



Rizzetta & Company

Bobcat Trail Community Development District

**Board of Supervisors' Meeting
March 3, 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	Steven Ball Jeffrey Brall Robert Branch Michael SanAntonio Paul Fisher	Chairperson Vice-Chairman Assistant Secretary Assistant Secretary 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.

February 24, 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, March 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 February 03, 2026..... Tab 1
- 6. OLD BUSINESS**
 - A. None
- 7. NEW BUSINESS**
 - A. Resident Concerns
 - B. Public Hearing to Consider the Adoption of Revised Community Center Pool Rules Tab 2
 1. Resolution 2026-02, Amending the District’s Rules, Policies, and Procedures Relating to the Community Center Pool Rules
 2. Community Center Pool Reservation Policy
 - C. Discussion Regarding Draft Electric Bill Payment Agreement..... Tab 3
 - D. Discussion Regarding New Pool Furniture Tab 4
- 8. CONSENT ITEMS**
 - A. None
- 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

49 On a Motion by Mr. Fisher, seconded by Mr. Branch, with all in favor, the Board Approved
50 the Agenda, for the February 03, 2026, Board of Supervisors Meeting, for the Bobcat Trail
51 Community Development District.

52
53 **FOURTH ORDER OF BUSINESS**

Public Comments – Agenda Items Only

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55 Bob Etherton commented on the effort regarding rules and eligibility requirements.

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57 **FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
January 06, 2026**

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61 Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on
62 January 06, 2026, and asked if there were any changes or comments. There
63 were none.
64

65 On a Motion by Mr. Brall, seconded by Mr. Branch, with all in favor, the Board Approved
66 the minutes of the Board of Supervisors meeting held on January 06, 2026, for the Bobcat
67 Trail Community Development District.

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69 **SIXTH ORDER OF BUSINESS**

**Ratification of the Operations and
Maintenance Expenditures for the
Months of September, October,
November and December 2025**

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73
74 Ms. Blandon reported that the operations and maintenance expenses for the
75 period of September 1–30, 2025 amounted to \$78,155.75, October 1-31, 2025 amounted
76 to \$89,276.41, November 1-30, 2025 amounted to \$44,949.64 and December 1-31, 2025
77 amounted to \$65,588.75 and inquired if there were any questions, comments, or
78 revisions. There were none.
79

80 On a Motion by Mr. Fisher, seconded by Mr. Branch, with all in favor, the Board Ratified the
81 Operations and Maintenance Expenditures for the Months of September 1–30, 2025
82 amounted to \$78,155.75, October 1-31, 2025 amounted to \$89,276.41, November 1-30
83 amounted to \$44,949.64 and December 1-31 amounted to \$65,588.75, for the Bobcat Trail
84 Community Development District.

85
86 **SEVENTH ORDER OF BUSINESS**

**Discussion Regarding the Rule Making
Process**

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89 Dan Lewis gave an overview of the process as per FAC. He detailed the
90 advertisement placed and the procedures for the public hearing. The Board inquired about
91 changes prior to the Public Hearing. They were advised to save all changes for the March
92 3rd meeting.
93
94

EIGHTH ORDER OF BUSINESS

Resident Concerns

Supervisor Brall discussed the removal of a homeowner's tree on 1883 Canary Palm. He informed the Board of his conversation with the resident's staff renovating the home.

Supervisor Branch advised that he would forward a copy of the email received regarding the tree to Belinda Blandon so that she can forward it to Supervisor Brall.

NINTH ORDER OF BUSINESS

Discussion and Consideration of Maintenance Position

Supervisor Branch asked for a motion to reinstate Joseph Madore, the former maintenance person. Mr. Branch advised that Mr. Madore will begin on Monday, February 9th, 2026 at the rate of \$19.25 per hour.

On a Motion by Mr. Branch, seconded by Mr. Fisher, with all in favor, the Board Approved the hiring of Joseph Madore for the Maintenance Position beginning Monday, February 9th, for the Bobcat Trail Community Development District.

TENTH ORDER OF BUSINESS

Discussion Regarding New Email Support Host

Supervisor Ball spoke on the current email issues regarding Board members having challenges getting their emails on their phones and laptops. Supervisor Ball presented a proposal from a previously used company, Complete IT. The proposal will be slightly less expensive and is more compatible for the Board members due to not requiring Multifactor Authentication. Supervisor Ball stated that there will be a communication email for the District, instead of communicating through the Master which causes timing issues. He informed the Board that he and Ms. Blandon decided to proceed with Constant Contact as an official email from the CDD for communication only. Dan Lewis advised of termination of the Rizzetta contract and will prepare the contract with Complete IT.

On a Motion by Mr. Ball, seconded by Mr. Brall, with all in favor, the Board Approved the proposal from Complete IT for email services pending review of the existing contract and termination, for the Bobcat Trail Community Development District.

ELEVENTH ORDER OF BUSINESS

Consent Items

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

On a Motion by Mr. Brall, seconded by Mr. Branch, with all in favor, the Board Approved the Infrastructure-Asset Workshop Meeting Minutes of January 15, 2026, and the Landscape Committee Meeting Minutes of November 18, 2025, for the Bobcat Trail Community Development District.

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TWELFTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Spencer Gonzales was introduced to the Board. He provided the Board with an overview on the recent inspection conducted. He advised the Board that he did not note anything out of the ordinary. He advised of a few yellowing areas due to irrigation issues. Spencer advised that he will be emailing his report shortly. Ms. Blandon informed the Board of John Fowler's resignation. Supervisor Brall requested if Mr. Gonzales would inform him the next time he is onsite.

B. District Engineer

Supervisor Ball informed the Board that he has been in communication with the District Engineer regarding SFWMD. He confirmed that the inspections were conducted and the reports were sent to the SFWMD. The District Engineer informed Supervisor Ball of required maintenance for several ponds and will proceed with obtaining pricing from vendors. There was a washout noted that needs to be repaired near the Villas but will wait to be repaired in a month for a better rate from the vendor.

C. District Counsel

Dan Lewis reported on the status of communication with Superior Asphalt. He advised that there were 4 loads of asphalt that were outside of the approved temperatures. A letter was sent to the vendor requesting an extended warranty. The Board was advised that a draft for the pumphouse agreement with the HOA has been completed. Mr. Lewis advised that it still needs to be reviewed. He advised that he has reviewed the Envera and Butterfly agreements. The Board was informed that if the District were to terminate the existing agreement with Envera, they would have to pay 20% of the remaining costs of the contract. Supervisor Ball advised that he will be sending some waivers for review by District Counsel. He asked that this be reviewed to be considered into one waiver.

D. District Manager

Belinda Blandon reminded the Board of the next Board of Supervisors' Meeting on Tuesday, March 03, 2026, at 3:00 p.m. Ms. Blandon informed the Board of the Financial report. The Board was advised that the New Well contract has been delayed due to personnel being out of office. The time line has been set to 40 days from the date of the contract and the certificate of insurance has been received. The Board inquired about funds received from FEMA. No funds have been received.

THIRTEENTH ORDER OF BUSINESS

Other Reports

A. Infrastructure/Asset Management Committee

Supervisor Ball advised that there has been additional communication regarding an easement request that was discussed during the prior meeting. The homeowner was asked to have an agreement drafted for only the portion that runs under his

188 home. The document will be reviewed.
189

190 B. Landscape Committee

191 Supervisor Brall provided an update on the contract with New Well. He advised
192 that the parts are being ordered and the work will take place in the next couple of
193 weeks. The Board was advised that the pumphouse computer was programmed
194 to meet the water restrictions as set by the City of North Port and the SFWMD. The
195 Board was informed that the landscaping committee is reviewing blown in mulch
196 options and cost savings.
197

198 C. Newsletter Supervisor

199 Supervisor Fisher advised that the newsletter would go out after the next IA
200 Meeting.
201

202 D. Finance Supervisor

203 Supervisor Fisher asked Ms. Blandon to send him a schedule for the budget
204 process.
205

206 E. Lakes and Roads Supervisor

207 Supervisor Ball advised that Solitude is treating weeds and spraying the lakes. He
208 advised that they are monitoring the oxygen levels due to possible fish kills.
209 Supervisor Ball advised that the striping was completed and informed the Board
210 that he is now working on the RFP for the next phase for asphalt.
211

212 F. Maintenance Supervisor

213 Supervisor Branch advised that Signet did not complete the repairs to the pool
214 equipment covers. He advised that he has been repairing them.
215

216 G. Facilities Supervisor

217 Supervisor SanAntonio had nothing to report.
218

219 H. HOA Updates

220 Supervisor SanAntonio had nothing to report.
221

222 I. Commercial Properties

223 Supervisor Brall had nothing to report.
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225 **FOURTEENTH ORDER OF BUSINESS**

Public Comments

226
227 Ms. Blandon opened the floor for public comment.
228

229 Mr. Etherton commented on the pool rules advertising. Ms. Blandon informed Mr.
230 Etherton that the advertising is only part of the rule making process.
231

232 A resident commented on the email distribution and inquired about making the
233 distribution list private. The Board informed him that the emails are public record.
234

235 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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237 There were no Supervisor Requests at this time.

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239 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

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

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

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DISTRICT'S RULES, POLICIES, AND PROCEDURES RELATING TO THE COMMUNITY CENTER POOL RULES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL OF RULES IN CONFLICT THEREWITH.

WHEREAS, the Bobcat Trail Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Sarasota County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business including rules for usage of District facilities; and

WHEREAS, the District has previously adopted Rules, Policies and Procedures for which it now desires to make certain amendments and revisions relating to the community center pool rules (hereinafter referred to as the "Rules"); and

WHEREAS, the revised Rules referenced below and attached are for immediate use and application, having been adopted by the District Board of Supervisors at a duly noticed public meeting on March 3, 2026.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Rules are hereby adopted. The revisions referenced above and attached shall stay in full force and effect until such time as the Board of Supervisors may amend, rescind, or repeal the revised Rules in accordance with Chapter 190, Florida Statutes, and other applicable law.

SECTION 2. District staff has provided notice to the general public in accordance with Chapter 190, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its passage and shall remain in effect unless rescinded or repealed.

SECTION 5. This Resolution shall repeal all previously adopted rules to the extent that they are in conflict.

PASSED AND ADOPTED this 3rd day of March 2026.

ATTEST:

**BOBCAT TRAIL
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: Revised Rules

Exhibit A
Revised Rules

Community Development District

Community Pool Reservation Policy

1. Purpose

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

2. Eligibility

2.1 Recognized Community Organizations

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

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

- Serves the community at large; and
- Has been reviewed and formally approved by the Board of Supervisors of the Community Development District (“District”).

Process to Become a Recognized Community Organization

1. Application Submission

An organization seeking recognition must submit a written application to the Community Development District (“District”). The application must include:

- Organization name and contact information
- Mission or purpose statement
- Description of programs or activities offered
- Explanation of how the organization serves the community at large
- Proof of nonprofit or community-based status, if applicable
- Names and contact information of officers or responsible representatives

2. Staff Review

District staff will review the application to ensure it is complete and consistent with District policies and community objectives. Staff may request additional information or clarification as needed.

3. Board Consideration

Completed applications will be submitted to the Board of Supervisors for review at a duly noticed public meeting.

4. **Board Determination**

The Board of Supervisors will determine whether the organization meets the criteria to be designated as a Recognized Community Organization. Approval or denial will be based on the organization's purpose, community benefit, and alignment with District policies.

5. **Notification of Decision**

The organization will be notified in writing of the Board's decision. Approved organizations will be added to the District's list of Recognized Community Organizations.

6. **Duration and Renewal**

Recognition shall remain valid for a specified period (e.g., one year) unless otherwise determined by the Board. Organizations may be required to reapply or update information to maintain recognized status.

7. **Revocation of Recognition**

The Board of Supervisors may revoke recognition if the organization no longer meets eligibility requirements or violates District policies.

3. Approved Use

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

4. Approval Criteria

- Reservations shall be reviewed and approved on a **first-come, first-served basis**, subject to availability.
- Approval is contingent upon full compliance with:
 - This policy
 - All applicable pool rules
 - District policies and procedures
 - Any additional requirements imposed by the District or its Management
- The District reserves the right to deny, revoke, or terminate a reservation if the proposed or ongoing event:
 - Poses a safety risk
 - Interferes with normal pool operations
 - Fails to meet the requirements of this policy

5. Insurance and Liability

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

6. Pool Rules and Conduct

- All events must comply with:
 - Established pool rules
 - All District policies and directives
- Failure to comply may result in:
 - Immediate termination of the event
 - Suspension or revocation of future reservation privileges

7. Limitations

To ensure equitable access and minimize disruption to residents:

- Pool reservations shall be limited to a **maximum duration of ninety (90) minutes per day**.
- All reserved pool use must conclude **no later than 11:00 a.m.**
- **No more than one (1) pool event per day** shall be permitted.

8. Reservation Request Process

- Reservation requests must be submitted **in writing** at least **fourteen (14) days** prior to the proposed event date.
- Requests shall be reviewed by District Staff and/or the Board of Supervisors, as determined by the District.

Each request must include, at a minimum:

- A description of the event and its purpose
- Requested date and time

- Estimated number of participants
 - Name and contact information of the responsible resident representative
-

9. Authority and Amendments

This policy is adopted by the Board of Supervisors of the Community Development District and may be amended, suspended, or repealed by the Board at any duly noticed public meeting.

Sports Pools

Sports pools are designated for residents of The Villages only, age 30 & older. Please bring your Villages ID card. All activities start on the hour and end 10 minutes before the hour. Schedules and activities are subject to last-minute changes. Changes will be posted at the pool and recreation center. When necessary, a resident volunteer and/or recreation staff member will help to form a line prior to the activity start time. The location of the line may vary from center to center. Peak Participation guidelines may be used during activities with high attendance- for more information on Peak Participation visit www.districtgov.org. Requests for programming will be accepted in February for the Spring/Summer season (April 1-Sept. 30) and in August for the Fall/Winter Season (Oct. 1-March 31). If you're interested in volunteering to lead a sports pool resident lifestyle activity, please see the Recreation Facility Manager at your nearest Regional Recreation Center. Please read through the weekly Rec and Parks Publication, visit your local Regional Recreation Center, or contact the Recreation & Parks Department at RecreationDepartment@DistrictGov.org for more information. **Water Exercise:** Programs are organized by a volunteer leader and listed by the name of the class (ex. Aqua Ease, Churn and Burn, etc.). These programs are drop-in sessions that you can attend at your leisure and take place in both deep and shallow water. **Water Exercise programs have exclusive use of the pool during scheduled sessions.** For more information on specific water exercise programs, please contact the Recreation Center where the program is held. **Water Volleyball (WVB):** For more information on WVB play types, guidelines, evaluations, and more please visit www.VillagesWVB.com or DistrictGov.Org. Training opportunities, taught by dedicated resident volunteers, are available for residents to take part in. Pre-registration is required. The classes must be taken in order, pending instructor approval to advance to the next course. Interested participants may view the complete program schedule and class description online at VillagesWVB.com. **The Enrichment Academy (TEA):** Classes, taught by experienced instructors, are offered on a seasonal schedule throughout the year. Specific Class dates will be posted at the Sports Pool Bulletin Board. For more information please visit TheEnrichmentAcademy.org or contact your local Recreation Center. **VAST (Villages Aquatic Swim Team):** For membership information, please visit www.vastswim.com.

SP	COLONY COTTAGE SPORTS POOL SCHEDULE Open play unless otherwise noted Reservations Only 352-750-1905										
	7-7:50	8-8:50	9-9:50	10-10:50	11-11:50	12-12:50	1-1:50	2-2:50	3-3:50	4-4:50	5-Dusk
MON	Combo Swim	Combo Swim	Marcela's H2O Fun Fitness	Water Aerobics with Denise	Combo Swim	Combo Swim	WVB D1 (2) / D2 (2) / D3 (2)		Lap, Swim Drills Class	Combo Swim	Combo Swim
TUE	Combo Swim	Combo Swim	Splash Water Aerobics	Triathlon	Barb's Water Aerobics	Combo Swim	WVB D1 (2) / D2 (2)		Combo Swim	Combo Swim	Combo Swim
WED	Combo Swim	Combo Swim	Water Aerobics w/ Linda & Justin U	Lap Swim	Lap Swim	Lap Swim	WVB D1 (3) / D2 (3)		WVB Training 3 cts. / Group Play 3 cts		Combo Swim
THU	Combo Swim	Combo Swim	Splash Water Aerobics	Triathlon	Pat's Water Aerobics	Combo Swim	WVB D1 (3) / D2 (3)		Lap, Swim Drills Class	Combo Swim	Combo Swim
FRI	Combo Swim	Combo Swim	Donna's HIIT Aerobics	Lap Swim	Lap Swim	Lap Swim	WVB D1 (2) / D2 (2) / D5 (2)		WVB Training		Combo Swim
SAT	Combo Swim	Combo Swim	Lori's Water Aerobics	Combo Swim	Combo Swim	Open Exercise	WVB D1 (3) / D2 (3)		Combo Swim	Combo Swim	Combo Swim
SUN	Combo Swim	Combo Swim	Combo Swim	Triathlon	Barb's Water Aerobics	Combo Swim	WVB D1 (1) / D2 (1) / D4 (4)		Combo Swim	Combo Swim	Combo Swim

SP	EISENHOWER SPORTS POOL SCHEDULE Open play unless otherwise noted Reservations Only 352-754-8390										
	7-7:50	8-8:50	9-9:50	10-10:50	11-11:50	12-12:50	1-1:50	2-2:50	3-3:50	4-4:50	5-Dusk
MON	Combo Swim	Combo Swim	Julie's Water Aerobics	Combo Swim	WVB Group Play		WVB Org. Intermediate		WVB Group Play		Combo Swim
TUE	Combo Swim	Combo Swim	Mix it Up Morning Water Aerobics	Combo Swim	WVB Division 4 Women (3) / Men (3)		WVB Group Play		Combo Swim	Combo Swim	Combo Swim
WED	Combo Swim	Combo Swim	Donna's HIIT Aerobics	Combo Swim	WVB Group Play		WVB Org. Int.		WVB Group Play		Combo Swim
THU	Combo Swim	Combo Swim	One Splash Wonders Aerobics	Combo Swim	WVB Division 3 Women (3) / Men (3)		WVB Group Play		Combo Swim	Combo Swim	Combo Swim
FRI	Combo Swim	Combo Swim	WA w/ Linda & Justin U.	Combo Swim	WVB Group Play		WVB Org. Int.		WVB Group Play		Combo Swim
SAT	Combo Swim	Combo Swim	Julie's Water Aerobics	Combo Swim	Combo Swim	Combo Swim	WVB Group Play		WVB Group Play (3) / Splash Splash (3)		Combo Swim
SUN	Combo Swim	Combo Swim	Combo Swim	Combo Swim	Combo Swim	Combo Swim	WVB Group Play		Splash Splash		Combo Swim

SP	EVERGLADES SPORTS POOL SCHEDULE Open play unless otherwise noted Reservations Only 352-674-6414										
	7-7:50	8-8:50	9-9:50	10-10:50	11-11:50	12-12:50	1-1:50	2-2:50	3-3:50	4-4:50	5-Dusk
MON	Combo Swim	Combo Swim	Shayne's H2O Fitness	TEA Class	TEA Class	TEA Class	WVB Org. Basic (5 cts.) / WVB Basic Training (1 ct.)		WVB Group Play		Combo Swim
TUE	Combo Swim	Combo Swim	Nelly's Aqua Extreme	Combo Swim	Combo Swim	Murrell's Water Workout	Splash Cardio Drumming	Combo Swim	WVB Group Play		Shayne's H2O Fitness
WED	Combo Swim	Combo Swim	Sharon's Fun & Fit	Aqua Ease	TEA Class	TEA Class	Combo Swim	Water Workout w/ Bill	WVB Group Play		Combo Swim
THU	Combo Swim	Combo Swim	TEA Class	TEA Class	TEA Class	TEA Class	WVB Org. Basic		Combo Swim	Combo Swim	Shayne's H2O Fitness
FRI	Combo Swim	Combo Swim	Nelly's Aqua Extreme	Aqua Yoga	WVB Org. Int.		WVB Org. Basic		Combo Swim	Combo Swim	Combo Swim
SAT	Combo Swim	Combo Swim	Combo Swim	Core 4 Workout	WVB Org. Int.		Combo Swim	Combo Swim	Combo Swim	Combo Swim	Combo Swim
SUN	Combo Swim	Combo Swim	Combo Swim	Combo Swim	WVB Org. Div. 1-3 (4 cts.) / WVB Org. Int. (2 cts.)		WVB Org. Basic		Reserved for Pool Parties		

Tab 3

**AGREEMENT REGARDING ELECTRIC
UTILITIES COSTS FOR THE PUMP HOUSE**

This Agreement Regarding Electric Utilities Costs for the Pump House (hereinafter referred to as the “Agreement”) is made on this ____ day of _____, 2026, by and between the Bobcat Trail Community Development District, whose address is 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912 (hereinafter referred to as the “District”), and the Fairway Commons Homeowners Association, Inc., whose address is 2180 West State Road 434, Suite 5000, Longwood, FL 32779 (hereinafter referred to as the “Association”):

WHEREAS, the District and the Association are parties to certain agreements with Cloud Ten! Marketing Group, LLC (hereinafter, “Cloud Ten”), as the current owner of the Charlotte Harbor National Golf Club at Bobcat Trail (hereinafter, the “Golf Course”), namely the Bobcat Trail Water License Agreement dated September 7, 2001, and amended on June 24, 2003 (hereinafter, the “Water License Agreement”), and the Bobcat Trail Well Co-Operation Agreement dated May 16, 2007 (the “Well Agreement”); and

WHEREAS, the Water License Agreement requires that Cloud Ten provide water to the Association and the District in sufficient quantities for irrigation purposes and to maintain the irrigation system, including the pump-related equipment and structures owned by Cloud Ten, but located on property owned by the District; and

WHEREAS, the Well Agreement requires that Cloud Ten additionally maintain the well, pumps, and pipes owned by Cloud Ten that was constructed to provide an additional water source for the District and the Association, as well as for the Golf Course; and

WHEREAS, in approximately October/November 2021, Cloud Ten ceased its operation of the Golf Course and subsequently failed to adequately operate and maintain the well, pump, pipes, and related irrigation equipment (collectively hereinafter referred to as the “Irrigation Infrastructure”) as required under the Water License Agreement and the Well Agreement; and

WHEREAS, on January 7, 2022, the District and the Association filed a Complaint against Cloud Ten along with a Motion for Temporary Injunction (Sarasota County Case No. 2022-CA-000117-NC); and

WHEREAS, on January 27, 2022, the Court entered a Temporary Injunction Order providing the Association and the District with physical access to the pump house and the well to “repair or replace such equipment as is necessary...in order to cause the equipment located therein to become functional” and to “access and to secure the breaker boxes and related electrical equipment for the well and pump house, and to transfer the utilities accounts associated with powering such equipment into either of their names;” and

WHEREAS, the Association and the District have each subsequently incurred costs related to the repair, replacement, maintenance, and operation of the Irrigation Infrastructure, and anticipate incurring additional costs in the future; and

WHEREAS, the Association and the District entered into an agreement to share costs for the repair, replacement, maintenance, and operation of the Irrigation Infrastructure; and

WHEREAS, the Association currently assumes responsibility for the electric utilities account associated with the pump house and has been paying all costs associated with the same; and

WHEREAS, the District and the Association have determined that going forward, it is in the collective best interest of the parties for the District to assume payment of the electric utilities bill for the pump house and now mutually desire to enter into this Agreement to set forth the terms and conditions regarding the same.

NOW THEREFORE, in consideration of the mutual covenants and obligations contained herein, it is agreed as follows:

Section 1 - Recitals

The above recitals are true and correct and are hereby incorporated fully by reference.

Section 2 - Purpose

The purpose of this Agreement is to outline the terms and conditions regarding the payment of the electric utilities bill for the pump house.

Section 3 - Costs to Date

It is hereby acknowledged that the Association is paying the electric utilities bill for the pump house.

Section 4 - Payment of Electric Utilities Bill for Pump House

Upon execution of this Agreement, the parties agree that the District will take over payment of the electric utilities bill for the pump house.

Section 5 - Future Costs and Accounting

- Upon execution of this Agreement, the District will assume responsibility for the electrical utilities account associated with the pump house, and the account will be in the District's name.
- The District will receive and pay all bills associated with electrical utilities account associated with the pump house.
- The District, in its sole discretion, may seek to recover any costs incurred by the District that are associated with the electric utilities bill for the pump house from Cloud Ten or any subsequent owner of the Golf Course. The District, in its sole discretion, may seek recovery in any method of its choosing, including the levying of assessments. In the event the District is able to recover any such costs, the District shall be prohibited from requesting reimbursement from the Association for said costs. Nothing herein shall require the District to seek the recovery of any costs incurred by the District pursuant to this Agreement.
- At any time, the District, in its sole discretion, may request, in writing, that the Association reimburse the District, in full, for any unrecovered costs paid by the District associated with the electric utilities bill for the pump house. The District shall provide supporting documentation to the Association for any such demand for reimbursement. Within ninety (90) days of receipt of any such demand, the Association shall pay the full reimbursement share to the District or provide a written response requesting additional information or setting forth the reasons the requested amount is being disputed.

Section 6 – Liability and Insurance; Indemnification

No liability will arise or be assumed between the District and the Association as a result of this Agreement. To the extent permissible under Florida law and without waiving any applicable rights of sovereign immunity, the parties mutually agree to indemnify, defend, and hold harmless each other against any and all claims, liabilities, losses, and damages whatsoever related to this Agreement arising from injury to persons or property occasioned wholly or in part by any negligent act or omission of the indemnifying party.

Section 7 - Dispute Resolution

In the event of a dispute between the District and the Association regarding any activities anticipated by this Agreement, any such disputes will attempt to be resolved by the Chair of the District and the President of the Association.

Section 8 – Term and Termination

The term of this Agreement shall commence upon the Effective Date, as defined herein, and shall remain in effect unless terminated as provided for herein. This Agreement may be terminated with cause by providing the other party written notice stating the reason for termination and providing the receiving party ten (10) days to resolve the issue giving rise to the cause for termination. If after ten (10) days, the matter remains unresolved, the Agreement may be immediately terminated. This Agreement may be terminated by either party without cause by providing the other party thirty (30) days written notice. In the event this Agreement is terminated, the respective parties shall be responsible for reimbursement to the other party of any Approved Expenses as of the date of termination, in accordance with the terms of this Agreement.

Section 9 - Notice

Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing. When designating such notice or communication, if to the District, notice should be directed to the District Manager; if to the Association, notice should be directed to the President of the Association.

Section 10 - Governing Law

This Agreement shall be construed in accordance with the laws of the State of Florida.

Section 11 - Assignment

Neither party may assign or transfer the responsibilities or agreements made herein without the prior written consent of both parties.

Section 12 - Entire Agreement

This Agreement represents the entire understanding of the respective parties hereto and there is no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.

Section 13 - Amendment

This Agreement may be amended or supplemented in writing if approved by both parties.

Section 14 - Severability

If any provision of this Agreement may be found to be invalid or unenforceable for any reason, such invalidity shall not affect the other remaining provisions of this Agreement which can be given effect without the invalid provisions.

Section 15 - Effective Date

This Agreement shall become effective upon the execution by the last party hereto (the “Effective Date”).

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement Regarding Shared Irrigation Costs on the dates indicated below.

**BOBCAT TRAIL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Steven Ball, Chairman

Date: _____

**FAIRWAY COMMONS
HOMEOWNERS ASSOCIATION, INC.**

By: _____
Brent Tawes, President

Date: _____

Tab 4



A&K Enterprise of Manatee Inc.
 BILL TO: A&K Enterprise, PO Box 1708, Oneco, FL 34264
 LOCATION: 2002 Limbus Avenue, Sarasota, FL 34243
 Phone: 941-355-6363 | Fax: 941-355-5714
 Email: sales.akenterprise@gmail.com
 Web: www.bestbuypatiofurniture.com

Date	Estimate #
2/19/2026	1111-35142

Bill To:
Bobcat Trail CDD 1352 Bobcat Trail Blvd. North Port, FL 34288

Ship To:
Bobcat Trail CDD 1352 Bobcat Trail Blvd. North Port, FL 34288 Robert Branch: 817-456-2089

P.O. No.	Due Date	W.O. No.
	2/19/2026	

Item	Description	Qty	Rate	Total
	Coastal Strap Collection			
C160	16" Strap Chaise Lounge - 1" Round Extrusion	12	276.00	3,312.00
C50	Strap Dining Chair - 1" Round Extrusion	16	144.50	2,312.00
PTC42H	Punch-Top 42" Round Dining Table - 1" Round Extrusion - Umbrella Hole - Design:	4	520.50	2,082.00
PTC18	Punch-Top 18" Round Side Table - Straight Leg - 1" Round Extrusion - Design:	4	181.50	726.00
Monterey-7CA(...	MONTEREY Market Umbrella - 7.5' Octagon - Crank w/ Auto Tilt - Frame: - Grade A Fabric:	4	512.50	2,050.00
Umbrella Base-90	90 lb. Umbrella Base Concrete Filled Aluminum Shell	4	325.00	1,300.00
	Subtotal			11,782.00
% Discount	8% Discount		-8.00%	-942.56
Pick-up & Deliv...	Factory Delivery	1	80.50	80.50

Subtotal			\$10,919.94
Sales Tax (0.0%)			\$0.00
Total			\$10,919.94



A&K Enterprise of Manatee Inc.
 BILL TO: A&K Enterprise, PO Box 1708, Oneco, FL 34264
 LOCATION: 2002 Limbus Avenue, Sarasota, FL 34243
 Phone: 941-355-6363 | Fax: 941-355-5714
 Email: sales.akenterprise@gmail.com
 Web: www.bestbuypatiofurniture.com

Date	Estimate #
2/20/2026	1111-35159

Bill To:
Bobcat Trail CDD 1352 Bobcat Trail Blvd. North Port, FL 34288

Ship To:
Bobcat Trail CDD 1352 Bobcat Trail Blvd. North Port, FL 34288 Robert Branch: 817-456-2089

P.O. No.	Due Date	W.O. No.
	2/19/2026	

Item	Description	Qty	Rate	Total
	Coastal Sling Collection			
SC160	16" Sling Chaise Lounge - 1" Round Extrusion	12	441.00	5,292.00
SR50	Sling Dining Chair - 1-1/2 x 3/4" Flat Extrusion	16	197.50	3,160.00
PTC42H	Punch-Top 42" Round Dining Table - 1" Round Extrusion - Umbrella Hole - Design:	4	520.50	2,082.00
PTC18	Punch-Top 18" Round Side Table - Straight Leg - 1" Round Extrusion - Design:	4	181.50	726.00
Monterey-7CA(...	MONTEREY Market Umbrella - 7.5' Octagon - Crank w/ Auto Tilt - Frame: - Grade A Fabric:	4	512.50	2,050.00
Umbrella Base-90	90 lb. Umbrella Base Concrete Filled Aluminum Shell	4	325.00	1,300.00
	Subtotal			14,610.00
% Discount	8% Discount		-8.00%	-1,168.80
Pick-up & Deliv...	Factory Delivery	1	80.50	80.50

Subtotal			\$13,521.70
Sales Tax (0.0%)			\$0.00
Total			\$13,521.70



A&K Enterprise of Manatee Inc.
 BILL TO: A&K Enterprise, PO Box 1708, Oneco, FL 34264
 LOCATION: 2002 Limbus Avenue, Sarasota, FL 34243
 Phone: 941-355-6363 | Fax: 941-355-5714
 Email: sales.akenterprise@gmail.com
 Web: www.bestbuypatiofurniture.com

Date	Estimate #
2/20/2026	1111-35160

Bill To:
Bobcat Trail CDD 1352 Bobcat Trail Blvd. North Port, FL 34288

Ship To:
Bobcat Trail CDD 1352 Bobcat Trail Blvd. North Port, FL 34288 Robert Branch: 817-456-2089

P.O. No.	Due Date	W.O. No.
	2/19/2026	

Item	Description	Qty	Rate	Total
	Resort Sling Collection			
SR165	16" Sling Chaise Lounge with Arms- 1-1/2 x 3/4" Flat Extrusion	12	502.50	6,030.00
SR50	Sling Dining Chair - 1-1/2 x 3/4" Flat Extrusion	16	197.50	3,160.00
PTR42-H	Punch-Top 42" Round Dining Table - 1-1/2 x 3/4" Flat Extrusion - Umbrella Hole - Design:	4	540.50	2,162.00
PTR18	Punch-Top 18" Round Side Table - 1-1/2 x 3/4" Flat Extrusion - Design:	4	190.00	760.00
Monterey-7CA(...	MONTEREY Market Umbrella - 7.5' Octagon - Crank w/ Auto Tilt - Frame: - Grade A Fabric:	4	512.50	2,050.00
Umbrella Base-90	90 lb. Umbrella Base Concrete Filled Aluminum Shell	4	325.00	1,300.00
	Subtotal			15,462.00
% Discount	8% Discount		-8.00%	-1,236.96
Pick-up & Deliv...	Factory Delivery	1	80.50	80.50

	Subtotal	\$14,305.54
	Sales Tax (0.0%)	\$0.00
	Total	\$14,305.54