



Rizzetta & Company

Bobcat Trail Community Development District

Board of Supervisors' Meeting August 5th, 2025

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.bobcatcdd.com

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

Bobcat Trail Community Center, 1352 Bobcat Trail Blvd., North Port, FL 34288

www.bobcatcdd.com

Board of Supervisors	Steven Ball	Chairperson
	Jeffrey Brall	Vice Chairperson
	Paul Fisher	Assistant Secretary
	Michael SanAntonio	Assistant Secretary
	Robert Branch	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	David Jackson	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineers	Robert Dvorak	BDI Engineers

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.bobcatcdd.com

July 29, 2025

**Board of Supervisors
Bobcat Trail Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Bobcat Trail Community Development District will be held on **Tuesday, August 5th, 2025, at 3:00 p.m.** at the Bobcat Trail Community Center located at 1352 Bobcat Trail Blvd., North Port, Florida 34288. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. PUBLIC COMMENTS – AGENDA ITEMS ONLY**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on July 01, 2025..... Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of June 2025..... Tab 2
- 6. OLD BUSINESS**

None.
- 7. NEW BUSINESS**
 - A. Resident Concerns
 - B. Consideration of Solitude Lakes Management Renewal Proposal 2025-2026 Tab 3
- 8. CONSENT ITEMS**
 - A. Acceptance of Committee Meeting Minutes Tab 4
 1. Infrastructure – Asset Committee Meeting Held on July 17, 2025
 2. Landscape Committee Meeting Held on June 17, 2025
- 9. STAFF REPORTS**
 - A. Field Manager
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
- 10. OTHER REPORTS**
 - A. Infrastructure/Asset Management Committee
 - B. Landscape Committee
 - C. Newsletter Supervisor
 - D. Finance Supervisor
 - E. Lakes and Roads Supervisor
 - i. Solitude Waterway Inspection Report

- ii. Solitude Monitoring Reports
- F. Maintenance Supervisor
- G. Facilities Supervisor
- H. HOA Updates
- I. Commercial Properties
- 11. PUBLIC COMMENTS**
- 12. SUPERVISOR REQUESTS**
- 13. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: David Jackson: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bobcat Trail Community Development District was held on **Tuesday, July 01, 2025, at 3:00 p.m.** at the Bobcat Trail Community Center, 1352 Bobcat Trail Blvd., North Port, FL 34288.

Present and constituting a quorum:

Steven Ball	Board Supervisor, Chairman
Jeffrey Brall	Board Supervisor, Vice Chairman
Paul Fisher	Board Supervisor, Assistant Secretary
Michael SanAntonio	Board Supervisor, Assistant Secretary (via Teams)
Robert Branch	Board Supervisor, Assistant Secretary (via Teams)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Dan Lewis	District Counsel
John Fowler	Landscape/Aquatics Inspection Svcs.
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Blandon called the meeting to order and read roll call.

On a Motion by Mr. Ball, seconded by Mr. Brall, the Board allowed Mr. SanAntonio and Mr. Branch Present to participate in the Meeting and vote via Teams, with all in favor, the Board Approved Roll Call.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Board, Staff, and Audience recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Approval of Agenda

Ms. Blandon presented the agenda and asked the Board if there were any additions or changes to the agenda as presented. No modifications were requested.

On a Motion by Mr. Fisher, seconded by Mr. Ball, with all in favor, the Board Approved the Agenda for the July 01, 2025 Board of Supervisors Meeting, for the Bobcat Trail Community Development District.

FOURTH ORDER OF BUSINESS

Public Comments – Agenda Items Only

Ms. Blandon opened the floor for public comment on agenda items only.

Ms. Botzung expressed her concerns regarding pool issues from the previous meeting. She also mentioned helping the staff with Palm Tree trimming.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
June 03, 2025**

Ms. Blandon presented the Minutes of the Board of Supervisors meeting held on June 03, 2025, and asked if there were any questions, comments, and/or changes. There was one change on page 9, line 148 of a misspelled name.

On a Motion by Mr. Brall, seconded by Mr. Branch, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on June 03, 2025, Subject to the Correction Noted on the Record, for the Bobcat Trail Community Development District.

**Ratification of the Operations and
Maintenance Expenditures for the
Month of May 2025**

Ms. Blandon presented the expenditures for the period May 1-31, 2025, totaling \$74,774.01, and asked if there were any questions. There were no questions.

On a Motion by Mr. Fisher, seconded by Mr. Ball, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of May 2025, totaling \$74,774.01, for the Bobcat trail Community Development District.

SIXTH ORDER OF BUSINESS

Resident Concerns

Ms. Blandon opened the floor for residents' concerns.

A resident advised that street light #12 was not working. Mr. Branch stated he was working on getting Street Light #12 fixed.

Mr. Fisher advised that a neighbor has a palm tree behind his home that is on CDD property, the resident is requesting trimming of the palm before Hurricane Season.

Mr. Branch commented on a resident lamp fixture. He replaced the lamp fixture but further issue is being attended to.

SEVENTH ORDER OF BUSINESS

**Florida Recovery Obligation
Calculation (F-ROC) Overview**

Mr. Brall advised that he looked into the program and believes forms should be completed. He informed the district that it will be beneficial in the future. Mr. Ball explained the process involved.

Mr. Brall reported on a letter sent to Congressman Greg Steube, Mr. Brall has stayed in contact with Mr. Steube and will meet on Thursday, July 10, 2025.

FEMA Attorney is reviewing the Second Appeal asking for more information. Mr. Brall will check if he has the needed information. He stated that the Board has 30 days to send to information to FEMA Attorney.

EIGHTH ORDER OF BUSINESS

**Acceptance of Committee Meeting
Minutes for Infrastructure – Asset
Workshop Minutes held on June 19,
2025**

Ms. Blandon presented the Minutes of the Asset Workshop meeting held on June 19, 2025, and asked if there were any questions, comments, and/or changes. There were none.

On a Motion by Mr. Brall, seconded by Mr. Ball, with all in favor, the Board Accepted the Asset Workshop Minutes for June 19, 2025 for the Bobcat Trail Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Fowler was present and mentioned an inspection for lake #4 on June 25, 2025. He then went over Landscaping, mentioning weeds/blooms and proposals #1 and #2 for the Bulrush. Mr. Fowler then spoke about Solitary Palm

Ct. stating turf looks bad.

He also discussed Cinch Bugs and how to prevent them along with Palm Queen treatment needed which is in decline.

B. District Engineer

Mr. Ball provided an update on Engineering Team work such as the handicap parking spots survey and Speed Bumps at Back Gate set back 100 feet. Exhibits for paving went to Counsel for RFP and is looking to see if there are exceptions.

C. District Counsel

Dan Lewis mentioned motion to cancel foreclosure, sale was granted. A letter was sent to Celtic Bank and their Attorney on this matter. Injunction matter is in inactive status.

D. District Manager

The next regular meeting of the Board of Supervisors is scheduled for Tuesday, August 05, 2025 @ 3:00 p.m.

Ms. Blandon presented the financial report as of May 21, 2025. The District was under budget \$210,608.

TENTH ORDER OF BUSINESS

Other Reports

A. Infrastructure/Asset Management Committee (Board Workshop) – Jeffrey Brall

Mr. Brall mentioned an installment of Bollards in front of the Tennis Courts. Mr. Branch will proceed with speaking to the Fire Department to see if it is allowable.

Background Checks for Board Members are being looked into by David Jackson.

B. Landscape Committee – Jeffrey Brall

Mr. Brall went over a number of areas neglected during mowing from Artistree, overview on area completed. Artistree claims they did not know it was their responsibility. Mr. Brall showed area/locations and spoke with trimming crew.

C. Newsletter Supervisor – Paul Fisher

Mr. Fisher will send out the Newsletter the weekend after IA Meeting, July 17, 2025. Waiting on Final Budget.

D. Finance Supervisor – Paul Fisher

Mr. Fisher had nothing to report.

E. Lakes and Roads Supervisor – Steven Ball

i. Solitude Waterway Inspection Report

Supervisor Ball reported Solitude Techs on Saturday pointed out several ponds that need to be treated. Ponds #1 and #2 have significant amount of Bulrush and are receiving a proposal to clean up and remove.

ii. Solitude Monitoring Reports

Supervisor Ball mentioned 2 washouts and is going to get treated within the next 2 weeks.

F. Maintenance Supervisor – Robert Branch

Mr. Branch reported pressure issues with PRV #13 and advised that he received a quote from Hoover to replace diaphragm or valve.

Pending Report from Kennedy Electric for inspection Controller on Bobcat Trail.

Mr. Branch reported an update on Traffic Bollards for Tennis Courts, emailed the Fire Marshall for Approval.

He is also still working on prepping and painting storm inlet covers and traffic paint around the curbs at the main entry.

G. Facilities Supervisor – Michael SanAntonio

Mr. SanAntonio reported that the new audio system will be completed next week.

H. HOA Updates - Michael SanAntonio

Supervisor SanAntonio had nothing to report.

I. Commercial Properties

There were no updates.

ELEVENTH ORDER OF BUSINESS

Public Comments

A Resident asked Mr. Ball about status of reclaimed water. Mr. Ball has had discussions but no status update.

Resident Marlene asked the Board of Supervisors to re-think the pool for everyone. She also mentioned that the lawn people have been rude and that her yard is in bad condition.

Tom Runningham inquired as to whether a legitimate document has been obtained from the buyer regarding the foreclosure. Mr. Runningham mentioned he has emailed the Attorney for the Bank for information with no response.

Another Resident, Elaine from 3519 Royal Palm, expressed concern regarding

exclusive pool use and asked if the pool could be used for Aerobics involving 20 women if not consuming entire pool.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon asked if there were any Supervisor requests or comments. There were none.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Blandon stated that there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Brall, seconded by Mr. Fisher, with all in favor the Board adjourned the Meeting at 3:52 p.m., for the Bobcat Trail Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · FT. MYERS, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

**Operation and Maintenance Expenditures
June 2025
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: \$ 67,373.33

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easypay	20250613-1	692497979	ADP Fee PPE 06/01/25	\$ 106.65
ADP Easypay	20250627-1	693423494 ACH	ADP Fee PPE 06/15/25	\$ 85.95
Amazon Capital Services, Inc.	100212	1TJF-X1T7-3DYY	Golf Cart Keys 06/25	\$ 26.98
Amazon Capital Services, Inc.	100218	11LR-YKQY-LDJX	Trash Bags 06/25	\$ 35.88
Amazon Capital Services, Inc.	100218	14TV-HQGC-CGCL	Super Lube Silicone 06/25	\$ 29.03
Amazon Capital Services, Inc.	100218	1CWH-D9KP-C179	Mini Refrigerator 06/25	\$ 269.99
Amazon Capital Services, Inc.	100218	1DDJ-K6QD-CRTW	RV Bed Storage Door Kit 06/25	\$ 113.84
Amazon Capital Services, Inc.	100218	1LDG-FMK3-PHXX	Outside Wall Light Fixture 06/25	\$ 22.37
Amazon Capital Services, Inc.	100218	1PCH-6JHT-C64D	Barn Handle Closet Door 06/25	\$ 90.32
Amazon Capital Services, Inc.	100218	1WKW-GG44-KX7L	Pressure Washer 06/25	\$ 29.88
Amazon Capital Services, Inc.	100218	1X3T-TTLF-9R6X	Lysol Bowl Cleaner 06/25	\$ 10.61
Amazon Capital Services, Inc.	100218	1YNH-J6WR-X4QF	Computer Monitor Stand 06/25	\$ 23.69
Amazon Capital Services, Inc.	100227	1CG1-KN6Q-KM9F	Toggle Latch Clamp 06/25	\$ 30.77

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Artistree Landscape Maintenance & Design STE B	100209	184242	Plant Replacement 04/25	\$ 132.00
Artistree Landscape Maintenance & Design STE B	100209	184600	Irrigation Repairs 03/25	\$ 144.13
Artistree Landscape Maintenance & Design STE B	100213	184507	Golf Course Irrigation Repairs 05/25	\$ 142.56
Artistree Landscape Maintenance & Design STE B	100228	184739	Monthly Maintenance 06/25	\$ 9,970.40
Artistree Landscape Maintenance & Design STE B	100228	184740	Monthly Grounds Maintenance - Entrance 06/25	\$ 2,492.60
Brletic Dvorak, Inc.	100219	1966	Engineering Services 05/25	\$ 360.00
City of North Port Utilities	20250620-1	34841-152336 05/25 ACH	1350 Bobcat Trl 05/25	\$ 65.59
City of North Port Utilities	20250620-1	34841-153028 05/25 ACH	1350 Bobcat Trl-Pool 05/25	\$ 300.92
City of North Port Utilities	20250620-1	34841-175058 05/25 ACH	1352 Bobcat Trl - Office Bldg 05/25	\$ 329.59
City Wide Facility Solutions	100214	32019032716	Janitorial Supplies 06/25	\$ 1,000.00
City Wide Facility Solutions	100214	42019019168	50% Deposit-Court Resurface 05/25	\$ 10,900.00
City Wide Facility Solutions	100220	42019019400	Janitorial Services 06/25	\$ 375.00
Clean Sweep Parking Lot Maintenance Inc	100221	58114	Power Sweep 05/25	\$ 585.00

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Health in Sarasota County	100222	58-BID-7895996	Pool Permit #58-60-01167 06/25	\$ 400.00
Florida Power & Light Company	20250603-1	FPL Summary 05/25 ACH	FPL Summary 05/25 ACH	\$ 2,889.47
Florida Power & Light Company	20250604-2	00592-38485 05/25 ACH	2975 Bobcat Village 05/25	\$ 188.47
Frontier Florida, LLC	20250604-1	941-423-9035-100518-5 05/25 ACH	Internet 05/25	\$ 125.98
Frontier Florida, LLC	20250604-1	941-426-5773-102122-5 05/25 ACH	Internet 05/25	\$ 215.98
Frontier Florida, LLC	20250617-1	941-426-0808-022310-5 06/25 ACH	Phone/Internet/Cable Services 06/25	\$ 694.05
Frontier Florida, LLC	20250620-2	941-423-6750-122914-5 06/25 ACH	Phone/Internet/Cable Services 06/25	\$ 110.09
Hidden Eyes, LLC	100215	756056	Video Monitoring & Maintenance 07/25	\$ 5,861.25
Hoover Pumping Systems Corp.	100210	189165	Pump Repair 05/25	\$ 410.95
Hoover Pumping Systems Corp.	100229	189924	Pump Repair 06/25	\$ 657.43
Jeffrey Brall	20250605-3	JB060325 ACH	Board of Supervisor Meeting 06/03/25	\$ 200.00
Jeffrey Brall	20250625-1	JB061925 ACH	Board of Supervisor Meeting 06/19/25	\$ 200.00
Michael SanAntonio	100216	052925 SanAntonio	Reimbursement for Supplies 05/25	\$ 1,979.63

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael SanAntonio	100216	060625 SanAntonio	Reimbursement for Supplies 06/25	\$ 573.35
Michael SanAntonio	20250605-5	MS060325 ACH	Board of Supervisor Meeting 06/03/25	\$ 200.00
Michael SanAntonio	20250625-4	MS061925 ACH	Board of Supervisor Meeting 06/19/25	\$ 200.00
North Port Fire Rescue - City of North Port	100217	250415441502	Pool-Annual Inspection 04/25	\$ 60.00
North Port Solid Waste District	20250603-2	131769-191620 04/25 ACH	1352 Bobcat Trl SWD 04/25	\$ 271.92
Persson, Cohen & Mooney, P.A.	100223	6019	Legal Services 05/25	\$ 1,755.40
Precision Service & Installation, LLC	100211	26919	Service Call 04/25	\$ 2,479.50
Rizzetta & Company, Inc.	100207	INV0000099721	District Management Fees 06/25	\$ 4,736.00
Robert Half International, Inc.	100224	65050050	Yvonne Regan WE 05/30/25	\$ 408.00
Robert Half International, Inc.	100224	65099493	Yvonne Regan WE 06/13/25	\$ 1,020.00
Robert Half International, Inc.	100230	65114850	Yvonne Regan WE 06/20/25	\$ 1,020.00
Robert M Branch Jr	20250605-2	RB060325 ACH	Board of Supervisor Meeting 06/03/25	\$ 200.00
Robert M Branch Jr	20250625-5	RB061925 ACH	Board of Supervisor Meeting 06/19/25	\$ 200.00

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Signet Pool	100231	62785	Monthly Maintenance 06/25	\$ 796.00
Solitude Lake Management, LLC	100225	PSI163525	Monthly Maintenance 05/25	\$ 3,159.67
Solitude Lake Management, LLC	100225	PSI165766	Monthly Maintenance 05/25	\$ 160.86
Solitude Lake Management, LLC	100225	PSI168541	Monthly Maintenance 05/25	\$ 140.69
Solitude Lake Management, LLC	100232	PSI171675	Monthly Maintenance 06/25	\$ 3,159.67
Solitude Lake Management, LLC	100232	PSI174037	Monthly Maintenance 06/25	\$ 160.86
Solitude Lake Management, LLC	100232	PSI176759	Monthly Maintenance 06/25	\$ 140.69
Sprinklermatic Florida, LLC	100208	54751	Quarterly Fire Sprinkler Inspection 05/25	\$ 325.00
Steven Ball	20250605-4	SB060325 ACH	Board of Supervisor Meeting 06/03/25	\$ 200.00
Steven Ball	20250625-3	SB061925 ACH	Board of Supervisor Meeting 06/19/25	\$ 200.00
TECO Peoples Gas	20250616-1	211015264685 05/25 ACH	1350 Bobcat Tril 05/25	\$ 20.33
Valley National Bank	20250626-1	Valley CC ACH 05/25-699	Credit Card Expenses 05/25	\$ 3,628.34
Walter P Fisher	20250605-1	WF060325 ACH	Board of Supervisor Meeting 06/03/25	\$ 200.00

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Walter P Fisher	20250625-2	WF061925	Board of Supervisor Meeting 06/19/25	\$ 200.00
Wenzel Electrical Services Incorporated	100226	258371	Quarterly Fire Alarm Services 07/25- 09/25	<u>\$ 150.00</u>
Total Report				<u>\$ 67,373.33</u>

Tab 3

Hope all is well,

Even though we are busy enjoying the cool temperatures of winter and even occasional snow, Spring is just around the corner. When warm temperatures approach, your pond(s) will once again become a focal point and gathering spot. Spring fish stocking is one of the most impactful ways to set your waterbody up for a healthy new year.

In a healthy pond, forage fish such as small Bluegill, Fathead Minnows and Mosquitofish play a critical role in the food web, as they are eaten by almost everything. They provide an important food source for larger fish such as Largemouth Bass and adult Bluegill, as well as wildlife such as amphibians, reptiles and birds. A big benefit of a healthy forage fish population is that their diet includes mosquito larvae as well as midge larvae, making them the perfect form of natural mosquito and midge control.

Reducing mosquito populations in particular is a common goal for most homeowners. It is well known that mosquitoes can spread both diseases and viruses while also being a nuisance. At three inches in length, adult minnows thrive in turbid, low-oxygenated water bodies and spawn along the shoreline where mosquitoes often lay their eggs. Adding minnows to consume mosquito larvae is ideal when trying to reduce the mosquito's reproduction success in water bodies that lack predator fish such as Largemouth Bass and Channel Catfish.

Although forage species such as Fathead Minnows and Bluegill reproduce frequently, they are heavily preyed upon and their populations are easily depleted, particularly in small ponds, so annual stocking is recommended to sustain their long-term benefits. For waterbodies with predator fish such as Largemouth Bass and Channel Catfish, stocking Bluegill is a better approach than stocking Fathead Minnows.

Please reach out to me directly with any questions and or for pricing. Thank you in advance,

SERVICES AGREEMENT

PROPERTY NAME: Bobcat Trail CDD

CUSTOMER NAME: Bobcat Trail CDD

SERVICE DESCRIPTION: **Annual Maintenance Services Renewal Agreement for Twenty (20) Ponds (A1, A2, B, C, D, E, F1, F3, G, H1, H2, I, J1, J2, J3, K1, K2, M, Detention area 1, and Detention area 2) and for Two (2) Preserve Areas (20 and 21).**

EFFECTIVE DATE: August 1, 2025 through July 31, 2026

SUBMITTED TO: Belinda Blandon

SUBMITTED BY: Daniel Benitez, Inside Sales Manager

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse Customer for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses").

5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of twelve months(s) (the "Initial Term"). Notwithstanding the foregoing, SOLitude reserves the right to annually increase the amount charged for the Services beyond the escalation percentage stated herein. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may



reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed



to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or



for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event



that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Bobcat Trail CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Pond(s) on a one (1) time per week basis May through October and on a two (2) times per month basis November through April.

Monitoring:

1. A SOLitude Aquatic Specialist will visit the site and inspect the pond(s)/lake(s)/BMP.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s)/lake(s)/BMP Area with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond/lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s)/lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Pond/Lake Dye:

1. **Pond/Lake Dye** will be applied to the pond(s)/lake(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Preserve Maintenance:

1. The treatment will include all FLEPPC Category 1 & 2 species and nuisance vines.
2. All Species will be killed in place with an approved herbicide,
3. This proposal does not include debris removal or disposal.



Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$37,916.04**

Invoice Amount: **\$3,159.67**

Invoice Frequency: **Monthly**

Tab 4

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT
MEETING MINUTES
July 17, 2025

MINUTES OF INFRASTRUCTURE – ASSET WORKSHOP

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The workshop of the infrastructure- Asset Committee of the Bobcat Trail Community Development District was held on Thursday, July 17, 2025 at 3:00 PM at the Bobcat Trail Community Center, 1352 Bobcat Trail Blvd, North Port, FL 34288.

Present and constituting a quorum:

Steven Ball	Board Supervisor, Chairman
Jeffrey Brall	Board Supervisor, Vice Chairman
Michael SanAntonio	Board Supervisor, Assistant Secretary
Paul Fisher	Board Supervisor, Assistant Secretary
Robert Branch	Board Supervisor, Assistant Secretary

Call to Order/Roll Call

The meeting was called to order at 3:00 PM by Steven Ball. Present were Steven Ball, Jeff Brall, Michael SanAntonio, Robert Branch and Paul Fisher.

Vote was passed to have Mike SanAntonio join by phone.

Pledge of Allegiance

Approval of Agenda

The agenda was approved.

Public Comments

No public comments regarding the agenda.

Old Business

- A. Bollards Update: Supervisor Branch reviewed the placement of the bollards and is waiting for NPFD approval.
- B. Wash out update: Supervisor Ball stated the wash out on Royal Palm should be repaired the last week of July. Finn Outdoor will provide an estimate for the wash out on Palmetto Palm.

New Business

- A. Brown and Brown Insurance Application: Supervisor Ball reviewed the Insurance application and asked the board to review and see if any other coverage needed to be added. He will follow up with Belinda to get a complete insurance package for the board to review.
- B. PRV # 13 Discussion: Supervisor Branch reviewed the repair completed on the PRV. He also stated that due to the high pressure a sprinkler head at 3542 Royal Palm was damaged.

Resident Concerns

Supervisor Ball reviewed a concern regarding a home on Silver Palm where sidewalk repairs were completed several months ago. Resident received a letter from BCT Master regarding several landscape maintenance issues that needed to be corrected. The resident has requested that the CDD pay \$400 for 70 bags of mulch for around the tree by the sidewalk repair. This request was denied by the board and the resident will be notified.

Supervisor Updates

- A. Supervisor Fisher requested that any updates to the newsletter be sent to him by the end of Friday.
- B. Supervisor Brall gave an update on the FEMA appeal and confirmed that grass behind Canary Palm has been mowed.
- C. Supervisor Ball discussed the Solitude renewal for our ponds. The contract will be renewed at the same rate as last year. Also discussed renting a speed radar sign to identify speed issues in the community. More discussion is needed.
- D. Supervisor SanAntonio reviewed that the new audio system has been installed and is working. Residents are very pleased with the new system. He also reviewed that front gates are open due to a resident going through with a large trailer and damaging the card reader and wiring. The reader will need to be replaced at a cost of \$4,800. The board agreed to give emergency approval for this repair. Also reviewed was a request by the welcome committee to waive the security deposit for community center room rental. The request was denied.
- E. Supervisor Branch reviewed that power to the irrigation box has been corrected and the streetlights no longer have to be on to power the system. He also reviewed a new payroll system that he is looking at with Rizzetto.

Public Comments

- A. Comment about the sound system and how well it worked.

Adjournment

Adjournment at 3:37 PM.

Bobcat Trail Landscape Committee Meeting Minutes

Tuesday June 17, 2025

Bobcat Trail Community Center

1352 Bobcat Trail Boulevard

North Port Florida 34288

1. Call to Order

The meeting was called to order at 12:01 PM.

2. Roll Call/Statement of Quorum

Present at the meeting representing the Bobcat Trail Landscape Committee (BCTLC) were Jeff Brall, Val Duemmel, Laura Filler and Bill Hadovski.

There were no representatives from Artis Tree at the meeting. There were no residents or members of the public present.

3. Approval/Adoption of Agenda

The June 17, 2025, Bobcat Trail Landscape Committee Meeting Agenda was approved as modified. (See Attachement 1)

4. Public Comment on Agenda Items

There was no public comment.

5. Meeting Minute Approval

The meeting minutes for April 15, 2025, BCTLC meeting were approved as issued. There was no BCTLC meeting held in May of 2025.

6. Old Business

- A. Review of the Contract Matrix was tabled due to no representative from Artis Tree.
- B. Bobcat Trail Aquatic and Landscape Inspection Report for May 2025, by Rizzetta & Company John Fowler Landscape Specialist was not issued. The review was tabled until the next available report.
- C. General discussion as to the condition of the turf and status of the mowing. It appears that there are cinch bugs in the turf on Solidary Palm and may be present in other areas including the medium strip. Artis Tree has not responded to the Landscape Committee's correspondence.
- D. The "Area Under the Trees" and the open area next to 1840 Silver Palm have not been cut in at least the past two cycles.
- E. It was noted that both the upper and lower corners of Royal Palm and Bobcat have serious turf problems that need to be addressed
- F. The fix (battery backup) did not work on the irrigation controller near the Community Center. Cable is being run to the controller to provide an independent power source.
- G. The electrical duplex plugs on the exit side of the front gate have been reworked and mounted in waterproof housings that should help protect the circuits from water intrusion. Similar work will be performed on the entrance side of the main gate.
- H. The landscape committee chairman plans to do an overall assessment of Bobcat Trails Landscape Status and issue a report
- I. An issue with the Artis Tree contract provided flowers is evolving. The flowers due in March were not provided and there has been no status or update for the ones scheduled for June. Each cycle of flowers cost one thousand dollars.
- J. It was observed that the Agave plant on the Commercial side is doing well, yet the ones on the back gate have all died.
- K. Overall, the street monument trimming and maintenance is going well, though there are some areas that need attention , it was noted

that in a couple of cases the Jatropha plants are extending into surrounding plants.

- L. Artis Tree has informed the Bobcat Trail Landscape Committee that the price of mulch will increase with the next application. The BCTLTC believes the price for mulch was part of the contract negotiations and plans to work with Arti Tree to resolve the issue.
- M. Commercial Side/Woodhaven/Toledo Blade/ Under the trees. See attachment 2 for the report on these areas.
- N. Work continues to find a way to waterproof the Christmas Light Decorations so that they will not trip the Ground Fault Interrupters on the duplex plugs. So far, we have had mixed results finding a hardware solution that will completely protect the circuits from the intrusion of water
- O. The power at the Street Monuments is also being worked on, some new duplex receptacles have been added, and an evaluation is underway to determine if the monument flood lights should be illuminated in addition to the holiday lights.
- P. Rear Gate Landscape Lighting is installed and looks good.

7. New Business

- A. Shovel Ready Projects .
 - (1) Mulch Sod Replacement.
 - Areas have been identified.
 - Areas have been measured.
 - Several monuments will require more sod then planned, this will increase the costs.
 - Still evaluating bringing in sod by the truck load.
- B. Remaining Shovel Ready Projects will be identified in the 5 Year plan that will be part of our next meeting agenda.

8. Budget

- A. Money recovered via the most recent Golf Course Tax payment still has not been received.
- B. FEMA Reimbursement for storm damage is still being pursued.
 - (1) Letter has been Sent to Representative Steube

9. Public Comment

- A. No public comment.

10. Adjournment

- A. Adjourned at 1:45 PM.

ATTACHMENTS

1. Approved Agenda for June 17, 2025, Bobcat Trail Landscape Committee Meeting
2. WLH Monthly Report

ATTACHMENT 1

Bobcat Trail Landscape Committee
7/15//2025 BCT Community Center 12 PM
Agenda (revise as needed at meeting)

1. Call to Order
2. Roll Call/Statement of Quorum
3. Approval/Adoption of Agenda Items
4. Public Comment on Agenda Items
5. Reading/Approval of 4/15/2025 Meeting Minutes

Old Business

6A.

- Artistree's Matrix Report (Laura)
- Discussion of Current Landscape Status
- John Fowler Report
- Follow up on completed "Guard House Bed" & "Phase 5 Part A" Project & "Pool Area"
- Several Jatropa's need attention (street monuments)
- Sod Problems (Cinch bugs & or irrigation issues)

IRRIGATION

6B. Street Monuments (Valarie)

- Discussion of Current Landscape Status of Street Monuments

6C. Commercial/Woodhaven/Toledo Blade/ "Under The Trees" (Bill)

- Discussion of Current Landscape Status of Above Areas

CHRISTMAS LIGHTS

6D. Miscellaneous Items (Jeff)

7. 3 Shovel Ready Projects (Part of 5 Year Plan)

Mulch/Sod Enhancement -

8. Landscape Lighting at Front Gate/Exit Side

9. Budget

10. Public Comment

11. Adjournment

ATTACHMENT 2

BCTLG MONTHLY MEETING 2025-06-17

Under The Tree

The "Area Under The Trees" needs to be cut, it looks like the last one maybe two cuttings were missed. In addition, there is a major limb down on the ground that will impact mowing operation. Pile of brush still by the pump house, this has been noted previously.

Commercial Side

Area behind the Hospital needs to be cut.

Lake by Doctors office needs brush pushed back

Monuments look good, turf is looking better

New planting areas (bullnose) look good

The sidewalk along Toledo Blade is clear

The sidewalk along Wood Haven is clear

Other Areas

Royal Palm Drive and Bobcat Trail both upper and lower corners need attention no turf no irrigation and Cinch bugs have been found.

The area next to 1840 Silver Palm is not being cut. CDD land??

Sod Enhancement Project

Monument at Golf Villas (Silver Palm)

The Garden's Monument (Lower Royal)

Phoenix Palm

One at Palmetto/BCT

2 at Queen Palm

Back gate bed near camera pole on entrance side?

*****C/C Beds

Bobcat Trail

AQUATICS AND LANDSCAPE INSPECTION REPORT



March 24th, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Landscape Summary, Bobcat Village Center Dr.

General Updates, Recent & Upcoming Maintenance Events

- ☐ Treat ant mounds throughout district.

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined** is info or a question for the BOS. **Orange** is items for Staff to address.

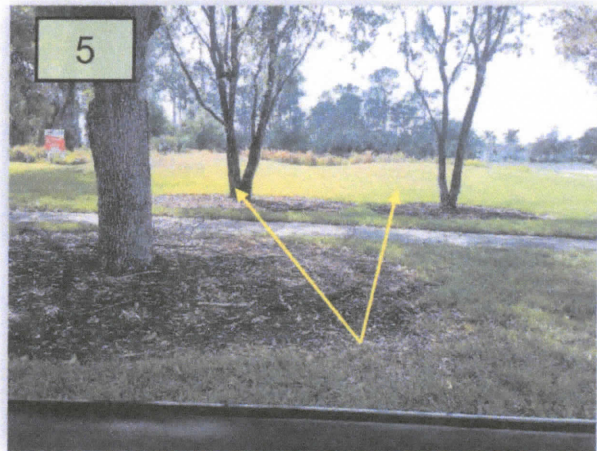
1. Noting some vines growing on top of the Indian Hawthorne in the median just South of Bobcat Trail West on Bobcat Village Center Dr.

2. Treat a couple ant mounds in the median island just South of Bobcat Trail West on Bobcat Village Center Dr. (Pic. 2)



3. There is an Oak sucker growing up within the Indian Hawthorn at the South bullnose median on Bobcat Village Center Dr. and the Bobcat West intersection.
4. **Remove a small dead hanging Oak branch in the median at Bobcat Village Center Dr. and Bobcat Trail W intersection.**

5. **Asking if there is irrigation on the mounds on Bobcat Trail W on the South ROW. Check for time and coverage. (Pic. 5)**



6. Treat weeds in the median bed on Bobcat Trail West including the boulder at the intersection with Toledo Blade.
7. Need to improve the turf on the exit ROW of Bobcat Trail E by the guard house. Not sure if this is from irrigation being down or winter weeds dying off.
8. **Check the irrigation is working properly on the exit side of Bobcat Trail at Toledo Blade.**
9. It appears some shrubs were run over at the bullnose of Bobcat Trail and Toledo Blade.



Bobcat Trail

10. Diagnose and treat declining Red-Hot Hibiscus at the exit monument of Bobcat Trail at the Toledo Blade intersection. (Pic. 10)



11. Diagnose and treat declining Gold Mound at the entrance monument of Bobcat Trail and Toledo Blade intersection.

12. Need Artistree arborist to investigate a palm on the second median island of Bobcat Trail off Toledo Blade that appears to be in decline. Report the findings. (Pic. 12)



13. Diagnose and treat a few declining Red-Hot Hibiscus in the median beds on Bobcat Trail.

14. Check the irrigation is working properly for ½ of Solitary Palm Ct. roundabout in the turf.

15. Need to remove any dead shrubs in the medians on Bobcat Trail.

16. Remove the dead fronds that are not falling off the Foxtail Palm at the Bobcat Trail and amenity center intersection.

17. Check the irrigation is working properly on Bobcat Trail North ROW from the amenity center to Phoenix Palm Terr.

18. Need to improve the turf at the corner intersection of Bobcat Trail and Royal Palm Dr. (Pic. 18)



19. Diagnose and treat declining Red-Hot Hibiscus in the bed after entering gate on Bobcat Trail from Woodhaven.

20. Noting new vines are growing on the chain linked fence on Woodhaven Dr. CDD portion. Need to treat and remove.



Tab 5

Bobcat Trail

AQUATICS AND LANDSCAPE INSPECTION REPORT



July 29, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Aquatics Inspection Section

General Updates, Recent & Upcoming Maintenance Events

- ☐ Rainy season has started, and ponds are filling up.
- ☐ Algae blooms are the priority now.



Ponds West of Toledo Blade Blvd..

1. Pond behind the office buildings West of Toledo Blade Blvd.
 - a) Pond has filled up significantly with the recent rains.
 - b) Treat algae blooms that have started to form.
 - c) Treat non-desirable weeds in the pond.



2. Pond behind the hospital West of Toledo Blade Blvd.
 - a) Treat algae bloom along the first few feet of the pond bank..



Pond D and A1

3. Pond D:

- a) Some weeds have died off in the littoral shelf but needs a second treatment for others.
- b) Some small algae blooms starting to form.



4. Pond A1:

- a) Overall pond looks good.
- b) A couple small algae blooms starting to form.



Pond A2 and E

5. Pond A2:

- a) Treat undesirable weeds in the littoral shelf.
- b) Overall, the pond looks good.



6. Pond E:

- a) Treat algae blooms starting to form on the first few feet of the bank.



Pond F1 and F2

7. Pond F1:

- a) Pond has improved and levels are higher with rains.



8. Pond F2:

- a) Treat algae blooms starting to form.
- b) Treat undesirable weeds along the shallows of the lake.
- c) Treat weeds in the small out cove on the South end of the pond.



Pond F3 and H2

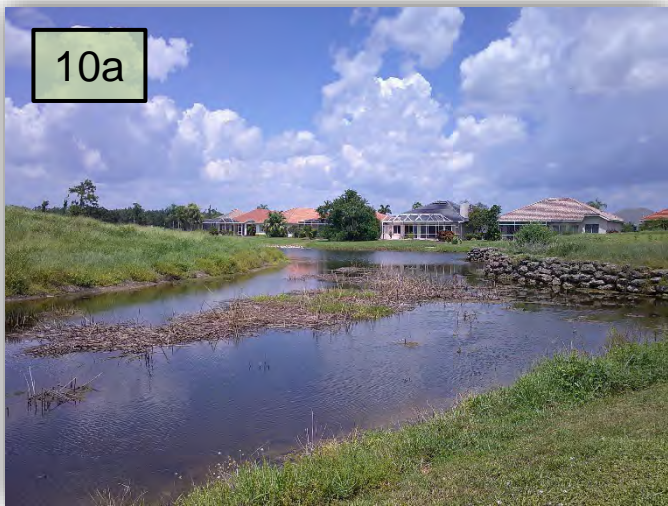
9. Pond F3:

- a) Treat undesirable vegetation within the first few feet in the water.
- b) Algae blooms starting to form and need treatment.



10. Pond H2:

- a) Washout was repaired and looks good.
- b) Washout from what appears to have been a broken irrigation line still needs to be fixed.
- c) Dead Bulrush and weeds where the pond has receded.
- d) Treat algae blooms.



Pond G and H1

11. Pond G:

- a) Pond is in good shape.



12. Pond H1:

- a) Remove any dead Bullrush within the pond. Provide a proposal to do so.
- b) Treat excessive algae growth in the pond. Difficult to keep in check as the pond is shallow.



Pond J1, J2, and J3

13. Pond J1

- a) Treat weeds along the lake bank, in the rip rap rock, and undesirable vegetation within the first few feet of the pond.
- b) Treat algae blooms along the edge of the pond.



14. Pond J2

- a) Treat weeds along the bank and undesirable weeds within the first few feet of the water..
- b) Treat algae blooms along the edge of the pond.



15. Pond J3

- a) Treat weeds along the bank and undesirable weeds within the first few feet of the water..
- b) Treat algae blooms along the edge of the pond.
- c) Remove a floating drainpipe along the edge of the pond.



Pond M and 1

16. Pond M:

- a) Some weeds have died off from recent treatment with a few still thriving. May need a retreatment.
- b) Small algae blooms starting to form.

16a



17. Pond I:

- a) Pond looks good.
- b) A few small algae blooms starting to form.

17b



17b



Pond K1, K2, and C

18. Pond K1:

- a) Treat non beneficial weeds and keep beneficial plants along the shoreline and first few feet of water.
- b) Treat algae blooms starting to form within first few feet of water.



19. Pond K2:

- a) Two areas now needed for lake bank restoration.
- b) Treat undesirable on the littoral shelf and treat algae bloom starting to form as it flows into the pond.



20. Pond C

- a) Pond looks good.
- b) Beneficial Bullrush is growing near the edge of the pond bank.



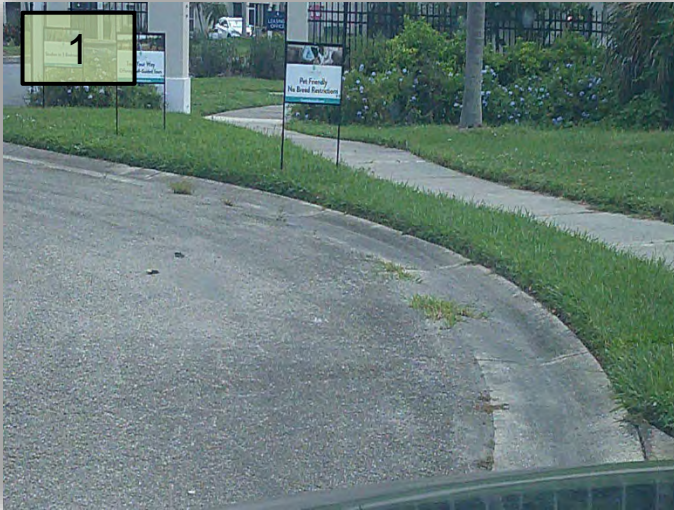
Landscape Summary, Bobcat Village Center Dr.

General Updates, Recent & Upcoming Maintenance Events

- ☐ Palm fronds should be pruned soon before hurricane season starts.
- ☐ Fertilizer Nitrogen ban started June 1.
- ☐ Rainy season has begun, and turf is looking much better.

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined** is info or a question for the BOS. **Orange** is items for Staff to address.

1. Treat joint crack weeds between the asphalt and the concrete curb on the Southend of Bobcat Village Center Dr. (Pic. 1)



6. Clear the weeds around the outflow culvert behind the hospital. (Pic. 6)



2. Treat weeds in the beds and tree rings in the medians on Bobcat Village Center Dr.
3. Treat broadleaf turf weeds between the sidewalk and the road as well as the medians on Bobcat Village Center Dr.
4. Diagnose and treat a declining Magnolia on Bobcat Village Center Dr. in the median bed just North of Bobcat Trail W.
5. Cut back vegetation overhanging the sidewalk of Bobcat Village Center Dr. North of Bobcat Trail W. to La Petit daycare.
7. Remove vines growing on top of Arboricola in the median bed across the street from La Petit day care.
8. Treat broadleaf turf weeds behind the monuments on Bobcat Trail W. and Toledo Blade intersection.
9. Treat broadleaf turf weeds on the exit ROW of Bobcat Trail E. at the Toledo Blade intersection now that turf has filled in.
10. Noting new annuals have been installed and are starting to establish. The exit side looks better now with rains and irrigation resolved.

Bobcat Trail

11. I feel the palms should be pruned soon before a possible hurricane lands. (Pic. 11)



12. Turf has filled in some on Solitary Palm Ct. but still large area that is bare. (Pic. 12)



13. Large weed growing up within the Awabuki on the exit side of Phoenix Palm Terr. and Bobcat Trail intersection.

14. There is a stake not connected to the Shady Lady tree on the exit corner of Phoenix Palm Terr. and Bobcat Trail intersection. Straighten the slightly leaning tree before securing.

15. Remove any sucker growth off trunks of the Shady Lady trees on Bobcat Trail ROW along the aluminum fence South of clubhouse.

16. Treat broadleaf turf weeds on corner of Royal Palm Dr. and Bobcat Trail intersection.

17. Remove cardboard palms growing up in the Arboricola in front of the Royal Palms Drive monument. (Pic. 17)



18. Treat weeds growing up in the Viburnum shrubs on the West ROW of Bobcat Trail South of the clubhouse to Woodhaven.

- 19. A couple of the Copperleaf have started to flush out new growth on the ROW to the club house. One or two may still need to be replaced as they appear dead.**

- 20. Recently installed sod at the community pool did not establish and needs replaced.**

21. Need to remove grassy weed that is growing up in the Arboricola in the bed shared with the community pool parking lot.



Bobcat Trail

22. Need to clear 5 feet behind chain-linked fence as well as vines on the fence on CDD portion of Woodhaven Dr.

23. Treat the weeds just East of the Bobcat Trail and Woodhaven Dr. intersection. (Pic. 23)

