community Center

Bunco Wednesday 21st October
5.30pm

Ladies Luncheon , Fri 16th
October 11.30am*, Bobcat
Community Center

Karaoke, Bobcat Community
Center Saturday 17th October
6pm

Water aerobics at top pool
Saturday 10th, 17th, 24th and 31st
October

*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 16th at 4pm in the Villa Clubhouse and via Zoom.

Officers Report

The President stated that the Board were reviewing issues with Juniper, and will be deciding how to proceed with the Juniper Contract. The President mentioned that he had been contacted by the Master HOA asking how the Master HOA assessment amount was calculated for the villas.

Committee Reports

Landscape Committee – There was no report from the committee but the President noted that Juniper had been onsite the previous week trimming the bushes/plants but it is still unknown when the palms would be trimmed.

Pool/Social committee - The committee chair advised that there was a request to use the clubhouse on September 29th at 10am for a meet with the candidate forum. The Chair noted that this is not an event being put on by the Association nor the Social Committee. The Chair affirmed that the bunco games night will continue in October and that a potluck dinner has been scheduled.

Finance committee – The Director advised that the Finance Committee would be meeting soon to discuss and review the draft budget for 2027. The Director stated that the insurance for the Association will now be aligned with the fiscal year which is the calendar year. The Finance Committee will make their recommendations at the next Board of Directors meeting. The Board of Directors agreed to schedule the next meeting for 27th October with the budget approval meeting on November 18th.

Update on Knox Final Payment

The President reviewed the final payments made to Knox Services for the roof replacement project. The President noted the following payments made to Knox for the final payments: September 4th - \$325,000 and September 10th, \$155,000. Also the President noted the final release of lien was provided and the warranty remains in effect for the roof replacement.

Landscaping – Pine trees along Toledo Blade, Juniper Contract and Palm Tree trimming

The President reviewed the need to flush dead cut the dead trees I the wooded area between Lynx Run and Toledo Blade. The Board of Directors reviewed the proposals from Arbobella Tree Service for \$9100 and Florida Tree and Ground Maintenance for \$17,000. With no further discussion to come before the Board, George Baillie motioned, seconded by Jim Bishop to approve the Arbobella proposal for \$9100. The motion carried.

Discussion and Vote on Proposal to Repair and Paint the Pool Deck.

The Board of Directors reviewed the proposals from MCG-\$9777, Munyan Painting - \$3850 and Tamiani Painting - \$5680. The President noted that the Munyan Painting proposal did not include repair of the cracks in the pool deck. With no further discussion Barbara Bugbee motioned, seconded by Jim Bishop to approve the Tamiani Painting proposal. The motion carried.

Owner Comments

Owner comments included the upcoming meeting on the golf course scheduled for October 5th. A question about whether the tree at 2204 Lynx Run is diseased. A request to trim back the tree limbs across from 2081 and 2087 Lynx Run. A roof leak at 2204 needs repaired. A notice to not pay any invoices from Sentry Management.

Upcoming Social Events

The social committee is anxious to see everyone and get the fall and winter activities started. Keeping with our usual 3rd Tuesday of the month, we will kick off the potlucks on Tuesday, October 20 with a Taco Tuesday. The social committee will provide the taco meat and then we ask everyone to sign up for a topping, side dish or dessert. The choices will be listed on the sign-up sheet that will be posted

on the breezeway bulletin board. Please sign up so we can get an accurate count for the meat. We'll start with appetizers at 5:00 PM in the Villas Clubhouse. Taco Tuesday is open to all Villa residents.

We will bring back Euchre on the 1st and 3rd Mondays of the month, starting in November. The social committee is making plans for other activities throughout the winter. If you would like to join the committee, or have any suggestions/ideas for future events, please contact Dori Bishop at 937-620-2348 (text or leave a voicemail message).

If you are interested in crafts, then the crafts group meet every Thursday in the Bobcat community center from 10am to 12. Come along and get some inspiration for new projects.

October 16th will be the first Ladies Luncheon of the season. These are always fun times with good food, good company and raffles etc. It is a great way to meet and make new friends in the community. If you are interested in attending then please contact Anne Peterson at jpeter3716@aol.com.

Also in the Bobcat Community Center there will be karaoke on 17th October, starting at 6pm. Come along and sing a song or enjoy your neighbors singing. There will also be dancing, so wear your best dancing shoes.

There will be a Halloween Golf Cart Parade on 31st October starting at 4pm from the Bobcat Community Center, so please decorate your cart for Halloween and put on your best scary outfit and join the fun. The cart parade will travel round the Bobcat community collecting pet supplies which will go to our local animal charities, so all in a good cause. If you will not be there, you can leave pet supplies at the end of your drive and we will pick them up.

Lastly if you are looking at a fun way to keep fit, then you should try water aerobics every Saturday at the Bobcat Community pool from 9am – 10am.

Also a head up for next month. Bingo will start in the Bobcat Community Center on 2nd November.

Golf Course Update

I hope you are all happy about the work that has started on the golf course in recent weeks. To find out more about the plans, please attend the meeting in the Bobcat Community Center on 5th October at 10am. Coral Hospitality, who own the golf course are holding a public meeting for Bobcat Residents.

The meeting will include a presentation outlining the vision and plans for the golf course, followed by a question-and-answer session. Community members are encouraged to attend to learn more about the project and ask questions directly to the Coral Hospitality team. We look forward to seeing you there!

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:

Please make these new owners welcome!

2023 Lynx Run	DeeDee Gozion and Kevin Johnston
2024 Lynx Run	Dianne Ricotta and Mike Gillum
2037 Lynx Run	Connie and Lyle Vradenburg
2081 Lynx Run	Joan and Mike Potvin
2155 Lynx Run	Jodean and Don Eddins

Date of next Villa Board Meeting

The Annual General Meeting will be on October 27th at 4pm.

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Newsletter Editor: Jackie Hall