



Rizzetta & Company

Bobcat Trail Community Development District

**Board of Supervisors' Meeting
April 07, 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.

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

March 30, 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, April 7, 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 March 3, 2026..... Tab 1
- 6. OLD BUSINESS**
 - A. Consideration of Easement Occupation Agreement Tab 2
 - B. Consideration of Paving Project Proposal
- 7. NEW BUSINESS**
 - A. Resident Concerns
 - B. Consideration of Proposals to Paint Pool Deck
 - C. Discussion of Community Center Use Policy
 - D. Discussion of Monuments Land Usage
- 8. CONSENT ITEMS**
 - A. Acceptance of Committee Meeting Minutes..... Tab 3
 - 1. Landscape Committee Meeting held on January 20, 2026
 - 2. Infrastructure/Asset Workshop held on March 19, 2026
- 9. STAFF REPORTS**
 - A. Field Inspection Specialist
 - 1. Review of March 19, 2026 Inspection Report Tab 4
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
- 10. OTHER REPORTS**
 - E. Infrastructure/Asset Management Committee (Board Workshop)
 - F. Landscape Committee
 - G. Newsletter Supervisor
 - H. Finance Supervisor

- I. Lakes and Roads Supervisor
 - 1. Solitude Waterway Inspection Report
 - 2. Solitude Monitoring Reports
- J. Maintenance Supervisor
- K. Facilities Supervisor
- L. HOA Updates
- M. 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: Dan Lewis: 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, March 03, 2026, at 3:02 p.m.** at the Bobcat Trail Community Center, 1352 Bobcat Trail Blvd., North Port, FL 34288.

Present and constituting a quorum:

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

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc. – Via Teams
Dan Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Spencer Gonzales	Landscaping Inspection Services
Audience	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Supervisor Ball 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

Supervisor Ball presented the agenda and asked the Board if there were any additions. The Board amended the agenda adding the discussion regarding the Envera and Butterfly Contract. A discussion was added regarding the pool water bill as well as a discussion regarding the Community Rooms' possible break-ins.

49 On a Motion by Supervisor Fisher, seconded by Supervisor Brall, with all in favor, the
50 Board Approved the Agenda as Amended, for the Bobcat Trail Community Development
51 District

52
53 **FOURTH ORDER OF BUSINESS**

Public Comments – Agenda Items Only

54
55 Supervisor Ball opened the floor to Public Comments on agenda items. There
56 were none.

57
58 **FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
February 03, 2026**

59
60
61
62 The minutes of the Board of Supervisors' meeting held on February 3, 2026, were
63 presented. There were no changes or comments.
64

65 On a Motion by Supervisor Brall, seconded by Supervisor SanAntonio, with all in favor, the
66 Board Approved the Minutes of the Board of Supervisors Meeting held on February 3, 2026,
67 for the Bobcat Trail Community Development District.

68
69 The board discussed the pool water bill. Supervisor Branch has advised that he has
70 provided the District Manager and staff accountant with the numbers so that the amounts
71 can be deducted from the vendor's invoice.
72

73 **SIXTH ORDER OF BUSINESS**

Old Business

74
75
76 Mr. SanAntonio advised that kids are trying to break into the Community Center at
77 night. He discussed going back to an alarm system and updating cameras to Butterfly.
78

79 **SEVENTH ORDER OF BUSINESS**

**New Business – Resident
Concerns**

80
81
82 There were no resident concerns.
83

84 **EIGHTH ORDER OF BUSINESS**

**Discussion regarding
Envera/Butterfly Contracts`**

85
86
87 Supervisor SanAntonio advised that he visited Lakewood Ranch to review the Butterfly
88 System. He discussed the costs and pricing differences.
89

90 On a Motion by Supervisor SanAntonio, seconded by Supervisor Fisher, with all in favor,
91 the Board Approved to terminate the Envera Contract and Move forward with the Butterfly
92 Contract for the Bobcat Trail Community Development District.

95
96 **NINTH ORDER OF BUSINESS**

**Public Hearing to Consider the
Adoption of the Community
Center Pool Rules**

97
98
99
100 On a Motion by Supervisor Brall, seconded by Supervisor Branch, with all in favor, the
101 Board opened the public hearing for the Bobcat Trail Community Development District.

102
103 The Board provided the public with the opportunity for comments. There were five
104 speakers that provided comment.

105
106 After public comment the Board closed the public hearing.

107
108 On a Motion by Supervisor Ball, seconded by Supervisor Brall, with all in favor, the Board
109 closed the public hearing for the Bobcat Trail Community Development District.

110
111 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution # 2026-02,
Amending the District's Rules,
Policies, and Procedures, Relating to
the Community Center Pool Rules**

112
113
114
115
116 The Board discussed the policy and requirements. Supervisor Branch expressed
117 his concerns regarding the policy. Supervisor Fisher provided comments regarding the
118 policy as well. District Counsel discussed insurance requirements and waivers. He
119 discussed potential liabilities for the District.

120
121 On a Motion by Supervisor Ball, seconded by Supervisor Robert, with all in favor, the Board
122 agreed to deny the petition and remain with the current policy for the Bobcat Trail
123 Community Development District.

124
125 **ELEVENTH ORDER OF BUSINESS**

**Discussion Regarding Draft Electric
Bill Payment Agreement**

126
127
128 The Board discussed the electric bill payment agreement.

129
130
131 On a Motion by Supervisor Ball, seconded by Supervisor Bral, with Supervisor SanAntonio
132 abstaining from vote with a majority vote, the Board approved the agreement for the Bobcat
133 Trail Community Development District.

134
135 **TWELFTH ORDER OF BUSINESS**

**Discussion Regarding New Pool
Furniture**

136
137
138 Supervisor Branch gave the Board an overview of the proposals received. He discussed
139 the reserve study allocation for the furniture for 2026.

140

141 The existing furniture was discussed. District Counsel advised that the Board should
142 surplus the furniture.
143

144 On a Motion by Supervisor Branch, seconded by Supervisor SanAntonio, with all in favor,
145 the Board approved to surplus the existing pool furniture, for the Bobcat Trail Community
146 Development District.

148 On a Motion by Supervisor Brall, seconded by Supervisor Branch, with all in favor, the
149 Board approved the proposal from A & K Enterprise for the amount of \$ 13, 521.70,
150 authorizing Supervisor Branch to select the color, for the Bobcat Trail Community
151 Development District.

152
153 **THIRTEENTH ORDER OF BUSINESS** **Old Business**

154
155 Mr. SanAntonio advised that kids are trying to break into the Community Center at
156 night. He discussed going back to an alarm system and updating cameras to Butterfly.

157
158 **FOURTEENTH ORDER OF BUSINESS** **Resident Concerns**

159
160 None.

161
162 **FIFTEENTH ORDER OF BUSINESS** **Consent Items**

163
164 None

165
166 **SIXTEENTH ORDER OF BUSINESS** **Staff Reports**

- 167
168 A. Field Manager
169 Mr. Gonzales gave the Board an overview of his report.
170
171 B. District Engineer
172 None
173
174 C. District Counsel
175 Mr. Lewis had no report.
176
177 D. District Manager
178 No report.

179
180 **SEVENTEENTH ORDER OF BUSINESS** **Other Reports**

- 181
182 A. Infrastructure/Asset Management Committee
183 Supervisor Brall advised that he had no report.
184
185 B. Landscape Committee
186 Supervisor Brall advised that he had no report.

- 187
188 C. Newsletter Supervisor
189 Supervisor Fisher advised that the newsletter would go out after the next
190 Infrastructure/Assets Meeting.
191
192 D. Finance Supervisor
193 Supervisor Fisher reminded the Board to turn budgets into the District
194 Manager.
195
196 E. Lakes and Roads Supervisor
197 Supervisor Ball had no report.
198
199 F. Maintenance Supervisor
200 Supervisor Branch advised that well # 4 is not working and is being
201 reviewed due to a breaker issue.
202
203 G. Facilities Supervisor
204 Supervisor SanAntonio advised that he had nothing further to report.
205
206 H. HOA Updates
207 Supervisor SanAntonio advised that he had nothing to report.
208
209 I. Commercial Properties
210 Supervisor Brall advised he had nothing to report.
211

212 **EIGHTEENTH ORDER OF BUSINESS**

Public Comments

213
214 The Board opened the floor for public comments. There were comments from the
215 public.

216
217 **TWENTIETH ORDER OF BUSINESS**

Supervisor Requests

218
219 There were no Supervisor Requests at this time.
220

221 **TWENTY FIRST ORDER OF BUSINESS**

Adjournment

222
223 Ms. Blandon stated that there was no further business to come before the Board and
224 asked for a motion to adjourn.
225

226 On a Motion by Mr. Brall, seconded by Mr. SanAntonio, with all in favor the Board
227 adjourned the Meeting at 4:17p.m., for the Bobcat Trail Community Development District.

228
229
230
231 _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

Prepared by and return to:
Roger H. Miller III, Esq.
Farr Law Firm
99 Nesbit Street
Punta Gorda, FL 33950

EASEMENT OCCUPATION AGREEMENT

THIS AGREEMENT, is made this ____ day of _____, 2026, by and between the **BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT**, whose mailing address is _____, (hereinafter the "District"), and **BRUCE TURNER and CATHIE TURNER, husband and wife**, whose mailing address is 2662 Royal Palm Drive, North Port, FL 34288 (hereinafter the "Owner").

RECITALS:

Owner is the fee simple title holder of that certain parcel of land located in Sarasota County, Florida, described as follows:

Lot 4, Block E, BOBCAT TRAIL, according to the Plat thereof, as recorded in Plat Book 39, Page(s) 21, 21A through 21N, inclusive, of the Public Records of Sarasota County, Florida (hereinafter "Owner's Property").

Parcel Identification Number: 1140-16-0504

The North and West side of Owner's Property is encumbered by a 10-foot drainage and utility easement in favor of the District (hereinafter the "Easement").

A portion of the improvements constructed on Owner's Property encroach into the Easement, including two and a half feet of the masonry and frame and a concrete slab on the North side and a concrete driveway on the West side.

All encroachments are depicted on a survey prepared by Lemonde Mortgage Surveys, Inc., bearing File No. 13-09-11 and completed October 1, 2013 (hereinafter the "Survey"). A copy of the Survey depicting the encroachments is attached hereto as Exhibit "A" and hereby incorporated herein.

The District is the beneficial owner of the Easement and the District is willing to allow the encroachments depicted in the Survey to remain undisturbed upon certain terms and conditions.

In consideration of this Agreement and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, District and Owner do hereby agree as follows:

1. District agrees that the encroachments depicted in the Survey may remain in their depicted form and District shall allow Owner's improvements shown on the Survey to occupy the Easement to the same extent and in the same manner as depicted in the Survey. Owner shall take no action that

would cause further encroachments than those depicted in the Survey.

2. The privilege granted by District to Owner is made with the express condition that neither the Owner, nor the Owner's heirs, successors, assigns, or any person claiming by, under or through Owner, shall acquire any right superior to the District or the public in such dedicated or recorded Easement, whether through lapse of time or otherwise.
3. This Agreement shall remain in full force and effect only so long as the encroachments remain in the Easement and that upon removal, demolition, or destruction thereof, the encroaching improvements shall not be replaced within the Easement.
4. District has the right to conduct maintenance in the Easement as authorized under the existing grant Easement, but will take reasonable precautions to prevent or minimize damage to any improvements within the Easement.
5. Owner agrees to indemnify, defend and hold the District harmless from any and all claims of liability arising from or occasioned by Owner's occupation of the Easement, and further agrees to be responsible for any costs incurred in defending District from such claims of liability, including attorney's fees, which may be incurred by District.
6. Owner shall be responsible for all costs incurred by either Owner or District related to repairs or maintenance of the Owner's improvements or the District's infrastructure arising from or occasioned by Owner's occupation of the Easement.
7. The provisions hereof shall operate as a covenant running with the land and shall bind the parties hereto and their successors and assigns.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Easement Occupation Agreement as of the date first written above for the purposes herein expressed.

Signed, sealed and delivered in the presence of:

**BOBCAT TRAIL COMMUNITY
DEVELOPMENT DISTRICT**

Witness #1 Signature
Name: _____

By: _____
Name: _____
Title: _____

Witness #2 Signature
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by _____, as _____ of the **BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT** who is [] personally known to me or [] has produced _____ as identification.

My commission expires:

[SEAL]

Notary Public – State of Florida

Witness #1 Signature
Name: _____

BRUCE TURNER

Witness #2 Signature
Name: _____

CATHIE TURNER

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by
BRUCE TURNER and CATHIE TURNER who are personally known to me or
 have produced _____ as identification.

My commission expires:

[SEAL]

Notary Public – State of Florida

CERTIFICATE: I HEREBY CERTIFY THAT THIS RECORD SURVEY REPRESENTS A FIELD SURVEY OF THE PROPERTY AS SHOWN AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED. THIS RECORD SURVEY IS NOT VALID WITHOUT THE RAISED SEAL AND SIGNATURE OF THE "SURVEYOR / MAPPER" OF RECORD. ANY ADDITIONS OR CHANGES PLACED ON THIS CERTIFIED COPY, WILL VOID THIS SURVEY. THIS SURVEY REPRESENTS THE CERTIFICATIONS AS FURNISHED. (THIS SURVEY IS NOT TO BE USED WITH AN OWNERS/SURVEYORS AFFIDAVIT).

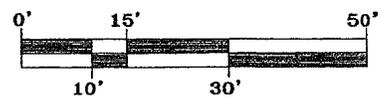
DESA

LEMONDE MORTGAGE SURVEYS, INC.
 "WHERE OUR CLIENTS ARE NUMBER ONE"
 SURVEYORS OF LAND
 4821 BONITA ROAD
 VENICE, FLORIDA 34293
 LEMONDECO@aol.com
 TEL: (941) 493-8000 FAX: (941) 497-5160
 (DO NOT SCALE PRINT)

DANIEL E. LEMONDE, P.S.M., FLORIDA CERTIFICATE # 2909 DATE OF SIGNATURE 10/01/13
 FOR THE FIRM OF LEMONDE MORTGAGE SURVEYS, INC. L.B. #7905 FAMILY OWNED AND ESTABLISHED IN 1975

"THIS RECORD SURVEY IS FOR THE EXCLUSIVE USE OF PERSONS OR PARTIES AS LISTED BELOW"

- CERTIFIED TO:
- 1) SUNBELT TITLE AGENCY
 - 2) TITLE RESOURCES GUARANTY COMPANY
 - 3) BRUCE TURNER AND CATHIE TURNER

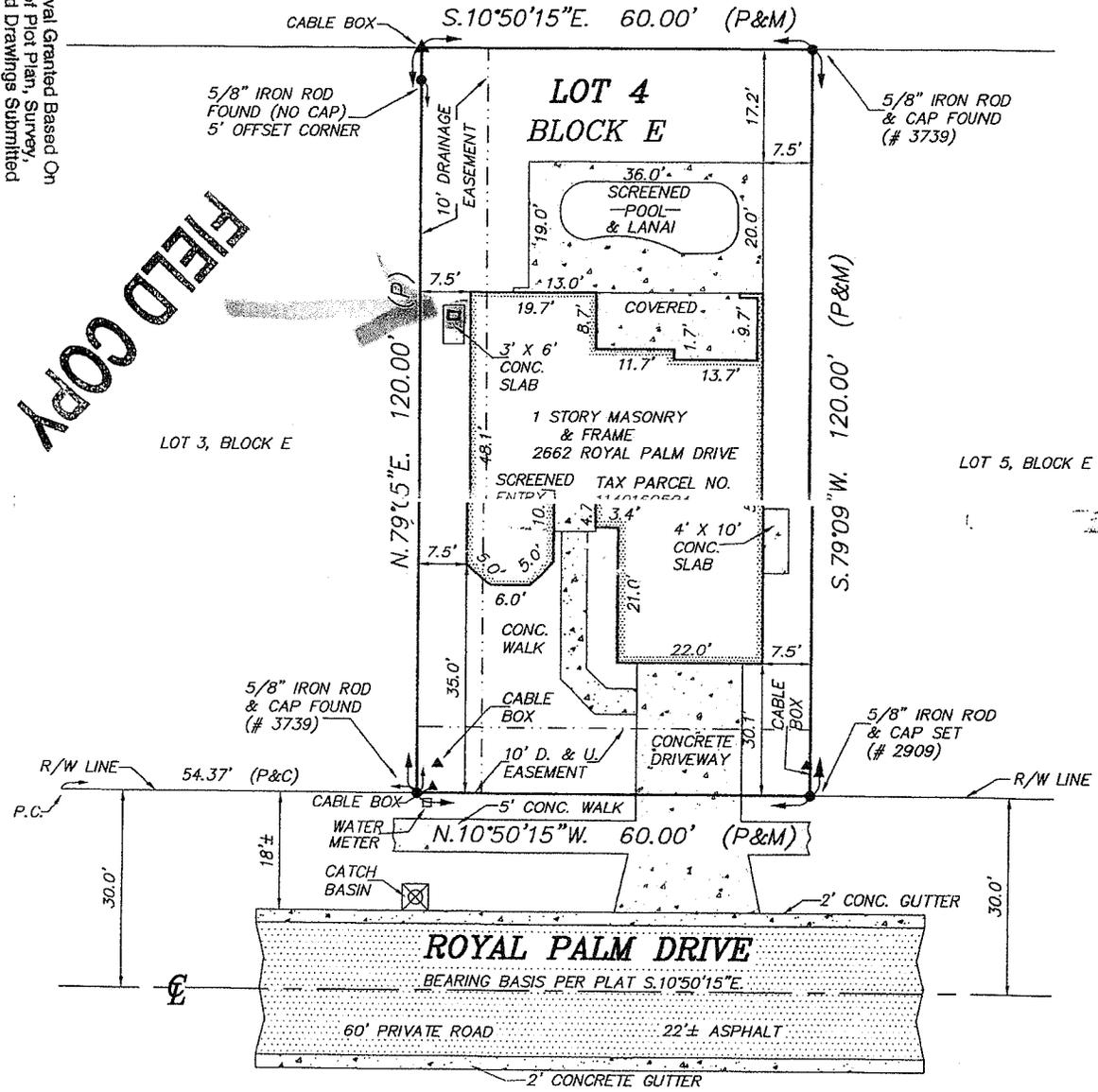


PARCEL "A"

GOLF COURSE

Zoning Approval Granted Based On Accuracy of Plot Plan, Survey, and/or Scaled Drawings Submitted.
 PLOT ASSESSOR: SA 11/21/17
 Inspector/Date

FIELD COPY



BOUNDARY SURVEY OF:

LOT 4, BLOCK E, BOBCAT TRAIL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE(S) 21, 21A THROUGH 21N, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTE: PROPERTY HEREON LIES WITHIN FLOOD ZONE "B", AS PER CITY OF NORTH PORT FEMA MAPS. (VERIFY WITH FEMA AUTHORITY)

FOR: SUNBELT TITLE AGENCY
 CLIENT: BRUCE TURNER AND CATHIE TURNER
 DATE OF SURVEY: 09/27/13
 LEMONDE FILE NO: 13-09-11

SECTION 30, TOWNSHIP 39 SOUTH, RANGE 22 EAST.

NOTES: 1) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND NOT OF RECORD.
 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY.
 3) SURVEY IS NOT CERTIFIED TO UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS THAT ARE NOT VISIBLE.

LEGEND: (P) = PLAT * (D) = DEED * (C) = CALCULATED * (M) = MEASURED
 (O.A.) = OVERALL * R = RADIUS * Δ = DELTA ANGLE * A = ARC * C = CHORD
 R/W = RIGHT-OF-WAY * CONC. = CONCRETE * I.P. = IRON PIPE * I.R. = IRON ROD
 C.M. = CONCRETE MONUMENT * I.R. & C. = IRON ROD & CAP * B.M. = BENCHMARK
 T.B.M. = TEMPORARY BENCHMARK * P.O.C. = POINT OF COMMENCEMENT * ∅ = CENTERLINE



WGS84 27.05119, -82.15501 Δ $\frac{\text{ft}}{\pm 10\text{ft}}$ 23 $\frac{\circ}{\pm 20}$ T W276



19Mar26 12:05 Ad-hoc

2648 Royal Palm Dr, North Port FL 34288, US © 19-Mar-26 12:05:12

Tab 3

Bobcat Trail Landscape Committee Meeting Minutes

Tuesday January 20, 2026

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, Val Duemmel, and Bill Hadovski. Artis Tree did not have representation at the meeting.

- A. After a phone call to Artis Tree, it was decided to schedule a BCTLC Continuation Meeting on February 3, 2026, at 9AM in the Bobcat Trail Community Center.

3. Approval/Adoption of Agenda

January 20, 2026, 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 November 18, 2025, BCTLC Meeting were approved as issued. The December 16, 2025 BCTLC meeting was cancelled.

6. Old Business

A. Boulevard/Community Center/Parking Lot/Back Gate

(1) Matrix Report

- Review of the Matrix report was deferred until the February 3rd BCTLC Continuation Meeting.

(2) Bobcat Trail Aquatics and Landscape Report

Rizzetta & Company John Fowler Landscape Specialist Dated December 30, 2025. (Report available at the meeting).

- Review of the December 30 report deferred to the February 3 BCTLC Continuation Meeting.

(3) Relocation of some Plantings.

- Crotons have all died.
- Ixora have all died.
- Some Bougainvillea plants survived.

- Liriope plants transplanted well.

(4) Christmas Decorating Challenges

- Three days put up two days take down.
- There were significant hours behind the scenes preparation.
- Aging community.
- Equipment is vulnerable to environment.
- Few Volunteers.

(5) Contract Company to provide, install take down and store decorations. (see Attachment 2 for vendor contact information).

- We have Quotes from three vendors one more is pending.
- The House Wash Company (See attachment 6).
- Beachy Lightscapes (See Attachment 7).
- Clearly Amazing (See Attachment (8)).
- Advantages-
- Environmentally tolerant equipment.
- Choose color.

- Suppliers provide decorations, installs, maintains while up, takes down and stores decorations.
- Each supplier has online videos.
- Action
- Each committee member to come up with a vendor recommendation, decoration configuration and cost estimate based on quote.
- Plan to reconcile at February 3 meeting.

(6) Miscellaneous

- Artis Tree to top two trees behind home on Fishtail Palm.

(7) Irrigation Quote for sod enhancement project

- Need Plan for Sod enhancement project.
- Irrigation quote will be based on sod enhancement plan.

(8) Street Monuments

- Val and Laura to create plan/schematic.
- Finalize letter to residents (Attachment 9).
- Committee review and provide comments on Resident Letter prior to next meeting.

- General discussion on scope of work for the monuments. Need quotes for both the removal of existing plants and the installation of new plants.
- General discussion on the additional maintenance that the Cat Palms (plantings behind the monuments) may incur, it was felt that the normal landscape trimming cycle would adequately deal with the anticipated growth.

(9) Commercial/Woodhaven/Toledo Blade/Under the Trees (See Attachment 4)

- Val Duemmel to assume responsibility for inspecting the Bobcat Trail landscape area along Woodhaven Drive.
- Review of the report was deferred until the February 3rd meeting with Artis Tree.
- General discussion on the open utility box found on the east side of the Area Under the Trees.

7. Budget

(1) Current 2025- 2026 budget is \$261,272

- It includes 15K\$ for Christmas Decorations.

- Increased Plant Replacement Costs.
- Increased Miscellaneous Cost.
- Does not include Area 5B (Commercial Side Bullnoses).
- Need to submit final budget numbers for expenses we think we will incur in upcoming budget year.
- Prepare costs for Area 5B
- Provide estimate for all Bull Noses still not done on Bobcat Village Center Road from Bobcat Trail West to the Hospital, including plantings around streetlight in traffic circle near hospital. (Area 5B)

8. Meeting Status

Meeting suspended until February 3 at 9AM.

9. Meeting Continuation

The BCTLIC (Continuation) meeting resumed at 9:AM on February 3rd, 2026, at the Bobcat Trail Community Center.

10. Roll Call/Statement of Quorum

Present at the meeting representing the Bobcat Trail Landscape Committee (BCTLC) were Jeff Brall, Laura Filler, Val Duemmel, and Bill Hadovski. Artis Tree was represented by Scott Acton.

11. Approval/Adoption of Agenda

December 3, 2026, Bobcat Trail Landscape Committee (Continuation) Meeting Agenda was approved as issued (See Attachment 10).

12. Public Comment on Agenda Items

There was no public comment on the agenda.

13. Old Business

A. Artis Tree Matrix Report

(1) It was noted that fire ants seem to be more prevalent on the monuments at the front entrance. Artis Tree agreed to review the situation and take appropriate action.

(2) It was noted that the Fire Bushes on each side of the entrance front monument were not even, the right one needs to be trimmed and the one on the left allowed to grow out, Artis Tree agreed to take care of it.

- (3) A discussion with Artis Tree related to insuring we get four annual applications of fertilizer. Artis Tree committed to four applications and stated that if needed they would put down a custom mix that was compliant with Florida restrictions.
- (4) Artis Tree reported that the pine trees behind homes on Fishkill would be topped February 11, the work will be done by Green Tops.
- (5) It was confirmed that except for one area the Oak Tree vertical clearance does not need to be trimmed. The one area is on Woodhaven sidewalk going east close to the canal bridge. It was also noted that the overall Oak Trimming project that was put on hold last year needs to be revisited.
- (6) It was pointed out that the mulch put down in November was pretty thin in spots. The BCTLTC explained that they were looking at a different type of application, that used a blow on/in method. Initial evaluation indicated a potential cost savings and possibly a more even application.

(7) Noted that CDD beds and mulch behind homes on corner of Royal and Bobcat were not being detailed consistently with other areas.

(8) Turf behind the Monument on corner of Royal and Bobcat is brown and non-existent. It was noted that the controller on the associated CDD well was not working correctly and we were waiting for Artis Tree to repair it. It was noted that there were significant brown and some bare spots on the commercial side. It was pointed out that the commercial side was a mix of weeds, and various broadleaf plants. Most plants brown up during the dry season and to some degree it was felt that this was the issue. It was still suggested that irrigation coverage be checked.

(9) The effectiveness of Artis Tree wet checks was discussed. There is concern that the coverage of the rotary sprinkler heads is not being checked. Artis Tree explained that they look at the grass, and if the grass is green in the areas that sprinklers are supposed to cover, they assume that the rotary head is covering the desired area. They still look at each

individual head to see if it is activating and properly distributing water.

(10) The annuals at the gates were killed by frost and will be removed; new plants will be installed in March. It was noted that plant selection might have to take into consideration what is available, the nursery also had frost damage, and some plants may be in limited supply.

B. Fowler Report

(1) It was noted that some areas of the median strip on Bobcat Trail and Bobcat Village Center Road were still brown, some of this related to the CDD Well Controller repair. If there are areas of fungus Artis Tree needs to look and treat accordingly.

(2) Artis Tree feels that the palm is missing nutrients. It was decided to apply appropriate nutrients and see if we can get the palm to a healthier state.

(3) The area (Bobcat Village Center Dr North) has already been treated; chemical application will help with insects and help eliminate the broadleaf issues.

(4) Continue to observe, ongoing.

- (5) Continuing, ongoing challenge, will continue to treat.
- (6) Will monitor and ensure turf filles in.
- (7) Done
- (8) Being treated.
- (9) Over 200 Petit Ixora were installed around the Community Center by LMP. They have never done as well as they should have. Artis Tree recommends we get the soil checked, estimated that it will take two weeks.
- (10)In addition to removing the Witches Broom there was a discussion related to trimming back the grasses around the community center and along Bobcat Trail (area F). Artistree recommended we wait a month until we were further along in the dry season. Trimming the grass stresses the plants and it would be better to wait. It was noted that some of the grass plants have ant mounds in and around them, Arti Tree stated that we could treat the insects

now without trimming the grasses or treat for insects when we trim the grasses.

(11) This is the area where the turf was replaced in the past year. It has been struggling since it was installed. Artis Tree to investigate and provide recommendations.

(12) Artis Tree will look at area and raise the vertical clearance, probably this coming week.

(13) Will schedule the rejuvenation cut back of the Oleanders for this coming March.

(14) Will defer at this time.

(15) Not CDD property.

(16) The area has been treated for fungus and is recovering.

(17) To avoid stressing plants the effort has been put off until March.

(18) Ongoing will follow up with Artis Tree.

(19) Complete

(20)Complete

C. Street Monuments

No new issues to discuss at this meeting.

D. Commercial/Woodhaven/Toledo Blade/under the Trees

(1) See Attachment 4.

14.5 Year Plan

A. Sod Enhancement and Irrigation Quote

(1) Projects have been combined.

(2) Sod to provide barrier between monument bed and sidewalk to better hold mulch in place.

(3) Current irrigation bed drip lines will not provide enough water to irrigate sod/turf.

(4) Need quote to modify irrigation system.

(5) Measurements for sod enhancements have been taken and scope has been detailed.

(6) Waiting for a quote from Artis Tree

B. Monument Beautification

(1) Need Artis Tree Quote.

(2) Not all monuments need to be redone; Artis Tree has the list.

(3) Removing existing plantings.

(4) Prep soil for new plants.

(5) Planting Cat Palms.

15. Holiday Decorations

General discussion related to decorating Bobcat Trail for the Holidays. The three vendor quotes received so far, Reference Attachments, 6,7,8 were discussed with an expressed desire for the BCTLC to come up with a design based on these quotes. One design had been submitted via separate email and was briefly discussed. (Attachment 11).

16. Public Comment

There was no public comment.

17. Adjournment

The BCTLC Continuation Meeting was adjourned at 11:30 AM.

ATTACHMENTS

1. **Approved Agenda for the January 20, 2026, Bobcat Trail Landscape Committee Meeting.**
2. **Christmas Decorations Vendor Contact Information.**
3. **Bobcat Trail CDD Artis Tree Landscape Contract Matrix (January Highlight).**
4. **Commercial Side/Woodhaven/Toledo Blade/Under the Trees Report (by Bill Hadovski).**
5. **Bobcat Trail Aquatic and Landscape Inspection Report Rizzetta & Company John Fowler Landscape Specialist dated December 30, 2025.**
6. **The House Wash Co. cost estimate for the supply and installation of Christmas Decorations.**
7. **Beachy Lightscapes cost estimate for the supply and installation of Christmas Decorations.**
8. **Clearly Amazing cost estimate for the supply and installation of Christmas Decorations.**
9. **Draft letter to impacted residents detailing upcoming landscape work being done on monuments adjacent to their homes.**
10. **Meeting Agenda for the Bobcat Trail Landscape Committee February 3, 2026, Continuation Meeting.**
11. **2026 Bobcat Trail Holiday Decoration Preliminary Design/Cost Evaluation**

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT
MEETING MINUTES
March 19, 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, March 19, 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, Paul Fisher and Robert Branch.

Pledge of Allegiance

Approval of Agenda

One item was added to agenda under New Business.

Monument Landscape

Agenda was approved

Public Comments

No public comments on Agenda

Old Business

- A. Easement Occupation Agreement: The Agreement was reviewed with the board and will be added to the agenda for the 4-7 meeting.

New Business

- A. Paving Project Proposal: The proposal from Superior Asphalt was presented to the board. Supervisor Ball will have additional proposals to review at the 4-7 Meeting.
- B. Discussion with Joe Medred: Joe Medred from JM Planning and Development reviewed the plan to build an apartment complex on the corner of Woodhaven and Toledo Blade. The North Port Planning & Zoning Advisory Board will meet on April 2nd to review the plan, which is a public Hearing.

- C. Temporary Easement Access: Supervisor Ball reviewed the Agreement with the board.
- D. Monument Landscape: Supervisor Brall discussed the landscape committee plan to add palm trees behind the monuments. The committee wants to confirm monuments are on CDD property as well as the locations of setbacks. Supervisor Ball will have the district engineer review the site plans.

Resident Concerns

No Resident Concerns

Supervisor Updates

- A. Supervisor Fisher will put out the newsletter. Supervisors budgets are due.
- B. Supervisor Brall reviewed that the commercial side needs work and will build project plans. He also requested the tax assessment revenue for the golf course be broken out into line items.
- C. Supervisor Ball stated the lake banks will be treated for weeds in the coming weeks.
- D. Supervisor SanAntonio explained the new alarm system and new Wi-Fi network will be installed. There were two gate strikes last week. Wind screens were ordered for the tennis court. The new agreement with Frontier will save the District \$579 per month. He also created an incident report document to be put on file when a resident or guest has an injury at the community center.
- E. Supervisor Branch is getting quotes to re paint the pool deck. He also reviewed that PRV #13 is still having water pressure issues that he is investigating.

Public Comments

A comment was made regarding Monuments and CDD ownership.

Adjournment

Adjournment at 4:01 PM.

Tab 4

Bobcat Trail

AQUATICS AND LANDSCAPE INSPECTION REPORT



March 19, 2026
Rizzetta & Company
Spencer Gonzales – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Aquatics Inspection Section

EXECUTIVE SUMMARY

- ❑ Overall, the lakes throughout the community appear to be in generally good condition, with shorelines, littoral shelves, and surrounding banks showing typical maintenance needs for a multi-lake system. Water levels remain lower than ideal but have begun to show signs of improvement compared to the previous visit, likely due to the new well and pump system as well as slightly increased rainfall. Across several lakes, localized areas of invasive vegetation, bank erosion, and minor washouts were noted, representing routine issues commonly found in aging aquatic environments. Some lakes exhibited pockets of turbidity, debris, or weed encroachment, all of which can be addressed through standard aquatic and shoreline maintenance practices.

Ponds West of Toledo Blade Blvd..

1. Pond behind the office buildings West of Toledo Blade Blvd.
 - a) Lake level is low.
 - b) Please treat unwanted vegetation in littoral shelf.
 - c) Overall pond looks well maintained.



2. Pond behind the hospital West of Toledo Blade Blvd.
 - a) Pond looks good overall and appears healthy.



Pond D and A1

3. Pond D:

- a) Pond level is rising with the addition of the new pump and well.
- b) Treat undesirable vegetation on the littoral shelf.
- c) Treat vegetation along north / east banks.

3b



3c



4. Pond A1:

- a) Overall observed to be in good condition.
- b) Potential washout forming on the southeast bank.
- c) Pond level is low.
- d) Treat the minor vegetation along the southeast bank

4d



4b



Pond A2 and E

5. Pond A2:

- a) Noting previously observed in the washout.
- b) Pond clarity is low. Please investigate and treat if applicable.
- c) Please treat any undesirable vegetation on the littoral shelf.
- d) Pond is low, but improved



6. Pond E:

- a) Pond water level is low, but improving.
- b) Please continue treat undesirable weeds on southern banks and riprap.



Pond F1 and F2

7. Pond F1:

- a) Pond looks overall healthy and well maintained
- b) Pond is low.



8. Pond F2:

- a) Small new washouts forming along the eastern banks.
- b) Please treat undesirable vegetation along the western banks. (more pictures than featured in report)
- c) Please remove palm fronds
- d) Please treat weeds on littoral shelf



Pond F3 and H2

9. Pond F3:

- a) Water discoloration previously observed no longer present.
- b) Please treat light vegetations on the southern bank(s).



10. Pond H2:

- a) Algae is reduced in this pond relative to previous visit.
- b) Treat undesirable banks near southwest culvert and within rip-rap.
- c) Potential washout forming on the eastern bank, maybe more than one near the homes.
- d) Water is very low, slightly higher level.



Pond G and H1

11. Pond G:

- a) Noting signs of vegetations treatment on the littoral shelf
- b) Pond is good condition.
- c) Pond level is low.



12. Pond H1:

- a) Noting washout forming on the east bank. Another on littoral shelf bank.
- b) Littoral shelf showing signs of treatment.
- c) Pond is low.
- d) Palm fronds observed in littoral shelf.



Pond J1, J2, and J3

13. Pond J1

- a) Pond is in healthy condition.
- b) Alligator present at time of visit
- c) Treat weeds along the pond bank.



14. Pond J2

- a) Continuing to monitor washout forming from the backs of the homes.
- b) Treat weeds starting to pop along the lake bank, especially the north/ north west.
- c) Washout formed on the southern bank of the north portion of the lake.



15. Pond J3

- a) Treat weeds starting to grow along the pond edge.
- b) Debris along the edge of the pond.
- c) Washout remains full of debris. Some appear new. Weeds growing within.
- d) Please treat littoral shelf for weeds.



Pond M and I

16. Pond M:

- a) Overall, the pond looks good and appears healthy.
- b) Monitoring two expanding washouts on the southern bank.



17. Pond I:

- a) Overall, pond appears healthy, just low levels.
- b) Treat undesirable vegetation on the banks.
- c) Remove palm fronds in the pond.



Pond K1, K2, and C

18. Pond K1:

- a) Noting potential algae bloom on the western portion of the lake has been reduced.
- b) Water clarity slightly reduced from previous visit.



19. Pond K2:

- a) Overall pond health is good with clear banks
- b) Water clarity slightly reduced.
- c) Treat undesirable vegetation from the rip-rap.



20. Pond C

- a) Monitor previously reported washouts for future repair.
- b) Further collapse of the erosion barrier seems to be occurring with multiple small washouts forming on the east bank.
- c) Pond bank might be eroding in the southeast corner.
- d) Western bank had some light vegetation, please treat undesirables.
- e) Treat vegetation within rip-rap.



Landscape Summary, Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❑ Overall, landscape maintenance around the clubhouse and adjoining roadways is in good condition, with many plants continuing to rebound well from the recent frost. Some shrubs—particularly Ixora—are still showing stress, and an estimated 10–15% loss is expected as recovery continues. Turf areas across the parking lot, trail corridors, and monument sites show a mix of healthy regrowth and localized decline that will benefit from routine treatments and monitoring. Several locations along Bobcat Trail and near monument entries require focused turf recovery and weed management, while ornamental beds need occasional vine and weed removal. Frost-affected Crotons, Jatropha, and other ornamentals are showing gradual improvement, with follow-up monitoring recommended to identify any specimens that do not recover. Overall, observed issues are consistent with seasonal impacts and normal maintenance needs.

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

1. In the clubhouse parking lot beds, remove the declining Ixora shrubs requiring replacement. (Pic 1>)
2. Along the parking lot curbing, treat the emerging pavement weeds.
3. In the parking lot turf areas, browning turf visible, remove weeds, and review irrigation performance.
4. Near the clubhouse entrance, treat and replace the declining Ixora while maintaining the healthy saw palmetto.
5. Along Bobcat Trail heading west from clubhouse, treat the turf necrosis and die-back. (Pic 5>)
6. Further west from clubhouse on Bobcat Trail, treat the additional turf decline areas.
7. Within the Bobcat Trail median, continue monitoring the Crotons and remove replacements for those not recovered by May.



Bobcat Trail, Woodhaven, Bobcat Village

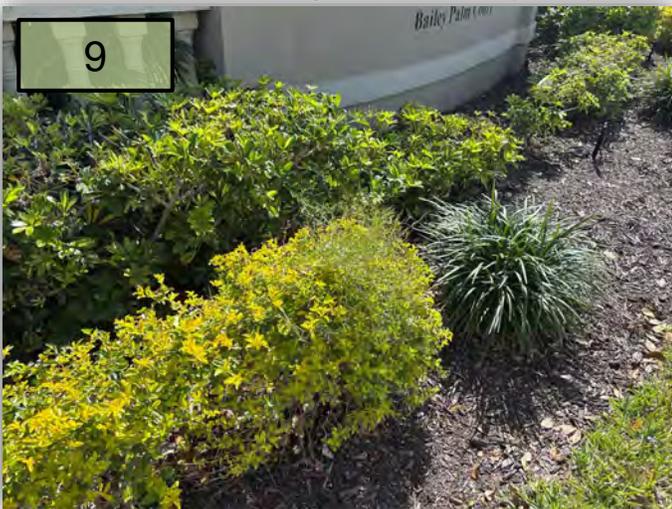
8. At the Kentia Palm Court monument, treat and monitor the turf for overspray runoff activity or pest/disease. (Pic 8)



14. Still an area in the southern median cap on Bobcat trail that requires monitoring. Please investigate the cause. (Pic 14)



9. Please remove vines/weeds from the shrubs in front of the Bailey monument. (Pic 9)



15. Jatropha that was previously hardcut back in the Bobcat village trail northern median is rebounding nicely. (Pic 15>)

16. The maintained areas along Woodhaven continue to be well maintained.

17. Between the maintained areas a breached area of the fence was observed, and it looks heavily trafficked. (Pic 17a>, 17b>)

10. At the western monument on Lady Palm Way, treat the irregular turf growth and decline along the edge of the curb.

11. At the Coconut Palm Circle monument, treat the damaged turf areas. (Pic 11>)

12. At the entrance's southern monument landscape beds, treat the emerging weed pressure.

13. In the southern most median cap in Bobcat Village, turf has notably improved.



Bobcat Village and Woodhaven

