



Rizzetta & Company

Bobcat Trail Community Development District

**Board of Supervisors' Meeting
January 6, 2026**

**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	Jeffrey Brall Robert Branch Steven Ball Michael SanAntonio Paul Fisher	Chairperson Board Supervisor Assistant Secretary Board Supervisor Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Dan Lewis	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

December 30, 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, January 06, 2026, 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 December 02, 2025..... Tab 1
- 6. OLD BUSINESS**
 - A. None
- 7. NEW BUSINESS**
 - A. Resident Concerns
 - B. Review and Discussion Regarding the Petition to Initiate Rulemaking Process Concerning Pool RulesTab 2
- 8. CONSENT ITEMS**
 - A. Acceptance of Advisory Committee Meeting Minutes.....
 1. Infrastructure-Asset Workshop Meeting Minutes of December 18th, 2025Tab 3
- 9. STAFF REPORTS**
 - A. Field Manager
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
- 10. OTHER REPORTS**
 - A. Infrastructure/Asset Management Committee (Board Workshop)
 - 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, December 02, 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:

16 Steven Ball	Board Supervisor, Chairman
17 Jeffrey Brall	Board Supervisor, Vice Chairman
18 Paul Fisher	Board Supervisor, Assistant Secretary
19 Michael SanAntonio	Board Supervisor, Assistant Secretary
20 Robert Branch	Board Supervisor, Assistant Secretary

Also present were:

24 Belinda Blandon	District Manager, Rizzetta & Company, Inc.
25 Dan Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

28 Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Blandon called the meeting to order and read 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

The Board approved the agenda, adding two items. The items added were the Resignation of the Administrative Assistant and an update on the Maintenance Staff Member.

On a Motion by Mr. Brall, seconded by Mr. SanAntonio, with all in favor, the Board Approved the Agenda as Amended, for the December 2nd, 2025, Board of Supervisors Meeting, for the Bobcat Trail Community Development District.

49

**49
50 FOURTH ORDER OF BUSINESS****Public Comments – Agenda Items Only**

51

52 Diana Etherton spoke on the current pool rules. She informed the Board that a
53 petition has been signed by residents to change the rules.

54

55 FIFTH ORDER OF BUSINESS**56 Consideration of the Minutes of the
57 Board of Supervisors' Meeting held on
58 November 04, 2025**

59

60 Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on
61 November 4th, 2025, and asked if there were any changes or comments. There were
62 none.

63

64 On a Motion by Mr. Brall, seconded by Mr. Branch, with all in favor, the Board Approved
65 the minutes of the Board of Supervisors meeting held on November 4th, 2025, for the Bobcat
66 Trail Community Development District.

67

SIXTH ORDER OF BUSINESS**Holiday Staff Bonus**

68

69 The Board discussed the holiday staff bonuses for the 2 staff members. After
70 discussion and vote, the Board approved the amount of \$200.00 for each staff
71 member.

72

73 On a Motion by Mr. Ball, seconded by Mr. Branch, with all in favor, the Board Approved the
74 Holiday Staff Bonus, for the Bobcat Trail Community Development District.

75

76 SEVENTH ORDER OF BUSINESS**Pump House Electric Bill Agreement**

77

78 Supervisor Ball explained that the CDD is taking over the Pump House Electric Bill
79 from Fairway Commons. The CDD will pass the bill to the Golf Course owner through
80 their tax assessment. The agreement has been presented to the Fairway Commons
81 Board and is under attorney review. The Board tabled this item until they have heard
82 back from Fairway Commons.

83

84 EIGHTH ORDER OF BUSINESS**Resident Concerns**

85

86 Ms. Blandon asked if there were any Resident Concerns. There were none.

87

88 NINTH ORDER OF BUSINESS**89 Public Hearing to Consider the
90 Adoption of Amendment to the Rules,
91 Policies, and Procedures Relating to
92 Vehicle Gate Access Stickers**

93

94 Ms. Blandon asked for a motion to open the public hearing.

95 On a Motion by Mr. Brall, seconded by Mr. Branch, with all in favor, the Board Opened the
96 Public Hearing to Consider the Adoption of Amendment to the Rules, Policies, and
97 Procedures Relating to Vehicle Gate Access Stickers, for the Bobcat Trail Community
98 Development District.

99
100 Supervisor Ball explained the vehicle access stickers and change of fee schedule.

101
102 Ms. Blandon opened public comments. There were none at this time.

103
104 Ms. Blandon asked for a motion to close the public hearing.

105
106 On a Motion by Mr. Branch, seconded by Mr. Fisher, with all in favor, the Board Closed the
107 Public Hearing to Consider the Adoption of Amendment to the Rules, Policies, and
108 Procedures Relating to Vehicle Gate Access Stickers, for the Bobcat Trail Community
109 Development District.

110
111 **1. Consideration of Resolution 2026-01, Amendment to the Rules, Policies and
112 Procedures Relating to Vehicle Gate Access Stickers**

113
114 After the public hearing was closed the Board discussed the costs. The Board
115 approved Resolution 2026-01, amending the rules, changing the current cost to
116 \$20.00 and \$25.00 for electric vehicles if required.

117
118 On a Motion by Mr. Fisher, seconded by Mr. SanAntonio, with all in favor, the Board
119 Approved Resolution 2026-01, Amendment to the Rules, Policies and Procedures Relating
120 to Vehicle Gate Access Stickers, for the Bobcat Trail Community Development District.

121
122 **TENTH ORDER OF BUSINESS**

123 **Discussion Regarding Well #1
124 Property Damage**

125 Supervisor Branch informed the Board of the damage to Well #1. The Board has
126 been advised that the homeowner who caused the damage has taken
127 responsibility and will be invoiced for the damage. Ms. Blandon agreed to have an
128 invoice prepared and sent to the homeowner.

129
130 **ELEVENTH ORDER OF BUSINESS**

131 **Discussion Regarding the Community
132 Pool**

133 Supervisor Branch advised that the new contract for the pool went up to \$104 a
134 month.

135
136 On a Motion by Mr. Branch, seconded by Mr. Fisher, with all in favor, the Board Approved
137 the new contract for the pool, Subject to Preparation of an Addendum by District Counsel,
138 for the Bobcat Trail Community Development District.

141 Supervisor Branch reported that there had been another Health Department
142 Inspection that was satisfactory. The Health Department inspection made note of the
143 pool equipment cover. Mr. Branch requested a quote from Signet to have the covers
144 replaced. He also stated the Signet Pool Tech left the water on all weekend.
145 Supervisor Branch will pursue credit from Signet for the costs of the water bill.
146

147 **TWELFTH ORDER OF BUSINESS**

148 **Discussion of Pool Building Pest
149 Control**

150 The Board reached out to Garden Masters who does pest control for the community
151 center and asked for a quote for the pool restrooms and storage rooms.
152

153 On a Motion by Mr. Branch, seconded by Mr. Fisher, with all in favor, the Board Approved
154 the Garden Masters pest control contract for the pool restrooms and storage room, for the
155 Bobcat Trail Community Development District.

156 **THIRTEENTH ORDER OF BUSINESS**

157 **Resignation of the Admin**

159 Supervisor SanAntonio discussed the resignation of the admin. He informed the
160 Board that he has identified a new candidate. After discussion and vote, the Board
161 approved the hiring of the new candidate which will be on a 90-day probationary
162 period.
163

164 On a Motion by Mr. SanAntonio, seconded by Mr. Brall, with all in favor, the Board Approved
165 the Hiring of a New Administrative Assistant, for the Bobcat Trail Community Development
166 District.

167 **FOURTEENTH ORDER OF BUSINESS**

168 **Update on the Maintenance Staff
169 Member**

171 Supervisor Branch advised the Board that the maintenance staff member, due to
172 personal issues, will only be working on Saturdays. He advised that he will inform the
173 Board when he is ready to proceed with a new hire.
174

175 **FIFTEENTH ORDER OF BUSINESS**

176 **Consent Items**

177 Ms. Blandon presented the consent items to the Board. She asked if there were any
178 questions, comments, or changes. There were none.
179

180 On a Motion by Mr. Fisher, seconded by Mr. Branch, with all in favor, the Board Approved
181 the Landscape Committee Meeting Minutes of October 21st, 2025, and Infrastructure-Asset
182 Workshop Meeting Minutes of November 20th, 2025, for the Bobcat Trail Community
183 Development District.

SIXTEENTH ORDER OF BUSINESS**Staff Reports****A. Field Manager**

John Fowler was not present. The report was included in the agenda for review.

B. District Engineer

Supervisor Ball had no updates at this time. He will be in contact with the engineers for the paving projects for January.

C. District Counsel

Dan Lewis advised the Board that a petition was received prior to the start of the meeting. He advised that the clock has now started to initiate the 60-day rule making process. After discussion and vote, the Board agreed to add this item to the next meeting agenda. The Board asked for a copy of the petition to be sent to them.

D. District Manager

Belinda Blandon reminded the Board of the next Board of Supervisors' Meeting on Tuesday, January 06, 2025, at 3:00 p.m. Ms. Blandon reported the paving project is scheduled for January 5th. She will inform the Board of the bonds when they are received. There will be a preconstruction meeting with Barraco & Associates, the paving company, and Chairman Ball to discuss logistics.

SEVENTEENTH ORDER OF BUSINESS**Other Reports****A. Infrastructure/Asset Management Committee**

Supervisor Ball informed the Board that the handicap parking space has been installed next to the Community Center along with repainting of 2 existing handicap spots at the amount of \$695.00.

B. Landscape Committee

Supervisor Brall reported that mulch has been installed this past week. There are issues with Christmas lights that were put up a few weeks prior. Supervisor Branch will address the Christmas lights. Mr. Brall reported that the FEMA attorney is staying on top of projects such as the money owed from FEMA.

C. Newsletter Supervisor

Supervisor Fisher advised that the newsletter should be coming out on the 19th or the 20th. In addition, he distributed the budget worksheets and advised that he will send them electronically.

D. Finance Supervisor

Supervisor Fisher distributed sheets showing past expenditures and a section to start the 2027 budget. Mr. Fisher informed the Board there is plenty of time to get this started and will get into more detail after the 1st of the year.

234 E. Lakes and Roads Supervisor

235 i. Solitude Waterway Inspection Report

236 Supervisor Ball informed the Board that Solitude has been treating the lakes. He
237 advised that the weeds on Lake C, K2, and K1 are being treated.

238 ii. Solitude Monitoring Reports

239 Supervisor Ball informed the Board they are focusing on the lake banks while the
240 water levels are down.

241 F. Maintenance Supervisor

242 Supervisor Branch advised that the gatehouse was painted and that the boulevard
243 lights are being worked on. He advised that he is working on the backflow
244 devices. The Board discussed the gate passes and the process. He advised that
245 the inspections were completed. The Board was informed that the city sent
246 invoices to the District that should be billed to Cloud 10. He informed the Board
247 that he is working on getting this corrected with the city.

248 G. Facilities Supervisor

249 Supervisor San Antonio advised that the carpets will be cleaned on Saturday.

250 H. HOA Updates

251 Supervisor SanAntonio had nothing to report.

252 I. Commercial Properties

253 Supervisor Brall advised that there was a main line break last week.

254 **EIGHTEENTH ORDER OF BUSINESS**255 **Public Comments**

256 Ms. Blandon opened the floor for public comment.

257 Frank Lamond thanked the Board for their efforts. Mr. Lamond commented on the
258 roadway paving and that the support stanchions should be taken down. He
259 commented on power washing the sidewalks and thanked the Board. He also
260 mentioned pink weeds that are invasive. Lastly, he commented on dog droppings
261 on sidewalks.262 Diane Etherton commented on the stickers for vehicles. She stated that a lot of
263 new residents can not obtain the stickers within the hours of operations due to their
264 work schedules. She advised changing the hours to accommodate residents.265 Carol Donnie asked about the pool policy. Supervisor Ball replied and explained
266 the policy for the pool.267 Bea Pearson commented on exercise classes. She asked the Board to consider
268 classes for the elderly.

269 A homeowner commented on water aerobics and pool availability for the

281 community. She spoke about smelling smoke around the pool.
282

283 A homeowner commented on pool times for aerobic classes. She asked if the
284 Board could review other communities for options and recommendations.
285

286 **NINETEENTH ORDER OF BUSINESS** **Supervisor Requests**

288 Supervisor Brall advised that there was a main line break that is being worked on. He
289 discussed the gallons being pumped from the deep water well and the concerns
290 regarding the remaining life. Supervisor Branch advised that the well is underused
291 as per the contractor. Supervisor Brall asked the vendor to send specifics on this.
292

293 **TWENTIETH ORDER OF BUSINESS** **Adjournment**

295 Ms. Blandon stated that there was no further business to come before the Board and
296 asked for a motion to adjourn.
297

298 **On a Motion by Mr. Branch, seconded by Mr. Brall, with all in favor the Board adjourned**
299 **the Meeting at 3:49p.m., for the Bobcat Trail Community Development District.**

300
301
302
303

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

December 2, 2025

I come before the board with a petition requesting a change of the current pool rules. Rules written 20 plus years ago.

We would like to see the pool rules similar to the community center. Allowing the pool to be reserved exclusively for community sponsored classes.

We have almost 200 signatures, with 90% of the our residents in favor of the request.

Our water aerobics class was approved by a previous CDD Board approximately 2 years ago. It was our interpretation we had the right to use the pool exclusively for the 1 hour on Saturday mornings. The exclusivity is essential to the safety of both the participants and community.

We had no incidents during the 2 years we held classes. It is unfortunate that the confrontation between the instructor and resident also a CDD board member became heated. We acknowledge that both parties were out of line. It is very sad it has come to this.

Since the April 2025 incident several residents have come to the board for clarification, and have received conflicting responses.

As residents we feel a rule change is necessary to eliminate any more confusion. A rule change will be a benefit to the total community and promote more use of the pool.

We also would like to give input as you consider the rule change.

Respectfully,
Diana Etherton
3346 Bailey Palm Court

WE THE UNDERSIGNED ARE AGREEING TO PETITIONING THE BOBCAT TRAIL CDD BOARD OF SUPERVISORS TO UPDATE THE CURRENT POOL RULES.

We would like the rules for the pool to be changed to be more in line with the way the the Community Center, the Tennis and Pickle Ball Courts reserve for their events. We request the ability to reserve the pool for community sponsored classes.

NAME AND ADDRESS

Carole Donnee	3597 Royal Palm
CHERIE Mc MURDO	3569 ROYAL PALM
MARIE CHRISMAN	3349 ROYAL PALM
Jane Gaus	3535 Royal Palm
Richard Hoback	3457 Royal Palm
Don Coughenour	3457 Royal Palm
James Peters	3458 " "
Barbara D'Amato	3437 Royal Palm
Shawn Reed	3397 Royal Palm
Steve Dager	3377
J. Feijen	3363 Royal Palm Dr.
Thomas Fenster	3321 ROYAL PALM DR.
Ma Scott	3265 Royal Palm
Carole Levesque	3242 Royal Palm Dr.
Suzanne Janoff	3232 Royal Palm Dr.
Rita Sprecher	3129 Royal Palm
Carol D'Amato	3153 Royal Palm Drive
Paul Landler	3167 Royal Palm Drive
Lawrence Santure	3164 Royal Palm Drive
J. Peaseley	3125 ROYAL PALM DR
Paul Dwyer	3097 Royal Palm Dr.
Clark Burkhardt	3055 Royal Palm

Karen	3069 Royal Palm Dr.
Richard Davis	3876
Donna	3182
B. Jeanne Marsh	3218 Royal
Greg Fitts	3264 Royal
Amy Fitts	3264 Royal Palm Dr.
Susan Johns	3296 Royal Palm Dr.
Deecey Jones	3380 Royal Palm Dr.
Jeannine Nettles	3436 Royal Palm Dr.
Don Burns	3492 Royal
Darryl & Dawn Smith	3500 Royal Palm
Ron & Carol White	3514 Royal Palm
Markem Botzeng	3528 Royal Palm Dr.
Key Botzeng	3528 Royal Palm Dr.
Cherie Proctor	3556 Royal Palm
Barbara Bugbee	2159 Lynn Run
DK Bechtel	3055 Royal Palm
Patricia Dechner	3027 Royal Palm Dr.
J. Michael McKee	2985 Royal Palm
John Bumford	2949 Royal Palm
Elizabeth Keele	2931 Royal Palm
Paula Sungold	2925 Royal Palm
Jeff M. Frank	2899 Royal Palm Dr.
Cheryl Martin	2857 Royal Palm Dr.
Merle White	2843 Royal Palm
Wade Charles	2829 Royal Palm
He Blank	2829 Royal Palm

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We would like the rules for the pool to be changed to be more in line with the way the the Community Center, the Tennis and Pickle Ball Courts reserve for their events. We request the ability to reserve the pool for community sponsored classes.

NAME AND ADDRESS

Diana Ethertron	3346 Bailey Palm Ct
Eldora Vetter	3345 BAILEY PALM CT
<i>PK</i>	3345 Bailey Palm Ct
Don Meier	3332 Bailey Palm Dr
FRANK INCE	3332 BAILEY PALM CT
Dee Patel	3304 Bailey Palm Ct
Karen Memoli	3317 Bailey Palm Ct
Sergio Gonzalez	3317 Bailey Palm
<i>R. Caldwell</i>	3308 Bailey Palm Ct
<i>Don Aldwee</i>	3303 Bailey Palm Ct
<i>Jan Gaffney</i>	3331 Bailey Palm Ct
<i>Sondra Gaffney</i>	3331 Bailey Palm Ct.
<i>Janet Gaffney</i>	1872 Coconut Palm Cr
<i>Jeanne Simon</i>	1827 Coconut Palm
<i>Judy Gossard</i>	1690 Palmetto Palm Way
<i>Joseph Gossard</i>	1640 Palmetto Palm way
<i>Cheryl Keenan</i>	2452 Silver Palm Rd
<i>Calie Gossard</i>	2436 Silver Palm Rd,
<i>Terri Gossard</i>	1992 Coconut Palm Cr.
<i>Anne Peterson</i>	3450 Royal Palm
<i>Sharon Setherland</i>	1615 Palmetto Palm Way
<i>Gail OKeefe</i>	1821 Bobcat Tr.

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NAME AND ADDRESS

WILLIAM HENRICKSON
MAGGIE JARVIS 2725 Royal Palm
Mary Werner 2695 Royal Palm
Jerry Seiffert 2695 Royal Palm
ED RYAN 2681 Royal Palm
TERI DAY 2665 Royal Palm
RUTH TAYLOR 2670 Royal Palm
Stuart Sonrich 2625 Royal Palm
Don Raby 2617 Royal Palm
John Hall 2620 Royal Palm
2690 Royal Palm
2704 Royal Palm
Joseph St. Mann 2716 " "
Peggy St. Mann 2746 " "
Dawn Vard 2774 Royal Palm
Cindy Reiffert 2816 Royal Palm
Mark Willing 2830 Royal Palm
Tom Snyders 2822 " "
Marion Shagones 2914 " "
Mark Christian 2928 Royal Palm Dr.
Flora E. Rawfry 3598 Royal Palm Dr
Tom Ospur 2093 Silver Palm

Deep Osprey
William C. Green
Dorothy Goldby
Ronald G. Goldby
Guy C. Johnson
John Corcoran
Drew
A. Stuh
Sharon Lubowick
Ken Morton
Pharos Mann
W. D. Mann
Dolores Peterson
David Peterson
Kathleen L. Sallie
Linda Sallie
Rhianan Hayden
Robert Long
T. Long
D. S. Longhill

2093 Silver Palm
2943 Phoenix Palm
2948 Phoenix Palm Ter
2936 " " " 11
2924 " " " 8
2900 " " " 7
2817 " " " 2
2888 Phoenix Palm
2832 Phoenix Palm
2840 " " "
1323 SOLITARY PALM
2715 phoenix palm terr
2259 Phoenix Palm Ter
2739 Phoenix Palm Ter
2775 Phoenix Palm Ter.
2798 Phoenix Palm
2859 Phoenix Poh
2965 Phoenix Palm Ter.
2085 Lyra Rev
3597 ROYAL PALM
3460 Kentia Palm

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We would like the rules for the pool to be changed to be more in line with the way the the Community Center, the Tennis and Pickle Ball Courts reserve for their events. We request the ability to reserve the pool for community sponsored classes.

NAME AND ADDRESS

Carol Leahy 2065 Silver Palm Rd
Linda Kindsfater 1724 Palmetto Palm Way
Yvette Brown 2876 Phoenix Palm Ter.
Shawn Farad 1335 Solitary Palm Ct.
Lawn Smith 3500 ROYAL PALM DRIVE

Tab 3

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT
MEETING MINUTES
December 18, 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, December 18, 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

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

Pledge of Allegiance

Approval of Agenda

Approved and no additional items were added.

Public Comments

Public comment was made regarding CDD Rules and that new rules should be made to distinguish between Private Functions and Community recognized organizations/ Groups.

Public comment was made regarding previous statement made at CDD board meeting to clarify events that took place at the pool during a water aerobics class.

Old Business

- A. Pump House Electric Bill. Supervisor Brall made request to board to have agreement changed to only address the Pump House electric and no other maintenance issues. Chair will consult the district attorney about changes.
- B. Pool Discussion. Supervisor Ball reviewed the petition that was presented to the board. He also reviewed the CDD rules that govern these petitions and stated that this petition did not meet any of the guidelines. The board also addressed questions concerning the pool rules, which require review with the district attorney.

New Business

- A. Community Center Parking lot. Supervisor Ball reviewed that he is evaluating seal coating versus paving of the parking lot and having a vendor coming in on 12-22-25 to offer insight.
- B. District Attorney. The board discussed the district attorney and agreed to have Dan Lewis represent the district moving forward.
- C. Pool Equipment Covers. Supervisor Branch addressed the need to replace the pool equipment covers. The Health Dept inspection sited that as a concern and the cost of repairing would be \$825
- D. Groundwater Replenishment Well. Supervisor Brall reviewed the issue with the replenishment well and that it is not producing the amount of water it should. He is having it inspected to better understand what is needed to improve production out of the well to meet the community's irrigating needs.

Resident Concerns

Supervisor SanAntonio received an email and phone call from a resident that was not allowed to attend a game night at the community center that was listed as public. He is addressing the issue.

Supervisor Updates

- A. Supervisor Fisher will put out the newsletter he also sent out the 2027 budget sheet to all the board members to review.
- B. Supervisor Brall reviewed he is moving forward with the tree work on Fishtail Palm.
- C. Supervisor Ball reviewed speed bump at right exit gate was damaged and removed and new speed bump will be installed.
- D. Supervisor SanAntonio reviewed that he wanted to engage with Butterfly and as new gate options and is looking to the board for approval to move forward and the board agreed to look at the options. He also reviewed the rugs that were cleaned at the community center and stained two weeks later.
- E. Supervisor Branch stated the work on painting the streetlights is almost complete and he is cleaning the PRVs.

Public Comments

There were multiple comments regarding pool aerobics and what the policy change should be. The board stated that this will be addressed at the January board meeting.

Adjournment

Adjournment at 3:47 PM.