



Rizzetta & Company

# **Bobcat Trail Community Development District**

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**Board of Supervisors' Meeting  
February 3, 2026**

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

**[www.bobcatcdd.com](http://www.bobcatcdd.com)**

## **BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT**

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

[www.bobcatcdd.com](http://www.bobcatcdd.com)

<b>Board of Supervisors</b>	Steven Ball Jeffrey Brall Robert Branch Michael SanAntonio Paul Fisher	Chairperson Vice-Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Dan Lewis	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineers</b>	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](http://www.bobcatcdd.com)

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January 27, 2026

**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, February 03, 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 January 06, 2026 ..... Tab 1
  - B. Ratification of the Operations and Maintenance Expenditures For the Months of September, October, November and December 2025 ..... Tab 2
- 6. OLD BUSINESS**
  - A. Discussion Regarding the Rule Making Process
- 7. NEW BUSINESS**
  - A. Resident Concerns
  - B. Discussion and Consideration of Maintenance Position
  - C. Discussion Regarding New Email Support Host
- 8. CONSENT ITEMS**
  - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 3
    1. Infrastructure-Asset Workshop Meeting Minutes Of January 15, 2026
    2. Landscape Committee Meeting Minutes of November 18, 2025
- 9. STAFF REPORTS**
  - A. Field Manager
  - B. District Engineer
  - C. District Counsel
  - D. District Manager ..... Tab 4
- 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, January 06, 2026, at 3:01 p.m.** at the Bobcat Trail Community Center, 1352 Bobcat Trail Blvd., North Port, FL 34288.

Present and constituting a quorum:

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

Also present were:

24      Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
25      Dan Lewis	<b>District Counsel, Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>

28      Audience	<b>Present</b>
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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 added agenda items prior to approval. Supervisor Brall added two proposals from New Life Well. Supervisor San Antonio also added Replacement of Envera Security.

On a Motion by Mr. Branch, seconded by Mr. Brall, with all in favor, the Board Approved the Agenda as Amended, for the January 06, 2026, Board of Supervisors Meeting, for the Bobcat Trail Community Development District.

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

50  
51 Vee Peterson thanked the Board for considering the use of the pool on Saturday  
52 mornings for water aerobics. Ms. Peterson expressed her appreciation to the Board.

53  
54 Paul Larike-Charles stated the community looks good and thanked the Board for  
55 their time and service.

**57 FIFTH ORDER OF BUSINESS****Resident Concerns**

58  
59 Supervisor Branch advised of a resident concern received regarding 1883 Canary  
60 as a large Oak Tree was cut down and it is not clear whether it was on CDD  
61 Property. Supervisor Brall agreed to review this matter.

**63 SIXTH ORDER OF BUSINESS****Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
December 02, 2025**

64  
65 Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on  
66 December 02, 2025, and asked if there were any changes or comments. There  
67 were none.

68  
69  
70 On a Motion by Mr. Brall, seconded by Mr. Fisher, with all in favor, the Board Approved the  
71 minutes of the Board of Supervisors meeting held on December 02, 2025, for the Bobcat  
72 Trail Community Development District.

**75 SEVENTH ORDER OF BUSINESS****Review and Discussion Regarding the  
Petition to Initiate Rulemaking Process  
Concerning Pool Rules**

76  
77 The Board discussed the Petition to Initiate the Rule Making Process for the Pool  
78 Rules. Dan Lewis provided an overview on the process and the options. After discussion  
79 and vote, the Board directed District Staff to initiate the rule making process. The  
80 Advertisements will need to be placed. Supervisor Ball agreed to provide a draft of the  
81 rules.

82  
83  
84 On a Motion by Mr. Branch, seconded by Mr. Fisher, with all in favor, the Board Approved  
85 Direct Staff to Initiate the Rulemaking Process Concerning Pool Rules, for the Bobcat Trail  
86 Community Development District.

**89 EIGHTH ORDER OF BUSINESS****Discussion Regarding Replenishment  
Well Proposal from New Well Life**

90  
91 The Board discussed the proposals provided from New Well Life for the  
92 replenishment well. Supervisor Brall provided an overview on the two different  
93 proposals. After discussion and vote, the Board approved the proposal for \$26,401 subject

95 to preparation of an agreement by District Counsel. Supervisor Brall agreed to obtain the  
96 warranty details.  
97

98 On a Motion by Mr. Brall, seconded by Mr. Fisher, with all in favor, the Board Approved the  
99 New Well Life proposal for \$26,401, subject to preparation of an agreement by District  
100 Counsel, for the Bobcat Trail Community Development District.

101 **NINTH ORDER OF BUSINESS**

**Replacement of Envera Security**

104 The Board discussed the possible replacement of Envera. Supervisor SanAntonio  
105 provided overview on this item and discussed wanting Mr. Lewis to review the existing  
106 Envera Agreement. After discussion, the Board agreed for Mr. Lewis to review the  
107 agreement and report back.  
108

109 On a Motion by Mr. SanAntonio, seconded by Mr. Branch, with all in favor, the Board  
110 Approved District Staff to work with Supervisor SanAntonio to review the current Envera  
111 contract and report back to the Board, for the Bobcat Trail Community Development District.

112 **TENTH ORDER OF BUSINESS**

**Consent Items**

115 Ms. Blandon presented the consent items to the Board. She asked if there were any  
116 questions, comments, or changes. There were none.  
117

118 On a Motion by Mr. Brall, seconded by Mr. Branch, with all in favor, the Board Approved  
119 the Infrastructure-Asset Workshop Meeting Minutes of December 18th, 2025, for the Bobcat  
120 Trail Community Development District.

121 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

124 A. Field Manager  
125 John Fowler was not present.  
126

127 B. District Engineer  
128 The Board discussed the request from 2662 Royal Palm requesting an  
129 encroachment occupation. After discussion, the Board agreed to deny the  
130 request. Supervisor Ball provided the Board with an update on the paving project.  
131 He advised that the project has been going well and the engineer has been onsite  
132 conducting inspections.  
133

134 C. District Counsel  
135 Dan Lewis advised that he is working on the cost share agreement for the irrigation  
136 electrical and will have it ready for the next meeting.  
137

138 D. District Manager  
139 Belinda Blandon reminded the Board of the next Board of Supervisors' Meeting on  
140 Tuesday, February 03, 2026, at 3:00 p.m. Ms. Blandon discussed holding a

141 Sunshine Law Update with the Board along with the Landscaping Committee. After  
142 discussion, the Board agreed to hold the update on February 19th during the IA  
143 Meeting. Dan Lewis will attend. An ad will be run for the joint workshop.  
144

145 **TWELFTH ORDER OF BUSINESS**

146 **Other Reports**

147 A. Infrastructure/Asset Management Committee

148 Supervisor Ball advised that there is a speed bump missing at the gate which will  
149 be completed next week.  
150

151 B. Landscape Committee

152 Supervisor Brall advised that there were issues with the water pressure at the  
153 pumphouse. He reported that Metro PSI was onsite and everything was reset. The  
154 Board was advised that the bridge collapsed going in the back end of hole  
155 #10. Supervisor Brall informed the Board that the landscape committee is  
156 reviewing companies for Christmas Lighting for the future.  
157

158 C. Newsletter Supervisor

159 Supervisor Fisher advised that the newsletter would be going out on the 17th.  
160

161 D. Finance Supervisor

162 Supervisor Fisher had nothing to report.  
163

164 E. Lakes and Roads Supervisor

165 Supervisor Ball advised that Solitude is working on the littoral shelves and that they  
166 are being sprayed.  
167

168 F. Maintenance Supervisor

169 Supervisor Branch advised the Board that the maintenance person is no longer  
170 with the District as of last month. He advised that he is working on finding a new  
171 person. The Board was informed that Signet is working on repairing the pool  
172 equipment covers.  
173

174 G. Facilities Supervisor

175 Supervisor SanAntonio provided an update on the recent gate strikes. He advised  
176 that the gate is open because of the paving project. He advised that he is looking  
177 into the flooring replacement.  
178

179 H. HOA Updates

180 Supervisor SanAntonio had nothing to report.  
181

182 I. Commercial Properties

183 Supervisor Brall had nothing to report at this time.  
184

185

186

187

188	<b>THIRTEENTH ORDER OF BUSINESS</b>	<b>Public Comments</b>
189		
190	Ms. Blandon opened the floor for public comment.	
191		
192	<b>FOURTEENTH ORDER OF BUSINESS</b>	<b>Supervisor Requests</b>
193		
194	Carol Donnie thanked Robert and Paul for their support of water aerobics. Ms.	
195	Donnie expressed concern regarding reservation of the pool.	
196		
197	Bob Etherton discussed having a community resident volunteer for training for	
198	water aerobics rather than an instructor. Mr. Etherton also commented on	
199	terminology for "approved groups" in the community.	
200		
201	Katy Turner discussed the easement occupation agreement. She spoke about a	
202	10 foot drainage easement along the side of her house. Ms. Turner explained her	
203	reasoning for needing an easement for the drainage.	
204		
205	Angela spoke on insurance for instructors. She commented on the risks using	
206	volunteers with out insurance/licenses as instructors.	
207		
208	<b>FIFTEENTH ORDER OF BUSINESS</b>	<b>Adjournment</b>
209		
210	Ms. Blandon stated that there was no further business to come before the Board and	
211	asked for a motion to adjourn.	
212		
213	On a Motion by Mr. Brall, seconded by Mr. Branch, with all in favor the Board adjourned	
214	the Meeting at 4:08p.m., for the Bobcat Trail Community Development District.	
215		
216		
217		
218	Secretary/Assistant Secretary	Chairman/Vice Chairman

# Tab 2

# BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · FT. MYERS, FLORIDA

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

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

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

The total items being present **\$78,155.75**

Approval of Expenditures:

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\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Assistant Secretary

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADP Easypay	20250905-1	699256649 ACH	ADP Fee PPE 08/24/25	\$ 135.09
ADP Easypay	20250919-3	700387935 ACH	ADP Fee PPE 09/07/25	\$ 135.09
Amazon Capital Services, Inc.	100321	1PTC-KYQF-9336	Supplies 09/25	\$ 229.36
Artistree Landscape Maintenance & Design STE B	100318	185802	Irrigation Repairs 08/25	\$ 294.69
Artistree Landscape Maintenance & Design STE B	100318	185831	Tree Services 08/25	\$ 750.00
Artistree Landscape Maintenance & Design STE B	100318	185896	Irrigation Repairs 08/25	\$ 72.56
Artistree Landscape Maintenance & Design STE B	100318	186051	Irrigation Repairs 09/25	\$ 375.13
Artistree Landscape Maintenance & Design STE B	100325	186057	Monthly Grounds Maintenance 09/25	\$ 9,970.40
Artistree Landscape Maintenance & Design STE B	100326	186215	Irrigation Repair 09/25	\$ 52.97
Artistree Landscape Maintenance & Design STE B	100326	186305	Irrigation Repair 09/25	\$ 270.00
Artistree Landscape Maintenance & Design STE B	100326	186339	Irrigation Repair 09/25	\$ 144.85
Babe's Plumbing, Inc.	100319	139767423	Backflow Testing 11/24	\$ 375.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bobcat Trail Homeowners Association, Inc.	100296	082525 HOA	Reimbursement for Tamiami Job #2080 08/25	\$ 10,500.00
Brletic Dvorak, Inc.	100305	2076	Engineering Services 08/25	\$ 630.00
City of North Port Utilities	20250917-1	34841-152336 08/25 ACH	1350 Bobcat Trl 08/25	\$ 79.75
City of North Port Utilities	20250917-1	34841-153028 08/25 ACH	1350 Bobcat Trl-Pool 08/25	\$ 215.96
City of North Port Utilities	20250917-1	34841-175058 08/25 ACH	1352 Bobcat Trl - Office Bldg 08/25	\$ 329.59
City Wide Facility Solutions	100297	32019034732	Janitorial Services 09/25	\$ 1,000.00
City Wide Facility Solutions	100293	42019020251	Gutters Installed 08/25	\$ 1,990.00
City Wide Facility Solutions	100293	42019020252	Down Spouts Installed 08/25	\$ 1,615.00
Fairway Commons Homeowners Association Inc	100327	9192025	Reimbursement for Metro PSI Repairs 09/25	\$ 11,915.27
Finn Outdoor, LLC	100298	2935	Erosion Restoration 08/25	\$ 3,200.00
Florida Department of Revenue	20250919-1	68-8015548212-6 08/25 ACH	Sales Tax 08/25	\$ 9.73
Florida GymTech, LLC	100299	95251	Quarterly Maintenance 09/25	\$ 170.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20250908-1	00592-38485 08/25 ACH	2975 Bobcat Village 08/25	\$ 177.06
Florida Power & Light Company	20250903-2	FPL Summary 08/25 ACH-699	FPL Summary 08/25 ACH-699	\$ 2,206.86
Frontier Florida, LLC	20250919-2	941-423-6750-122914-5 09/25 ACH	Phone/Internet/Cable Services 09/25	\$ 110.01
Frontier Florida, LLC	20250904-1	941-423-9035-100518-5 08/25 ACH	Internet 08/25	\$ 125.98
Frontier Florida, LLC	20250916-1	941-426-0808-022310-5 09/25 ACH	Phone/Internet/Cable Services 09/25	\$ 708.39
Frontier Florida, LLC	20250904-1	941-426-5773-102122-5 08/25 ACH	Internet 08/25	\$ 215.98
Gannett Florida LocaliQ	100322	7303613	Legal Advertising 08/25	\$ 1,764.00
Hidden Eyes, LLC	100301	100096	Tennis Courts Lighting 08/25	\$ 728.00
Hidden Eyes, LLC	100300	759421	Video Monitoring & Maintenance 10/25	\$ 5,861.25
Hidden Eyes, LLC	100306	INV000008758	Headlamp Tags 09/25	\$ 622.50
Jeff Magie	100307	071525 JM	A/C Repairs 07/25	\$ 499.00
Jeff Magie	100307	081225 JM	A/C Repairs 08/25	\$ 379.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jeffrey Brall	20250911-1	JB090225 ACH	Board of Supervisor Meeting 09/02/25	\$ 200.00
Jeffrey Brall	20250924-1	JB091825 ACH	Board of Supervisor Meeting 09/18/25	\$ 200.00
Michael SanAntonio	100294	082925 SanAntonio	Reimbursement - T-Mobile 08/25	\$ 50.00
Michael SanAntonio	100328	092625 SanAntonio	Reimbursement - Suncoast #6911 09/25	\$ 636.50
Michael SanAntonio	20250911-2	MS090225 ACH	Board of Supervisor Meeting 09/02/25	\$ 200.00
Michael SanAntonio	20250924-2	MS091825 ACH	Board of Supervisor Meeting 09/18/25	\$ 200.00
North Port Solid Waste District	20250903-1	131769-191620 07/25 ACH	1352 Bobcat Trl SWD 07/25	\$ 271.92
Persson, Cohen & Mooney, P.A.	100308	6331	Legal Services 08/25	\$ 1,807.80
Pro Audio Services, Inc.	100302	1587	50% Deposit for Fitness/TV Audio 08/25	\$ 743.50
Pro Audio Services, Inc.	100303	1610	50% Deposit for Fitness/TV Audio 08/25	\$ 996.00
Rizzetta & Company, Inc.	100290	INV0000102308	District Management Fees 09/25	\$ 4,736.00
Robert M Branch Jr	20250911-4	RB090225 ACH	Board of Supervisor Meeting 09/02/25	\$ 200.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Robert M Branch Jr	20250924-3	RB091825 ACH	Board of Supervisor Meeting 09/18/25	\$ 200.00
Solitude Lake Management, LLC	100320	PSI196790	Monthly Maintenance 08/25	\$ 3,159.67
Solitude Lake Management, LLC	100323	PSI198699	Monthly Maintenance 09/25	\$ 160.86
Solitude Lake Management, LLC	100323	PSI201427	Monthly Maintenance 09/25	\$ 140.69
Solitude Lake Management, LLC	100323	PSI203902	Monthly Maintenance 09/25	\$ 3,159.67
Steven Ball	20250911-5	SB090225 ACH	Board of Supervisor Meeting 09/02/25	\$ 200.00
Steven Ball	20250924-5	SB091825 ACH	Board of Supervisor Meeting 09/18/25	\$ 200.00
TECO Peoples Gas	20250915-1	211015264685 08/25 ACH	1350 Bobcat Trl 08/25	\$ 20.33
Valley National Bank	20250926-1	Valley CC 08/25 ACH-699	Credit Card Expenses 08/25	\$ 2,264.34
Walter P Fisher	20250911-3	WF090225 ACH	Board of Supervisor Meeting 09/02/25	\$ 200.00
Walter P Fisher	20250924-4	WF091825 ACH	Board of Supervisor Meeting 09/18/25	\$ 200.00

# **Bobcat Trail Community Development District**

## **Paid Operation & Maintenance Expenditures**

**September 1, 2025 Through September 30, 2025**

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Wenzel Electrical Services Incorporated	100324	259485	4th Quarter Alarm Monitoring 09/25	\$ 150.00
<b>Total Report</b>				<b>\$ <u>78,155.75</u></b>

# BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · FT. MYERS, FLORIDA

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

## **Operation and Maintenance Expenditures**

**October 2025**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$89,276.41**

Approval of Expenditures:

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\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Assistant Secretary

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easypay	20251003-1	701698349 ACH	ADP Fee PPE 09/21/25	\$ 140.24
ADP Easypay	20251017-2	702707763 ACH	ADP Fee PPE 10/05/25	\$ 148.02
ADP Easypay	20251031-1	703938598 ACH	ADP Fee PPE 10/19/25	\$ 148.02
Amazon Capital Services, Inc.	100343	1DLH-JN71-W43F	Supplies 10/25	\$ 83.42
Artistree Landscape Maintenance & Design STE B	100346	186058	Monthly Grounds Maintenance - Entrance 09/25	\$ 2,492.60
Artistree Landscape Maintenance & Design STE B	100346	186543	Monthly Grounds Maintenance 10/25	\$ 10,319.36
Artistree Landscape Maintenance & Design STE B	100346	186544	Monthly Grounds Maintenance 10/25	\$ 2,579.84
Artistree Landscape Maintenance & Design STE B	100346	186692	Flower Maintenance 10/25	\$ 1,035.19
Brletic Dvorak, Inc.	100337	2121	Engineering Services 09/25	\$ 270.00
City of North Port Utilities	20251020-1	34841-152336 09/25 ACH	1350 Bobcat Trl 09/25	\$ 65.59
City of North Port Utilities	20251020-1	34841-153028 09/25 ACH	1350 Bobcat Trl-Pool 09/25	\$ 657.57
City of North Port Utilities	20251020-1	34841-175058 09/25 ACH	1352 Bobcat Trl - Office Bldg 09/25	\$ 329.59

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City Wide Facility Solutions	100329	32019035350	Janitorial Services 10/25	\$ 1,076.90
Florida Department of Revenue	20251021-2	Sales Tax 09/25-699	Sales Tax 09/25	\$ 19.23
Florida Power & Light Company	20251001-1	FPL Summary 09/25 ACH-699 941-423-6750-122914-5 10/25	FPL Summary 09/25 ACH-699 Phone/Internet/Cable Services	\$ 2,317.33
Frontier Florida, LLC	20251021-1	ACH 941-423-9035-100518-5 09/25	10/25	\$ 110.01
Frontier Florida, LLC	20251007-1	ACH 941-426-0808-022310-5 10/25	Internet 09/25 Phone/Internet/Cable Services	\$ 125.98
Frontier Florida, LLC	20251017-1	ACH 941-426-5773-102122-5 09/25	10/25	\$ 708.39
Frontier Florida, LLC	20251007-1	ACH	Internet 09/25	\$ 215.98
Gannett Florida LocaliQ	100338	7353600	Legal Advertising 09/25	\$ 455.00
Hoover Pumping Systems Corp.	100348	192562	Filter Parts and Testing 10/25	\$ 1,682.28
Jeff Magie	100339	100825 JM	Cleaned & Flushed Systems 10/25 Board of Supervisor Meeting	\$ 1,229.00
Jeffrey Brall	20251009-1	JB100725 ACH	10/07/25 Board of Supervisor Meeting	\$ 200.00
Jeffrey Brall	20251023-5	JB101625 ACH	10/16/25	\$ 200.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael SanAntonio	100340	101925 SanAntonio	Reimbursement for Supplies 10/25	\$ 69.18
Michael SanAntonio	100349	102725 SanAntonio	T-Mobile Reimbursement 10/25	\$ 50.00
Michael SanAntonio	20251009-4	MS100725 ACH	Board of Supervisor Meeting 10/07/25	\$ 200.00
Michael SanAntonio	20251023-3	MS101625 ACH	Board of Supervisor Meeting 10/16/25	\$ 200.00
Michael SanAntonio	100335	SanAntonio 101025	T-Mobile Reimbursement 09/25	\$ 50.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100341	3662	Address Plaques 10/25	\$ 96.50
Persson, Cohen & Mooney, P.A.	100336	6423	Legal Services 09/25	\$ 1,545.80
Preferred Governmental Insurance Trust	100330	70411	WC #FL1 0504051 25-10 10/1/25-10/1/26	\$ 2,000.00
Pro Audio Services, Inc.	100342	1743	Fitness Audio Transmitters 09/25	\$ 743.50
Risk Management Associates, Inc.	100331	22211779	Policy #PK FL1 0504051 25-19 10/1/25-10/1/26	\$ 39,673.00
Rizzetta & Company, Inc.	100332	INV0000103628	District Management Services 10/25	\$ 4,836.00
Rizzetta & Company, Inc.	100334	INV0000103735	Assessment Roll 10/25	\$ 5,000.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Robert M Branch Jr	100344	101725 Branch	Reimbursement 10/25 Board of Supervisor Meeting 10/07/25	\$ 38.96
Robert M Branch Jr	20251009-5	RB100725 ACH	Board of Supervisor Meeting 10/16/25	\$ 200.00
Robert M Branch Jr	20251023-1	RB101625 ACH	Monthly Service 09/25	\$ 796.00
Signet Pool	100345	64522	Monthly Maintenance 10/25	\$ 796.00
Signet Pool	100345	65096	Maintenance 10/25	\$ 1,032.50
Signet Pool Solitude Lake Management, LLC	100345	65559	Monthly Maintenance 10/25	\$ 160.86
Solitude Lake Management, LLC	100347	PSI206435	Monthly Maintenance 10/25	\$ 140.69
Solitude Lake Management, LLC	100347	PSI209093	Monthly Maintenance 10/25	\$ 3,159.67
Steven Ball	20251009-3	SB100725 ACH	Board of Supervisor Meeting 10/07/25	\$ 200.00
Steven Ball	20251023-2	SB101625 ACH	Board of Supervisor Meeting 10/16/25	\$ 200.00
TECO Peoples Gas	20251015-1	211015264685 09/25 ACH	1350 Bobcat Trl 09/25	\$ 20.33

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
T-Mobile	100333	2094071322	Internet 09/25	\$ 70.20
Valley National Bank	20251025-2	Valley CC 09/25 ACH-699	Credit Card Expenses 09/25 Board of Supervisor Meeting	\$ 787.68
Walter P Fisher	20251009-2	WF100725 ACH	10/07/25	\$ 200.00
Walter P Fisher	20251023-4	WF101625 ACH	Board of Supervisor Meeting 10/16/25	\$ 200.00
<b>Total</b>				<b>\$ 89,276.41</b>

# BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · FT. MYERS, FLORIDA

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

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

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

The total items being presented: **\$44,949.64**

Approval of Expenditures:

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\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADP Easypay	20251114-1	705061806 ACH	ADP Fee PPE 11/02/25	\$ 148.02
ADP Easypay	20251128-1	705982460 ACH	ADP Fee PPE 11/16/25	\$ 93.87
Artistree Landscape				
Maintenance & Design STE B	100351	185901	Tree Service 08/25	\$ 9,000.00
Artistree Landscape				
Maintenance & Design STE B	100360	186771	Irrigation Repairs 10/25	\$ 146.97
Brletic Dvorak, Inc.	100354	2157	Engineering Services 10/25	\$ 1,355.00
City of North Port Utilities	20251117-1	34841-152336 10/25 ACH	1350 Bobcat Trl 10/25	\$ 65.59
City of North Port Utilities	20251117-1	34841-153028 10/25 ACH	1350 Bobcat Trl-Pool 10/25	\$ 300.92
City of North Port Utilities	20251117-1	34841-175058 10/25 ACH	1352 Bobcat Trl - Office Bldg 10/25	\$ 1,551.59
City Wide Facility Solutions	100361	42019021193	Tennis Court Membrain 10/25	\$ 3,500.00
Florida Power & Light			Utilities: 2975 Bobcat Village Center	
Company	20251104-1	0059238485 ACH 10/25	Rd. #ST. LT 10/25	\$ 187.41
Florida Power & Light			Utilities: 1350 Bobcat Trails #LTS	
Company	20251104-1	5338317489 ACH 10/25	10/25	\$ 67.15
Florida Power & Light			Utilities: 1508 Palmetto Palm Way	
Company	20251104-1	5496111039 ACH 10/25	#IRR 10/25	\$ 121.64
Florida Power & Light			Utilities: 1010 Bobcat Trl	
Company	20251104-1	5693392028 ACH 10/25	#GUARDHOUSE 10/25	\$ 259.08
Florida Power & Light			Utilities: 1352 Bobcat Trl #POOL	
Company	20251104-1	7193319105 ACH 10/25	10/25	\$ 765.57

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20251104-1	7280427456 ACH 10/25	Utilities: 1508 Palmetto Palm Way #IRR-2 10/25	\$ 218.81
Florida Power & Light Company	20251104-1	8755399402 ACH 10/25	Utilities: 1352 Bobcat Trl #COM CNTER 10/25	\$ 670.08
Florida Power & Light Company	20251104-1	8861620030 ACH 10/25	Utilities: 1751 Bobcat Trl #IRR 10/25	\$ 33.91
Florida Power & Light Company	20251104-1	9219612026 ACH 10/25	Utilities: 1897 Bobcat Trl #GATE-2 10/25	\$ 52.65
Florida Power & Light Company	20251104-1	9254309488 ACH 10/25	1508 Palmetto Palm Way # ST LIGHTING 10/25	\$ 192.37
Florida Department of Commerce	20251113-2	91879 941-423-9035-100518-5 10/25	Special District Fee for FY 25-26	\$ 175.00
Frontier Florida, LLC	20251105-1	ACH 941-426-5773-102122-5 10/25	Internet 10/25	\$ 135.98
Frontier Florida, LLC	20251105-1	ACH 94142367501229145 11/25	Internet 10/25 Phone/Internet/Cable Services	\$ 225.98
Frontier Florida, LLC	20251119-1	ACH	11/25 Phone/Internet/Cable Services	\$ 120.30
Frontier Florida, LLC	20251118-1	9.41426E+16	11/25	\$ 710.36
Gannett Florida LocaliQ Gardenmasters of SW Florida, Inc.	100356	0007406164	Legal Advertising 10/25	\$ 123.00
Hidden Eyes, LLC	100362	261442	Quarterly Interior Pest Control 10/25 Video Monitoring & Maintenance	\$ 135.01
Jeffrey Brall	100350	760554	11/25 Board of Supervisor Meeting	\$ 5,861.25
	20251106-2	JB110425-2	11/04/25	\$ 200.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Laura Filler	100352	103025 Filler	Reimbursement for Supplies 10/25	\$ 45.55
Laura Filler Liaison Technology Commercial Services, LLC	100355	103125 Filler	Holiday Decorations 10/25	\$ 628.58
	100363	2233	Audio Mics Repair 11/25	\$ 405.00
Metro PSI Corp	100357	56523	Monthly Services 10/25	\$ 145.00
Michael SanAntonio	100359	111325 SanAntonio	Reimbursement for Supplies 11/25	\$ 592.20
Michael SanAntonio	20251106-5	MS110425	Board of Supervisor Meeting 11/04/25	\$ 200.00
Rizzetta & Company, Inc.	100353	INV0000104540	District Management Services 11/25	\$ 4,836.00
Robert M Branch Jr	20251106-3	RB110425	Board of Supervisor Meeting 11/04/25	\$ 200.00
Signet Pool	100364	65512	Pressure Gauge 10/25	\$ 70.00
Signet Pool Solitude Lake Management, LLC	100364	65701	Monthly Pool Maintenance 11/25	\$ 796.00
Solitude Lake Management, LLC	100365	PSI214007	Monthly Maintenance 11/25	\$ 160.86
Solitude Lake Management, LLC	100365	PSI216135	Monthly Maintenance 11/25	\$ 140.69
Solitude Lake Management, LLC	100365	PSI217979	Monthly Maintenance 11/25	\$ 3,159.67
Sprinklermatic Florida, LLC	100366	54733	Fire Sprinkler Inspection 11/25	\$ 1,645.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Steven Ball Suncoast Window Films & Shades	20251106-4	SB110425	Board of Supervisor Meeting 11/04/25	\$ 200.00
	100367	7011	Window Films 11/25	\$ 1,909.50
T-Mobile	100358	209407132-3	One time fee 09/25	\$ 7.00
TECO Peoples Gas	20251113-1	211015264685 10/25 ACH	1350 Bobcat Trl 10/25	\$ 20.33
Valley National Bank	20251126-1	Valley CC 10/25 ACH-699	Credit Card Expenses 10/25 Board of Supervisor Meeting 11/04/25	\$ 3,170.75
Walter P Fisher	20251106-1	WF110425		\$ 200.00
<b>Total</b>				<b>\$ 44,949.64</b>

# BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · FT. MYERS, FLORIDA

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

## **Operation and Maintenance Expenditures**

**December 2025**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$65,588.75**

Approval of Expenditures:

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\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Assistant Secretary

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easypay	20251212-1	707059373	ADP Fee PPE 11/30/25	\$ 108.35
ADP Easypay	20251226-1	708126116	ADP Fee PPE 12/14/25	\$ 93.87
Amazon Capital Services, Inc.	100374	1LWH-DRDM-9VHP	Supplies 12/25	\$ 53.16
Amazon Capital Services, Inc.	100374	1WKH-FG4G-J3Y7	Supplies 12/25	\$ 18.88
Artistree Landscape Maintenance & Design STE B	100378	17 49671	Monthly Grounds Maintenance 12/25	\$ 2,579.84
Artistree Landscape Maintenance & Design STE B	100387	17 49672	Monthly Grounds Maintenance 12/25	\$ 10,319.36
Bill Hadovski	100368	111825 Hadovski	Christmas Lights 11/25	\$ 407.55
Brletic Dvorak, Inc.	100388	2200	Engineering Services 11/25	\$ 1,290.00
City of North Port Utilities	20251217-2	34841152336 11/25 ACH	Utilities: 1350 Bobcat Trl 11/25	\$ 87.73
City of North Port Utilities	20251217-2	34841153028 11/25 ACH	Utilities: 1350 Bobcat Trl-Pool 11/25	\$ 541.68
City of North Port Utilities	20251217-2	34841175058 11/25 ACH	Utilities: 1352 Bobcat Trl - Office Bldg 11/25	\$ 424.88
City Wide Facility Solutions	100370	32019036158	Janitorial Services 11/25	\$ 334.35

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Final Perfection Pro's LLC	100386	235	Clubhouse Cleaning 11/25 Clubhouse & Pool House Clean	\$ 250.00
Final Perfection Pro's LLC	100386	244	11/25	\$ 250.00
Final Perfection Pro's LLC	100386	252	Clubhouse Cleaning 11/25	\$ 166.67
Final Perfection Pro's LLC	100386	262	Pool House Cleaning 12/25	\$ 250.00
Final Perfection Pro's LLC	100386	272	Clubhouse/Pool Cleaning 11/25	\$ 250.00
Finn Outdoor, LLC	100371	2965	Erosion Restoration 11/25	\$ 4,300.00
Florida Power & Light Company	20251203-1	0059238485 ACH 11/25	2975 Bobcat Village Center Rd. #ST. LT 11/25	\$ 172.38
Florida Power & Light Company	20251202-1	5338317489 ACH 11/25	1350 Bobcat Trails #LTS 11/25	\$ 99.76
Florida Power & Light Company	20251202-1	5496111039 ACH 11/25	1508 Palmetto Palm Way #IRR 11/25	\$ 115.33
Florida Power & Light Company	20251202-1	5693392028 ACH 11/25	1010 Bobcat Trl #GUARDHOUSE 11/25	\$ 192.77
Florida Power & Light Company	20251202-1	7193319105 ACH 11/25	1352 Bobcat Trl #POOL 11/25	\$ 1,164.02
Florida Power & Light Company	20251202-1	7280427456 ACH 11/25	1508 Palmetto Palm Way #IRR-2 11/25	\$ 544.14

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20251202-1	8755399402 ACH 11/25	1352 Bobcat Trl #COM CNTER 11/25	\$ 572.65
Florida Power & Light Company	20251202-1	8861620030 ACH 11/25	1751 Bobcat Trl #IRR 11/25	\$ 59.50
Florida Power & Light Company	20251202-1	9219612026 ACH 11/25	1897 Bobcat Trl #GATE-2 11/25	\$ 45.95
Florida Power & Light Company	20251202-1	9254309488 ACH 11/25	1508 Palmetto Palm Way # ST LIGHTING 11/25	\$ 190.75
Florida Power & Light Company	20251230-1	5338317489-121725	1350 Bobcat Trails #LTS 12/25	\$ 125.82
Florida Power & Light Company	20251230-1	5496111039-121725	1508 Palmetto Palm Way #IRR 12/25	\$ 115.61
Florida Power & Light Company	20251230-1	5693392028-121725	1010 Bobcat Trl #GUARDHOUSE 12/25	\$ 229.96
Florida Power & Light Company	20251230-1	7193319105-121725	1352 Bobcat Trl #POOL 12/25	\$ 1,524.24
Florida Power & Light Company	20251230-1	7280427456-121725	1508 Palmetto Palm Way #IRR-2 12/25	\$ 472.71
Florida Power & Light Company	20251230-1	8755399402-121725	1352 Bobcat Trl #COM CNTER 12/25	\$ 586.29
Florida Power & Light Company	20251230-1	8861620030-121725	1751 Bobcat Trl #IRR 12/25	\$ 70.50
Florida Power & Light Company	20251230-1	9219612026-121725	1897 Bobcat Trl #GATE-2 12/25	\$ 49.16

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20251230-1	9254309488-121725 94142367501229145 12/25	1508 Palmetto Palm Way # ST LIGHTING 12/25 Phone/Internet/Cable Services 12/25	\$ 210.64
Frontier Florida, LLC	20251222-1	ACH 94142390351005185 11/25	Internet 09/25 11/25 Phone/Internet/Cable Services 12/25	\$ 120.30
Frontier Florida, LLC	20251205-1	ACH 94142608080223105 12/25	Internet 09/25 11/25 Phone/Internet/Cable Services 12/25	\$ 135.98
Frontier Florida, LLC	20251217-1	ACH 94142657731021225 11/25	Internet 11/25	\$ 711.80
Frontier Florida, LLC	20251205-1	ACH	Internet 11/25	\$ 225.98
Gannett Florida LocaliQ	100389	7456224	Legal Advertising 11/25 Video Monitoring & Maintenance 01/26	\$ 244.00
Hidden Eyes, LLC	100379	762755		\$ 5,861.25
Hidden Eyes, LLC	100390	INV000008924	Security Supplies 12/25 Board of Supervisor Meeting 12/02/25	\$ 960.00
Jeffrey Brall	20251204-4	JB120225	Board of Supervisor Meeting 12/18/25	\$ 200.00
Jeffrey Brall	20251223-5	JB121825		\$ 200.00
Laura Filler Liaison Technology Commercial Services, LLC	100369 100381	112025 Filler 2417	Holiday Decorations 11/25 TV Audio Receivers 12/25	\$ 104.90 \$ 996.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael SanAntonio	100375	121125 SanAntonio	T-Mobile, Fubo, Best Buy 12/25 Board of Supervisor Meeting 12/02/25	\$ 2,291.38
Michael SanAntonio	20251204-1	MS120225	Board of Supervisor Meeting 12/18/25	\$ 200.00
Michael SanAntonio	20251223-1	MS121825		\$ 200.00
New Life Well and Pump, Inc.	100382	1245790733	Pump Installment 11/25	\$ 7,410.00
New Life Well and Pump, Inc.	100382	1245790822	Golf Cart Accident Repairs 12/25	\$ 1,737.00
New Life Well and Pump, Inc.	100391	1245790823	Well Maintenance 12/25	\$ 255.00
Risk Management Associates, Inc.	100373	22949140	Policy FL 1 0504051 25-19 10/1/25- 10/1/26	\$ 149.00
Rizzetta & Company, Inc.	100372	INV0000105355	Accounting Services 12/25	\$ 4,836.00
Robert M Branch Jr	100383	121225 Branch	Supplies 12/25 Board of Supervisor Meeting 12/02/25	\$ 115.05
Robert M Branch Jr	20251204-3	RB120225	Board of Supervisor Meeting 12/18/25	\$ 200.00
Robert M Branch Jr	20251223-4	RB121825		\$ 200.00
Signet Pool	100377	66114	Pool Repairs 11/25	\$ 60.00

# Bobcat Trail Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Signet Pool	100377	66308	Monthly Pool Maintenance 12/25	\$ 796.00
Signet Pool	100384	66577	Divertor Valve Fix 12/25	\$ 425.00
Solitude Lake Management, LLC	100380	PSI220782	Monthly Maintenance 12/25	\$ 167.29
Solitude Lake Management, LLC	100380	PSI223080	Monthly Maintenance 12/25	\$ 140.69
Solitude Lake Management, LLC	100380	PSI224904	Monthly Maintenance 12/25 Board of Supervisor Meeting 12/02/25	\$ 3,159.67
Steven Ball	20251204-2	SB120225	Board of Supervisor Meeting 12/18/25	\$ 200.00
Steven Ball	20251223-2	SB121825		\$ 200.00
T-Mobile	100376	209407132	T-Mobile fee 12/25	\$ 7.00
TECO Peoples Gas	20251215-1	211015264685 11/25 ACH	1350 Bobcat Trl 11/25 Trustee Fees S17 10/01/25 - 09/30/26	\$ 20.33
U.S. Bank	100385	7945896	Board of Supervisor Meeting 12/02/25	\$ 4,240.63
Walter P Fisher	20251204-5	WF120225	Board of Supervisor Meeting 12/18/25	\$ 200.00
Walter P Fisher	20251223-3	WF121825		\$ 200.00

# **Bobcat Trail Community Development District**

## **Paid Operation & Maintenance Expenditures**

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Wenzel Electrical Services Incorporated	100392	260552	1st Quarter Alarm Monitoring 12/25	\$ 150.00
<b>Total</b>				<b>\$ 65,588.75</b>

# Tab 3

**BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT**  
**MEETING MINUTES**  
**January 15 2026**

**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, January 15, 2026 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**

No public comments

**Old Business**

- A. Pump House Electric Bill. Supervisor Ball stated the District Attorney is drafting a new agreement that will be presented at the February Board meeting.

**New Business**

- A. Rule making process: Supervisor Ball reviewed the new pool policy outline with the board.

**Community Pool Reservation Policy**

**Purpose**

The purpose of this policy is to establish a fair, orderly, and transparent process by which residents may reserve a designated portion of the community pool for organized community events, while ensuring safety, accessibility, and enjoyment for all residents.

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## Eligibility

### Recognized Community Organization

A *Recognized Community Organization* is a recreational or community-based organization that:

- Serves the entire community; and
- Has been reviewed and approved by the Board of Supervisors.

Only Recognized Community Organizations are eligible to request a pool reservation under this policy.

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## Approved Use

- Reservations are limited to the use of a **designated portion of the community pool** for an organized activity.
- The community pool shall remain **open to all residents** during any approved reservation, except for the portion reserved for the event.
- The reserved portion of the pool shall not exceed **total pool capacity**, as determined by District Management based on safety and operational considerations.

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## Approval Criteria

- Reservations are approved on a **first-come, first-served basis**, subject to availability.
- Approval is contingent upon compliance with this policy, pool rules, and any additional requirements imposed by the District.
- The District may deny or revoke approval if the event poses a safety risk, interferes with normal pool operations, or fails to meet policy requirements.

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## Insurance and Liability

- The District may require proof of insurance, in an amount and form determined by the Board of Supervisors or District Management.
- The District assumes **no responsibility for supervision** of organizational activities beyond standard pool operations.
- The Board of Supervisors reserves the right to require **participant waivers or releases of liability**, which may be revisited and updated as necessary.

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## Pool Rules and Conduct

- All events must comply with all **established pool rules**, lifeguard instructions, and District policies.
- Failure to comply may result in immediate termination of the event and/or suspension of future reservation privileges.

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## **Best Practices and Limitations**

To ensure fair access and minimize disruption:

- Reservations may be granted for a **maximum duration of 90 minutes per day**.
- All reserved use must conclude **no later than 11:00 a.m.**
- No more than **one pool event per day** shall be permitted.

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## **Reservation Request Process**

- Requests must be submitted **in writing at least fourteen (14) days in advance** of the proposed event.
- Requests shall be reviewed by CDD board or Staff.

Each request must include:

- Event description and purpose
- Requested date and time
- Estimated attendance
- Name and contact information of the responsible resident representative

  

- A. Easement 2662 Royal Palm: Supervisor Ball reviewed the residents' concern and a copy of the survey for the property. The district Engineer is reviewing the request and will advise the board.
- B. Maintenance Person Position: Supervisor Branch discussed the candidate that he would like to hire for the position. He will add to agenda for February meeting for Board vote.
- C. New IT Support Discussion: Supervisor Ball discussed the status of email issues with several Board Members. He will explore options and get proposals for new support.

## **Resident Concerns**

Two emails were received and reviewed by the board in regard to the Pool rules and waivers for amenity use both issues will be addressed in the rule making process.

## **Supervisor Updates**

- A. Supervisor Fisher will put out the newsletter.
- B. Supervisor Brall reviewed the Holiday lights will be taken down this weekend
- C. Supervisor Ball reviewed the status for the paving project and a wash out at the pond in the Villas.
- D. Supervisor SanAntonio reviewed that we had several gate strikes last week. He also reviewed that during the rule making process we should update the waiver to include all CDD amenities.
- E. Supervisor Branch stated the work on pool is to be completed next week.

**Public Comments**

There were multiple comments regarding pool aerobics and the policy change.

**Adjournment**

Adjournment at 3:45 PM.

**Bobcat Trail Landscape Committee Meeting Minutes**

**Tuesday November 18, 2025**

**Bobcat Trail Community Center  
1352 Bobcat Trail Boulevard  
North Port Florida 34288**

**1. Call to Order**

The meeting was called to order at 12:15 PM.

**2. Roll Call/Statement of Quorum**

Present at the meeting representing the Bobcat Trail Landscape Committee (BCTLC) were Jeff Brall, Laura Filler by phone, and Bill Hadovski. Jeff Tamayo was present representing Artis Tree.

**3. Approval/Adoption of Agenda**

November 18, 2025, Bobcat Trail Landscape Committee Meeting Agenda was approved as issued (See Attachment 1).

**4. Public Comment on Agenda Items**

There was no public comment on the agenda.

**5. Meeting Minute Approval**

The meeting minutes for October 21, 2025, BCTLC Meeting were approved as issued.

## **6. Old Business**

- A. Boulevard/Community Center/Parking Lot/Back Gate
  - (1) Christmas lights have been installed at the front and rear gates, all the street monuments except for Royal/Silver, Phoenix and Queen have been put up. Artis Tree was directed to put trimming for all these areas on hold until the Christmas lights are removed.
  - (2) The areas for the new flowers have been marked off with surveyor's tape. In addition to the marked off area's flowers will be located in the front entrance and community center bullnoses and at the back gate. It was decided that the soil in these areas is adequate and new additional soil will not be added. (Adding soil was a comment made on a earlier Fowler Report.)
  - (3) The Christmas Decorations are up. The lights at the front and rear gates have not been connected to power pending application of the mulch. The lights on the street monument at Bobcat Trail and Lady Palm were found to be cut in several places. The lights on the street monuments at Baily Palm and Coconut Palm were also out most likely due to ground fault trips.

More Garland and single strand lights need to be procured.

B. Contract Matrix (Refer to Attachment 3) The highlighted section of the contract matrix was discussed; Artis Tree's work is current with the matrix requirements except as noted and/or clarified below

(1) Mowing hard edges and bed edges look good.

(2) Trash pickup is generally okay; some trash on the Commercial Side has not been picked up since last reporting period.

(3) Areas where the irrigation system had failed do not look good. It was decided to give these areas more water. Not sure if turf will come back, it is very dry, will have to wait and see.

(4) Insecticide is being applied on an ongoing basis.

(5) Mulch is scheduled for November 25, but Artis Tree may run into delivery problems. Artistry will keep BCTLC informed of mulch delivery status.

(6) There still seems to be a watering problem for the new Ginger plants located at the Community Center, plants are showing signs of stress, and the problem needs to be resolved quickly.

(7) Though it is preferred to put in the new annuals (Sun Patience flowers) before laying in the mulch the current schedule may prevent that from happening. Currently the arrival of the flowers and the mulch is at the same time, most likely the flowers will go in, and the mulch will go down at the same time.

(8) Turf is brown and burned at Royal and Bobcat, especially behind the Royal monument. Artis Tree reports that they have checked this area and it appears to be getting plenty of water, it is just very dry.

(9) Shrubs were trimmed last week.

(10) Fertilizer application will now be in December, but BCTLC was assured Bobcat Trail Community will still get five evenly spaced applications per the contract.

(11) Ixora bushes at Community Center are beginning to grow together and need to be trimmed and shaped.

(12) Weed control looks very good, Artis Tree just applied a system wide application.

- C. Bobcat Trail Aquatic and Landscape Inspection Report for September 30, 2025, by Rizzetta & Company John Fowler Landscape Specialist (Landscape sections only)
  - (1) The Fowler report is not available for the last reporting period and therefore was not reviewed.

- D. Street Monuments

- (1) The draft letter informing homeowners of Street Monument refurbishment project is available in draft form for the committee to review.
  - (2) The quote for the sod enhancement project still has not been received from Artis Tree. This project is an integral part of the Monument Refurbishment Project.
  - (3) Some discussions on why Artis Tree is not doing the landscape Schematics and Layout for the Monument refurbishment. It was noted that LMP would have done the design.

- E. Commercial/Woodhaven/Toledo Blade/Under the Trees

- (1) Generally, the areas look pretty good. (See Attachment 4) for detail review.

(2) It was noted that the plantings on the center median strip across from the gas station on Bobcat Village Center Road need to be trimmed as they are blocking the view of oncoming traffic when making a left turn.

F. Miscellaneous.

(1) It was suggested that during the next contract negotiations that more frequent Wet Checks be added to the contract during the dry season.

(2) It was reported that the rework on main irrigation pump # 1 would most likely start before the end of the year.

(3) It was also reported that the pond water level is the lowest (at this time of year) it has been seen in several years. Without rain, water is going to be a challenge over the coming months. The deep well is being run to maintain water availability in the ponds.

7. New Business

A. Shovel Ready projects

(1) Except for the discussions on the Street Monument Refurbishment, no other Shovel Ready project were discussed.

B. 5 Year Plan

(1)(Not discussed at this meeting)

**8. Public Comment**

A. No public comment at this meeting

**9. Adjournment**

A. Meeting adjourned 1:50 PM

**ATTACHMENTS**

1. Approved Agenda for the November 18, 2025, Bobcat Trail Landscape Committee Meeting.
2. Not used.
3. Bobcat Trail CDD Artis Tree Landscape Contract Matrix (November Highlight).
4. Commercial Side/Woodhaven/Toledo Blade/Under the Trees Report (by Bill Hadovski).

# Tab 4



#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 3, 2026
- **FY 2024-2025 Audit Completion Deadline:** June 2026
- **Next Election (Seats 1, 2, and 4):** November 2026

## District Manager's Report

January 26

# 2026

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#### FINANCIAL SUMMARY

12/31/2025

General Fund Cash Balance	\$ 1,269,923.00
Reserve Fund Investment Balance	\$ 600,584.00
Debt Service Fund Investment Balance	\$ 219,851.00
<b>Total Cash and Investment Balances</b>	<b>\$ 2,090,358.00</b>
General Fund Expense Variance:	\$6,731 Under Budget



**Financial Statement Notes:**

The District is currently under budget. The line items reflecting variances in the financial statements are as follows:

Line Item	Variance
Security Services and Patrols	\$ 5,343.00
Utility Recreation Facilities	\$ 1,833.00
Maintenance and Repairs	\$ 10,103.00
Well Maintenance	\$ 7,587.00

New Well Life Contract – The contract was provided to the vendor. We have not received the signed copy back from the vendor. Certificate of insurance was received.

Rule Making Advertisement – Notice of the rule development for the District advertisement was run on 1-27-2026. Just as a reminder the public hearing will take place on March 3, 2026.