



Rizzetta & Company

# **Bobcat Trail Community Development District**

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**Board of Supervisors' Meeting  
May 05, 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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April 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, May 05, 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 April 07, 2026..... Tab 1
  - B. Consideration of the Solitude Annual Services Renewal Agreement..... Tab 2
- 6. OLD BUSINESS**
  - A. Discussion Regarding Community Center Projects
- 7. NEW BUSINESS**
  - A. Resident Concerns
  - B. Consideration of Barraco and Associates Proposal for Project Management Services..... Tab 3
  - C. Consideration of Proposals to Paint the Pool Deck..... Tab 4
  - D. Discussion of Liaison to the Golf Course
  - E. Presentation of Registered Voter Count
- 8. CONSENT ITEMS**
  - A. Acceptance of the Minutes of the Landscape Committee Meeting held on April 21, 2026..... Tab 5
  - B. Acceptance of the Minutes of the Infrastructure/Asset Workshop held on April 16, 2026..... Tab 6
- 9. STAFF REPORTS**
  - A. Landscape Inspection Specialist
  - 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
  - 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: 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, April 7, 2026, at 3:00 p.m.** at the Bobcat Trail Community Center, 1352 Bobcat Trail Blvd., North Port, FL 34288.

Present and constituting a quorum:

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

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Dan Lewis	<b>District Counsel, Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
Spencer Gonzales	<b>Landscaping Inspection Services (Via Teams)</b>

Audience

**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**

Ms. Blandon presented the agenda and asked the Board if there were any additions.

On a Motion by Supervisor Brall, seconded by Supervisor Branch, with all in favor, the Board Approved the Agenda, for the Bobcat Trail Community Development District
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**FOURTH ORDER OF BUSINESS** **Public Comments – Agenda Items Only**

Ms. Blandon opened the floor to Public Comments on agenda items. There were none.

**FIFTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board of Supervisors’ Meeting held on March 3, 2026**

Ms. Blandon presented the minutes of the Board of Supervisors’ meeting held on March 3, 2026. There were no changes or comments.

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

**SIXTH ORDER OF BUSINESS** **Consideration of Easement Occupation Agreement**

Mr. Lewis presented the easement occupation agreement. Board discussion ensued.

On a Motion by Supervisor SanAntonio, seconded by Supervisor Fisher, with all in favor, the Board Approved the Easement Occupation agreement, for the Bobcat Trail Community Development District.

**SEVENTH ORDER OF BUSINESS** **Consideration of Paving Project Proposal**

Discussion ensued regarding the paving project proposal, including the proposal submitted by Superior Asphalt. District Counsel reviewed the agreement and recommended approval subject to legal review and preparation of the agreement.

On a Motion by Supervisor Ball, Seconded by Supervisor Brall, with all in Favor, the Board Approved the Superior Proposal, Subject to Legal Review and Preparation of an Agreement by District Counsel, in the Amount of \$194,627, for the Bobcat Trail Community Development District.

**EIGHTH ORDER OF BUSINESS** **Resident Concerns**

Ms. Blandon opened the floor to resident concerns. There were none.

**NINTH ORDER OF BUSINESS** **Consideration of Proposals to Paint Pool Deck**

95 Mr. Branch presented proposals to resurface the pool deck and advised that an  
96 additional proposal is expected. No action was taken at this time.

97  
98 **TENTH ORDER OF BUSINESS**

**Discussion of Community Center Use  
Policy**

100  
101 The Board discussed the Community Center Use Policy, including setting up and  
102 teardown requirements, and insurance requirements.

103  
104 **ELEVENTH ORDER OF BUSINESS**

**Discussion of Monuments Land Usage**

105  
106 Supervisor Brall spoke regarding monument structures and plant replacement within  
107 easement areas. An engineer's report will be prepared and provided.

108  
109 **TWELFTH ORDER OF BUSINESS**

**Consent Items**

110  
111 Ms. Blandon presented the minutes of the Landscape Committee Meeting held on  
112 January 20, 2026 and the Infrastructure/Asset Workshop held on March 19, 2026 and asked  
113 for a motion to accept the minutes.

114  
115 **On a Motion by Supervisor Brall, Seconded by Supervisor SanAntonio, with all in Favor,**  
116 **the Board Accepted the Consent Items for the Bobcat Trail Community Development**  
117 **District.**

118  
119 **THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

120  
121 **A. Field Manager**

122 Mr. Gonzales provided an overview of the March 19, 2026 Inspection  
123 Report and responded to questions from the Board.

124  
125 **B. District Engineer**

126 Mr. Dvorak was not present.

127  
128 **C. District Counsel**

129 Mr. Lewis reported on the Butterfly agreement and installation of software.  
130 Board discussion ensued.

131  
132 **D. District Manager**

133 Ms. Blandon provided an overview of the DM report and reported on the  
134 current financial status of the District. She discussed the email transition  
135 with Complete IT advising that the transition will begin this week; she  
136 reviewed the process with the Board. Ms. Blandon requested that  
137 Supervisor Brall provide telephone numbers for Landscaping Committee  
138 members. Discussion was held regarding scheduling a budget workshop  
139 and the transition to a new email system. Ms. Blandon advised that the next  
140 meeting of the Board of Supervisors is scheduled for Tuesday, May 5, 2026  
141 at 3:00 p.m. Budgets will be obtained from Supervisor Fisher.

**FOURTEENTH ORDER OF BUSINESS**                      **Other Reports**

A.     Infrastructure/Asset Management Committee (Board Workshop)  
Supervisor Ball discussed the proposed development at Woodhaven/  
Toledo Blade, including considerations by the planning Board and potential  
use options. Discussion was held regarding a request for a letter of no  
objection. District Counsel provided input on the matter. Board reached a  
consensus to remain neutral.

B.     Landscape Committee  
Updates were provided regarding landscaping activities and ongoing  
projects. Supervisor Brall reported receipt of FEMA funds in the amount of  
\$40,323.68. He discussed improvements to the deep well, noting increased  
performance. He further advised that options for bulk mulch are being  
explored and that proposals are being obtained for Christmas lighting.  
Discussion was also held regarding water restrictions and enforcement.

C.     Newsletter Supervisor  
Supervisor Fisher advised that the newsletter will be sent following the  
Infrastructure/Assets Meeting.

D.     Finance Supervisor  
Supervisor Fisher advised he had nothing to report.

E.     Lakes and Roads Supervisor  
  
1. Solitude Monitoring Reports  
Supervisor Ball reported that there is an overgrown swale requiring cleaning  
and that multiple vendors declined to bid on the work. Supervisor Ball  
informed the Board that Solitude agreed to cut, remove, and haul debris for  
\$2,500.

On a Motion by Supervisor Ball, seconded by Supervisor Brall, with all in Favor, the Board  
Approved the Proposal from Solitude of \$2,500 for Storm Water System Clearing, for the  
Bobcat Trail Community Development District.

Supervisor Ball also discussed washouts throughout the District that  
require repair. He advised that there is a major washout at Pond C (Villas)  
from an irrigation leak, two washouts behind 1848 Bobcat Trail, another  
near Pond M. He mentioned that prior repair under warranty will be  
addressed by Finn Outdoor.

On a Motion by Supervisor Ball, Seconded by Supervisor Brall, with all in Favor, the Board  
Approved an Amount not to Exceed \$6,000 for Washout Repairs for the Bobcat Trail  
Community Development District.

- 188  
189 F. Maintenance Supervisor  
190 Supervisor Branch advised he had nothing to report.  
191  
192 G. Facilities Supervisor  
193 Supervisor SanAntonio advised that new WiFi has been installed and is now  
194 available at the pool. He mentioned that the building is armed nightly with  
195 the cameras, and the cameras recorded two individuals with a flashlight  
196 Friday. He further reported that the new security camera system is  
197 operational. He advised that proposals are being obtained for interior  
198 painting of the community center and flooring replacement which he stated  
199 will be targeted for summer/off-season. He also noted that a resident struck  
200 the gate.  
201  
202 H. HOA Updates  
203 Supervisor SanAntonio advised that he had nothing to report.  
204  
205 I. Commercial Properties  
206 Supervisor Brall advised he had nothing to report.  
207

208 **FIFTHTEENTH ORDER OF BUSINESS** **Public Comments**

209 Ms. Blandon opened the floor for public comments.  
210

211  
212 Dave Grant commented regarding televisions, noting that many are smart TV's  
213 that turn off after four hours and suggested obtaining Fire Sticks.  
214

215 Joe Caspall commented on the new golf course and FEMA work and asked what  
216 will be done.  
217

218 It was noted that the golf course auction link will be provided.  
219

220 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests**

221  
222 There were no supervisor requests or comments.  
223

224 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

225  
226 Ms. Blandon stated that there was no further business to come before the Board and  
227 asked for a motion to adjourn.  
228

229 On a Motion by Supervisor Brall, Seconded by Supervisor Branch, with all in Favor the  
230 Board Adjourned the Meeting at 3:51 p.m., for the Bobcat Trail Community Development  
231 District.

232  
233  
234 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# Tab 2

**SERVICES AGREEMENT**

PROPERTY NAME: Bobcat Trail CDD

CUSTOMER NAME: Bobcat Trail CDD

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

EFFECTIVE DATE: August 1, 2026 through July 31, 2027

SUBMITTED TO: Belinda Blandon

SUBMITTED BY: Daniel Benitez, Inside Sales Manager

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

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse Customer for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses").
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of twelve months(s) (the "Initial Term"). Notwithstanding the foregoing, SOLitude reserves the right to annually increase the amount charged for the Services beyond the escalation percentage stated herein. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may



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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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



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

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

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

ACCEPTED AND APPROVED:

**SOLITUDE LAKE MANAGEMENT, LLC.**

**Bobcat Trail CDD**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**Customer's Address for Notice Purposes:**

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

\_\_\_\_\_

**Please Mail All Notices and Agreements to:**

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



### **SCHEDULE A – SCOPE OF SERVICES**

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

#### **Monitoring:**

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

#### **Aquatic Weed Control:**

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

#### **Shoreline Weed Control:**

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

#### **Algae Control:**

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

#### **Pond/Lake Dye:**

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

#### **Preserve Maintenance:**

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



Littoral Shelf Control:

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

Service Reporting:

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

General Qualifications:

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

**SCHEDULE B – PRICING SCHEDULE**

Total Price: **\$39,060.00**

Invoice Amount: **\$3,255.00**

Invoice Frequency: **Monthly**

# Tab 3

**ADDENDUM NO. 1 (Option 2)**  
**to**  
**Original Contract Dated October 28, 2025**

PROJECT NAME: Bobcat Trail CDD Resurfacing Project Oversight      DATE: April 13, 2026

PROJECT NO.: 24394      CLIENT: Bobcat Trail CDD

CLIENT REP.: Belinda Blandon, Senior District Manager      PROJECT MGR.: Douglas Tarn

CP - COST PLUS - Time & Materials based on hourly rate schedule in effect at the time service is rendered.

**LS - LUMP SUM** – Task(s) described below shall be performed for a fixed fee.

**TASK DESCRIPTION:**

**OPTION 2**

<b>ADD. 1.1 Review of Material Submittals</b>	\$750.00
Perform a review of material submittals from the Contractor. <i>(Time &amp; Materials with Estimate)</i>	
<b>ADD. 1.2 Inspection of Milling &amp; Resurfacing Operations (Part-Time)</b>	\$4,500.00
Perform inspection of Contractor milling and resurfacing operations utilizing a part-time inspector. <i>(Time &amp; Materials with Estimate)</i>	
<b>ADD. 1.3 Review Pay Applications (Full Time)</b>	\$1,500.00
Perform a review of Contractor Pay Applications and provide recommendations for payment. <i>(Time &amp; Materials with Estimate)</i>	
<b>ADD. 1.4 Final Inspection</b>	\$2,000.00
Attend final inspection at completion of project for certification. <i>(Time &amp; Materials with Estimate)</i>	
<b>Total Addendum No. 1 (Option 2):      <u>\$8,750.00</u></b>	

**AUTHORIZATION:**

The work referenced above will be initiated when a copy of this Addendum is signed by Client.

I hereby authorize the performance of the above services and agree to pay the charges resulting therefrom as identified in the "FEE-TYPE" above. Work authorized under this agreement is subject to the terms and conditions of the original contract.

Client: Bobcat Trail Community Development District (CDD)      Date \_\_\_\_\_  
by \_\_\_\_\_

# Tab 4

# ESTIMATE



## Prepared For

BOBCAT TRAIL COMMUNITY  
DEVELOPMENT DISTRICT C/O SENTRY  
MANAGEMENT INC  
1350 Bobcat Trail  
North Port , FL 34288  
(817) 456-2089

### Charlotte County Painting and Resurfacing, Inc.

1188 Enterprise Drive Unit 1  
Port Charlotte , FL 33953  
Phone: +941-421-2361 (Danielle) or 941-628- 1423  
(Kevin)  
Email: charlottecountyresurfacing@gmail.com  
Web: www.charlottecountyresurfacing.com

Estimate # 2022 2335  
Date 03/25/2026  
Business / Tax License#: #  
AAA0010686

### Description

### Total

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Pool Deck, Patio & Steps-Epoxy Flake	\$13,995.00
--------------------------------------	-------------

Grind the surface of the painted kook deck to ensure a proper bond, fill any cracks as needed, patch around pool coping as needed, install a two part moisture barrier epoxy, apply the vinyl/stone flake blend full coverage, apply polyasparitic sealer to the surface. Colors TBD Reseal every 3-5 years. (not touching the stone coping that is around the pool, the pool equipment area or inside the bathrooms)

\*3-year warranty on delamination of our product\*

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<b>Subtotal</b>	\$13,995.00
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<b>Total</b>	<b>\$13,995.00</b>
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### Payment Schedule

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Deposit (30%)	\$4,198.50
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Due Upon Completion (70%)	\$9,796.50
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Please note any left over material (pavers, coping, grout, paint etc.) is property of CCR. We charge our customers for actual sq. footage NOT for overage of material waste, cuts etc. We will however always leave extra pavers, coping and paint for repairs touchups etc. Please note that if we are doing work on your pool deck debris might go into your pool and on your screen enclosure, we do our best to clean up afterwards but you might need your pool and enclosure professionally cleaned at your expense. Care and Maintenance: Like any other exterior surface, occasional cleaning is required to maintain its newly resurfaced appearance. A simple weekly sweeping, blowing and/or rinsing (with a garden hose) to remove light debris and spills can minimize the amount of heavy duty cleaning. For heavy surface marks, spills or stains, use a non-abrasive cleaner such as Fantastik or 409. Protective discs should be placed under the feet of heavy objects, patio chairs and tables. It is important to treat the finished floor as you would treat a newly refinished hardwood floor, where continuous rubbing or dragging of furniture would mark and wear down the seal coat. Do not allow automotive fluids to puddle and stand on the finished surface for an extended period of time. To prevent penetration of the sealer and possible damage to the finished surface, simply wipe the area with a dry cloth as soon as possible. Newly applied decorative concrete should be resealed every 3-5 years.

Protect yourself: When hiring a contractor, always ensure you hire someone who is an experienced licensed contractor with liability and workers' compensation insurance. Some people will say they are licensed but are actually referring to a business tax license that anyone can easily obtain. A contractor's license is different from a business tax license. A contractor's license will look like our license information #AAA010686. We do not utilize subcontractors. All of our work is performed by our trained employees.

\*Please note that this estimate is only valid for 30 days.

\*Deposits are non-refundable after 3 days. Please note any and all warranties are void if you have an unpaid balance.



**Marbelite International Corporation**

**DécorChips®**

**Stone Color Blends**



**Garnet**



**Pepper**



**Pumice**



**Shadow**



**Earth Stone**



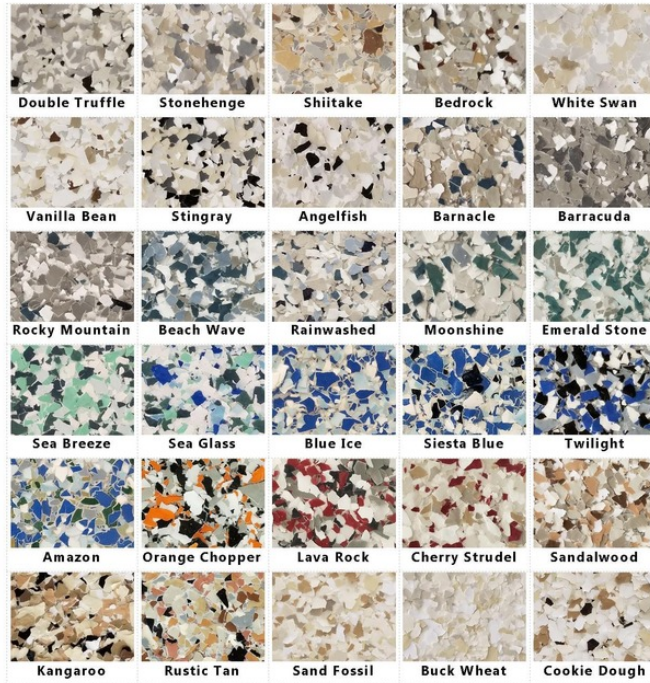
**Moon Stone**

Chip colors will vary in color and finish to the actual product due to jobsite conditions and methods of application. Chip samples shown are close approximations and should not be used for specification purposes. Stocked in 1/4 inch. 1500 Global Court • Sarasota, FL 34240 • 941-378-0860 • www.marbelite.com



## Marbelite International Corporation

DécorChips®  
NEW Color Blends

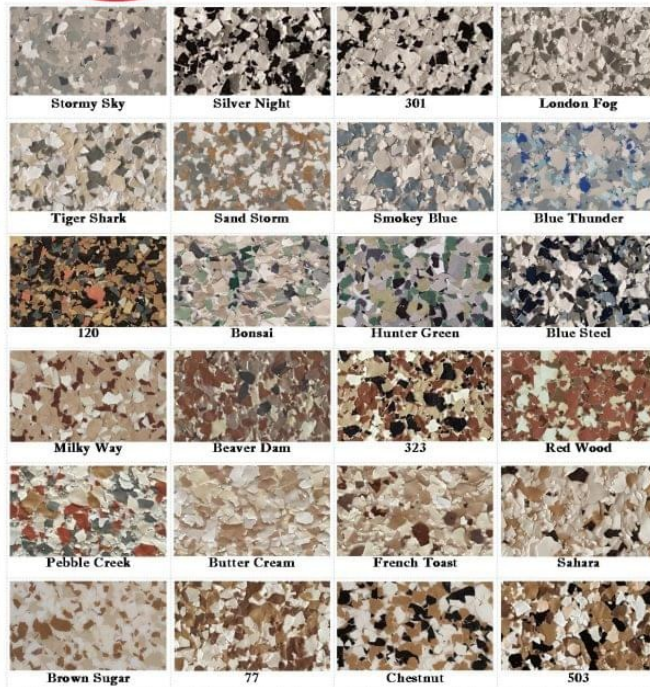


Chip colors will vary in color and finish to the actual product due to jobsite conditions and methods of application.  
Chip samples shown are close approximations and should not be used for specification purposes. Stocked in 1/4 inch.  
1500 Global Court • Sarasota, FL 34240 • 941-378-0860 • www.marbelite.com



## Marbelite International Corporation

DécorChips®  
Most Popular Blends



Chip colors will vary in color and finish to the actual product due to jobsite conditions and methods of application.  
Chip samples shown are close approximations and should not be used for specification purposes. Stocked in 1/4 inch.  
1500 Global Court • Sarasota, FL 34240 • 941-378-0860 • www.marbelite.com

By signing this document and/or making a deposit, the customer agrees to the services, conditions, and warranty as outlined in the attached document.

\*Please note that debris will go into your pool, on your windows, screens, etc.. We do our best to clean up after we are done with your job, but you might need to get your pool professionally cleaned at the homeowner's expense.

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Charlotte County Painting and Resurfacing,  
Inc.

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BOBCAT TRAIL COMMUNITY DEVELOPMENT  
DISTRICT C/O SENTRY MANAGEMENT INC

# ESTIMATE



## Prepared For

BOBCAT TRAIL COMMUNITY  
DEVELOPMENT DISTRICT C/O SENTRY  
MANAGEMENT INC  
1350 Bobcat Trail  
North Port , FL 34288  
(817) 456-2089

### Charlotte County Painting and Resurfacing, Inc.

1188 Enterprise Drive Unit 1  
Port Charlotte , FL 33953  
Phone: +941-421-2361 (Danielle) or 941-628- 1423  
(Kevin)  
Email: charlottecountyresurfacing@gmail.com  
Web: www.charlottecountyresurfacing.com

Estimate # 2022 2336  
Date 03/25/2026  
Business / Tax License#: #  
AAA0010686

### Description

### Total

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Pool Deck-Decorative Concrete Overlay-Flagstone Pattern	\$16,500.00
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Scarify/Grind the existing surface to remove paint from pool deck, install a bond coat, install a skim coat, install a concrete overlay, install a crack-incorporated flagstone pattern, and color one solid color or two colored antique. (Colors TBD), seal with two coats of sealer. Reseal every 3 years.

(not touching the stone coping that is around the pool, the pool equipment area or inside the bathrooms)

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<b>Subtotal</b>	\$16,500.00
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<b>Total</b>	<b>\$16,500.00</b>
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### Payment Schedule

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Deposit (30%)	\$4,950.00
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Due Upon Completion (70%)	\$11,550.00
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Please note any left over material (pavers, coping, grout, paint etc.) is property of CCR. We charge our customers for actual sq. footage NOT for overage of material waste, cuts etc. We will however always leave extra pavers, coping and paint for repairs touchups etc. Please note that if we are doing work on your pool deck debris might go into your pool and on your screen enclosure, we do our best to clean up afterwards but you might need your pool and enclosure professionally cleaned at your expense. Care and Maintenance: Like any other exterior surface, occasional cleaning is required to maintain its newly resurfaced appearance. A simple weekly sweeping, blowing and/or rinsing (with a garden hose) to remove light debris and spills can minimize the amount of heavy duty cleaning. For heavy surface marks, spills or stains, use a non-abrasive cleaner such as Fantastik or 409. Protective discs should be placed under the feet of heavy objects, patio chairs and tables. It is important to treat the finished floor as you would treat a newly refinished hardwood floor, where continuous rubbing or dragging of furniture would mark and wear down the seal coat. Do not allow automotive fluids to puddle and stand on the finished surface for an extended period of time. To prevent penetration of the sealer and possible damage to the finished surface, simply wipe the area with a dry cloth as soon as possible. Newly applied decorative concrete should be resealed every 3-5 years.

Protect yourself: When hiring a contractor, always ensure you hire someone who is an experienced licensed contractor with liability and workers' compensation insurance. Some people will say they are licensed but are actually referring to a business tax license that anyone can easily obtain. A contractor's license is different from a business tax license. A contractor's license will look like our license information #AAA010686. We do not utilize subcontractors. All of our work is performed by our trained employees.

\*Please note that this estimate is only valid for 30 days.

\*Deposits are non-refundable after 3 days. Please note any and all warranties are void if you have an unpaid balance.





By signing this document and/or making a deposit, the customer agrees to the services, conditions, and warranty as outlined in the attached document.

\*Please note that debris will go into your pool, on your windows, screens, etc.. We do our best to clean up after we are done with your job, but you might need to get your pool professionally cleaned at the homeowner's expense.

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Charlotte County Painting and Resurfacing,  
Inc.

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BOBCAT TRAIL COMMUNITY DEVELOPMENT  
DISTRICT C/O SENTRY MANAGEMENT INC

# Proposal #2624570

**Robert Branch**  
 rbranch@bobcatcdd.com  
 (817) 456-2089  
 1352 Bobcat Trail  
 North Port, FL 34288



Proposal # 2624570  
 Proposal Date 3/24/2026  
 Proposal Amount \$4,891.50  
 Job Address 1352 Bobcat Trail  
 North Port, FL 34288

**Seaside Coatings**  
 3900 Broadway  
 Fort Myers, FL 33901  
 Phone: (239) 476-0219

## Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
<b>Wash &amp; Paint Pool Deck</b> <ul style="list-style-type: none"> <li>Wash by pressure washing with approximately 3500 psi.</li> <li>Use degreaser and a 15-25 degree spray tip for effective cleaning</li> <li>Fill cracks</li> <li>Apply two coats of H&amp;C HeavyShield per manufactures specs</li> </ul>	3261.00	\$1.50 / Ea	\$4,891.50	\$0.00	\$4,891.50
<b>Option - Add In Grinding Prior To Painting</b> Full grind to remove texture coating and to etch concrete to a clean, porous surface.  This option is in addition to the included section above.	3261.00	\$2.00 / Ea	\$6,522.00	\$0.00	---
<b>Option - Epoxy Pool Deck Coating System</b> <b>Epoxy Pool Deck Coating System</b>  <b>Preparation</b> <ul style="list-style-type: none"> <li>Full grind to remove existing texture coating and etch concrete to a clean, porous surface</li> <li>Repair all hairline cracks as needed</li> </ul> <b>Application</b> <ul style="list-style-type: none"> <li>Apply epoxy base coat with 15lbs moisture vapor barrier coating</li> <li>Apply polyaspartic intermediate coat</li> <li>Full broadcast 1/4" decorative flakes</li> <li>Apply polyaspartic clear coat</li> </ul> <b>Warranty</b> <ul style="list-style-type: none"> <li>10 year warranty covering adhesion and UV staining (yellowing)</li> </ul> This price is in addition to included section above	3261.00	\$5.50 / Ea	\$17,935.50	\$0.00	---

Subtotal	\$4,891.50
Tax	\$0.00
<b>Total</b>	<b>\$4,891.50</b>

## Proposal Summary

Line Item Total

\$4,891.50

**Proposal Total**

**\$4,891.50**

### Deposit Required

\$1,222.88 (25.00%)

### Terms and Conditions

#### SEASIDE COATINGS – STANDARD TERMS & CONDITIONS

Seaside Coatings (“Contractor,” “we,” “us,” or “our”) provides residential and commercial painting, epoxy floor coatings, and drywall services throughout Southwest Florida, including Fort Myers, Naples, Bonita Springs, Cape Coral, and surrounding areas. These Terms & Conditions (“Terms”) apply to all proposals and jobs unless otherwise agreed in writing.

By accepting and/or signing our proposal (physically or electronically) and/or allowing work to begin, you (“Client” or “Customer”) agree to these Terms.

#### 1. Scope of Work

1.1 The scope of work is limited to the specific items described in our written proposal (the “Proposal”). Any work, materials, or services not expressly listed in the Proposal are not included.

1.2 The Proposal will describe the areas to be serviced (e.g., interior walls, exterior surfaces, garage or lanai floors, commercial epoxy floor coatings, drywall repairs, etc.), the number of coats, and the general system to be used (for example, epoxy base coats and polyaspartic topcoats, or specific paint systems for residential and commercial projects).

1.3 If there is any conflict between the Proposal and these Terms, the specific written Proposal will control for that particular job.

#### 2. Exclusions

Unless specifically stated in the Proposal, the following are not included:

- Repairs to structural defects, framing, roofing, plumbing, electrical, or HVAC.
- Remediation of mold, mildew, rot, rust, or moisture intrusion beyond basic cleaning and prep.
- Leveling or correcting structural slab issues prior to epoxy or coating installation.
- Replacement of damaged wood, siding, drywall, stucco, or concrete (beyond minor patching).
- Moving or disconnecting large or heavy items such as pianos, safes, large appliances, built-ins, or extensive furniture.
- Landscaping, irrigation, or exterior hardscape repair.
- Lead, asbestos, or other hazardous material testing or abatement.
- Permits, HOA fees, or third-party inspection fees, unless clearly noted in the Proposal.

Any excluded work requested by Client will be treated as additional work and priced separately.

#### 3. Surface Conditions & Unforeseen Repairs

3.1 Client represents that all surfaces (concrete, drywall, wood, stucco, etc.) are in a condition suitable for painting, epoxy coating, or finishing, unless otherwise noted.

3.2 During prep for epoxy floors, painting, or drywall, we may uncover hidden damage (e.g., moisture issues, delamination, prior coating failures, cracks, rot, or structural movement) that could not reasonably be seen at the time of estimate.

3.3 If unforeseen repairs are required to do the job correctly, we will:

- Inform Client as soon as reasonably possible,
- Provide a change order or revised pricing, and

- Proceed only after written, text, or email approval from Client.

3.4 We are not responsible for future coating or paint failure caused by ongoing moisture, structural movement, slab vapor issues, or conditions outside our control, even if minor repairs were made.

#### 4. Colors, Sheens & Approvals

4.1 Client is responsible for selecting colors, sheens, and finishes. We can assist with recommendations for epoxy floor colors, flake blends, residential interior paint colors, and commercial paint systems, but final choice is Client's.

4.2 We strongly recommend using sample boards or small test areas before proceeding with full installation.

4.3 Once colors or blends have been approved (in person, by text, or by email), color changes are considered a change order and may result in additional charges and schedule changes.

4.4 Color perception can vary under different lighting conditions. Slight color variation between batches or touch-ups is normal and not considered a defect.

#### 5. Scheduling, Access & Delays

5.1 Start dates and completion dates are estimated, not guaranteed, and may change due to weather, material availability, preceding trades, or other conditions beyond our control.

5.2 Client agrees to:

- Provide reasonable access to the jobsite during normal working hours,
- Ensure water and electrical power are available, and
- Clear work areas of personal belongings, vehicles, and loose items (especially for garage epoxy floors, lanai coatings, and interior painting).

5.3 All HOA/COA approvals, permits, or other third-party approvals are the responsibility of the Client unless otherwise specified in the Proposal.

5.4 We are not liable for delays caused by weather, supply chain issues, other contractors, or Client's failure to provide access or approvals.

#### 6. Change Orders & Additional Work

6.1 Any change to the scope (extra rooms, additional epoxy areas, additional drywall repairs, upgraded products, color changes, etc.) must be approved in writing (signed form, text, or email).

6.2 Change orders will state the additional cost and any added time. No additional work is included in the original contract price unless specifically documented.

6.3 Verbal requests will be noted, but we will not proceed with chargeable additional work without written confirmation.

#### 7. Pricing & Payment Terms

##### 7.1 Pricing Basis

All pricing in the Proposal is based on the described scope, current material costs, and accessible surfaces at the time of estimate.

##### 7.2 Deposits & Progress Payments

- Deposits and/or progress payments will be specified in the Proposal (for example, a deposit due upon acceptance and progress draws for larger residential or commercial epoxy and painting projects).
- Work may be paused if required payments are not made when due.

##### 7.3 Final Payment

- Unless otherwise stated, final payment is due upon substantial completion of the work as defined in Section 9, and after a reasonable opportunity for punch-list items.
- Client agrees not to withhold more than a reasonable amount related to specific outstanding punch-list items.

## 7.4 Accepted Payment Methods

We typically accept cash, check, ACH/electronic bank transfer, and major credit cards (for both residential and commercial projects).

## 7.5 Credit Card Processing & Early Payment Discount

- Our standard pricing reflects a cash/ACH/check price.
- If Client chooses to pay by credit card, a processing adjustment of up to 3.5% of the invoice total (or the maximum permitted by applicable law and card-network rules, if lower) will be added to the invoice.
- Early Payment Discount: If the invoice is paid in full within 48 hours of the invoice date, we will waive this 3.5% credit card processing adjustment, effectively providing an early-payment discount so that no additional fee is charged for credit card use during that period.
- After the 48-hour window, the 3.5% processing adjustment is added to all credit card payments as described above.

## 7.6 Late Payments

- Invoices not paid when due may incur late fees and/or interest at the maximum rate allowed by Florida law.
- Client is responsible for all collection costs, attorney's fees, and court costs incurred in collecting unpaid balances.

## 8. Warranties

### 8.1 Workmanship Warranty

We stand behind our workmanship on painting, epoxy floor coatings, and drywall within the limits stated in the Proposal and these Terms. Typical workmanship warranty periods will be listed in the Proposal and may vary by system (e.g., garage epoxy floors vs. commercial coatings vs. interior repaints).

### 8.2 What Is Covered

Our workmanship warranty generally covers peeling, blistering, or coating failure caused by defective workmanship, normal amount of caper in slab or normal amounts of moisture, subject to proper maintenance and normal wear.

### 8.3 What Is Not Covered

Our warranty does not cover:

- Damage from abnormal moisture intrusion or hydrostatic pressure, abnormal slab vapor issues, flooding, plumbing leaks, or groundwater.
- Structural movement, cracks, settling, or expansion/contraction of substrates.
- Abuse, impact, heavy dragging, hot tires on uncured surfaces, or improper cleaning/maintenance.
- Normal wear, fading from UV exposure, or minor cosmetic imperfections.
- Work that has been altered by others after completion.

### 8.4 Warranty Remedy

Our sole obligation under warranty is, at our option, to repair or re-coat the affected area or provide a reasonable credit, not to exceed the original contract value of the specific portion of work.

## 9. Punch List & Substantial Completion

9.1 We will notify Client when the project is ready for a final walkthrough. Client agrees to walk the project with us or provide a written punch list within a reasonable time.

9.2 "Substantial completion" means the project is complete and usable for its intended purpose, with only minor touch-ups or corrections remaining.

9.3 The existence of a punch list does not delay substantial completion or final billing. We will schedule and complete punch-list items promptly.

## 10. Health, Safety & Jobsite Conditions

10.1 Client agrees to maintain a safe and reasonably clean jobsite and to keep children, pets, and unauthorized persons away from work areas, especially during epoxy floor installations, coating cures, and ladder work.

10.2 Coatings, paints, and solvents may produce odors, fumes, and dust. Client is responsible for arranging ventilation and vacating areas where necessary.

10.3 We may decline to work or may stop work if we determine the environment to be unsafe (e.g., active leaks, unaddressed mold, hazardous materials, aggressive pets, or unsafe access).

## 11. Materials & Substitutions

11.1 We typically use professional-grade products from manufacturers such as Sherwin-Williams and reputable epoxy/coating suppliers appropriate for

Southwest Florida climates and concrete conditions.

11.2 We reserve the right to substitute equivalent or better materials if specified products become unavailable, provided overall quality and performance are not materially reduced.

## 12. Photos, Video & Marketing

12.1 As part of our normal operations, we often take before-and-after photos and videos of painting projects, epoxy floors, and drywall work for training and marketing (including websites, Google updates, and social media).

12.2 By hiring us, Client grants permission for us to photograph and/or film the property and our work, provided no street address, last names, or personally identifying details are publicly disclosed.

12.3 If Client wishes to opt out, they must notify us in writing before work begins, and we will honor that request wherever reasonably possible.

## 13. Limited Liability

13.1 To the fullest extent permitted by law, our liability to Client is limited to the total amount paid to Seaside Coatings for the specific project at issue.

13.2 We are not liable for indirect, incidental, special, or consequential damages, including but not limited to loss of use, lost profits, or damage caused by delays beyond our control.

## 14. Governing Law & Dispute Resolution

14.1 These Terms, and any dispute arising out of or relating to our services, will be governed by the laws of the State of Florida.

14.2 The parties agree to first attempt in good faith to resolve any dispute informally. If unresolved, the parties agree to participate in mediation before filing suit, except in small-claims matters.

14.3 Any legal action shall be brought in the appropriate state or county court in the Southwest Florida region where the project was performed, unless otherwise required by law.

## 15. Entire Agreement & Priority of Documents

15.1 The signed Proposal plus these Terms & Conditions constitute the entire agreement between Client and Seaside Coatings for the project described.

15.2 No oral statements or prior communications, whether written or verbal, shall modify these Terms unless specifically set out and accepted in a written amendment or change order signed by both parties.

## 16. Acceptance of Terms

By signing the Proposal (physically or electronically), paying the deposit, or allowing work to commence, Client acknowledges that they have read, understand, and agree to these Terms & Conditions.

## 17. Important Legal Disclaimer

This document is intended as a general business Terms & Conditions template for Seaside Coatings and does not constitute legal advice. Laws and regulations (including those governing credit card surcharges, early-payment discounts, warranties, and contractor practices in Florida) may change or be interpreted differently over time.

You should have a licensed Florida attorney review and customize this document to ensure it fully complies with current law and is tailored to your exact business practices.

## Key Protections for Seaside Coatings (Summary)

- Clearly limits your scope of work and exclusions, so you aren't on the hook for hidden or structural issues.
- Sets firm payment, surcharge/early-payment discount, and late-fee rules, including collection cost recovery.
- Defines warranty limits and liability caps, protecting you from open-ended claims tied to moisture, substrate movement, or client misuse.

## Sign And Date To Accept Proposal:

**Prepared for:**

Robert Branch  
1350 Bobcat Trail  
North Port, FL 34288  
rbranch@bobcatcdd.com  
(817) 456-2089

**April 9, 2026**

**No. 72233**

Shark Coatings | Andy Walker  
9850 Interstate Center Dr, Jacksonville, FL 32218  
P: (866) 917-4275 | andy@sharkfloorcoatings.com  
sharkfloorcoatings.com

Pool deck

**Tampa Pool**



**Tampa Pool**

**\$55,060.85**

**Quantity**

1

**Measurement**

2921 (sq. ft)

**Notes**

**Payment Schedule:**

**Deposit Amount:**

***Deposit Payment Type:***

**Final Amount Due Completion:**

***Final Payment Type:***

**\*\*Credit Card or ACH Payment on file will be charged automatically upon completion of project. Please be advised that invoices paid via card will incur a 3% fee\*\***

**Color**

TBD

**Hardness**

Na

**Moisture**

Na

**Steps - CF**

**\$489.25**



**Quantity**

1

**Measurement**

5 (Qty)

## Discounts

### ATO



**Discount**

\$20854.1

## Pricing

Subtotal:	\$55,550.10
Discount:	\$20,854.10
<b>Grand Total:</b>	<b>\$34,696.00</b>
Deposit Amount:	\$17,348.00
Balance Due:	\$17,348.00

Terms and Conditions

1. Conditions Prior to Application. Any request to reschedule the job must be made by the customer no less than 48 hours before the scheduled time for application. **CUSTOMER HAS 3 BUSINESS DAYS TO CANCEL WITHOUT PENALTY.** Before Shark Coatings arrives to apply the goods, all walls or floors scheduled for application must be completely cleared. Failure to completely clear the floor before application or late rescheduling request will result in a \$200 charge and, if necessary, rescheduling the job. The customer must be on-site before work begins and when work is complete for final approval and payment. The customer must provide access to household electrical outlets.
2. 100% Financing. **THE CUSTOMER'S LOAN TERM WILL BEGIN AS SOON AS SHARK COATINGS COLLECTS THE DEPOSIT THROUGH THE FINANCE COMPANY.**
3. Limitation of Liability. Shark Coatings is not liable for consequential, incidental, punitive or special damages that may arise in connection with the sale or installation of goods hereunder or for any damage to the building, structure, or substrate or for damage to or loss of property left in the work area. Shark Coatings is not liable for damage to property resulting from Shark Coatings having to move it out of the work area. **SHARK COATINGS DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING SLIPPING AND FALLING OR ANY ANTI-SLIP PROPERTIES OF THE GOODS.** This coating seals the surface and can be slippery.
4. Warranties. **NO EXPRESS WARRANTIES AND NO IMPLIED WARRANTIES WHETHER OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE, OR OTHERWISE (EXCEPT AS TO TITLE), OTHER THAN THOSE MADE EXPRESSLY BY SHARK COATINGS, SHALL APPLY TO THE GOODS, AND NO WAIVER, ALTERATION, OR MODIFICATION OF THE FOREGOING CONDITIONS SHALL BE VALID UNLESS MADE IN WRITING AND SIGNED BY THE PRESIDENT OR A VICE PRESIDENT OF SHARK COATINGS. SOME JURISDICTIONS MAY NOT ALLOW THE LIMITATIONS OR EXCLUSION OF LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR EXCLUSION OF IMPLIED WARRANTIES, SO SOME OF THE ABOVE LIMITATIONS OR EXCLUSIONS MIGHT NOT APPLY TO YOU.**
5. **COMMERCIAL JOBS- 5 YEAR WARRANTY. RESIDENTIAL JOBS- 15 YEAR WARRANTY ON INTERIOR INSTALLATIONS; 5 YEAR WARRANTY ON EXTERIOR AND POOL INSTALLATIONS.**
6. Shark Coatings makes no representations or warranties about cracks in floors or walls returning or re-opening after application. Repairs to damaged coating will be at customers expense if the damage is caused by structural defects, acts of providence, customer negligence, concrete cracking, efflorescence, trauma, or dragging objects across the floor. No returns, cancelations, or refunds are accepted for custom orders. Shark Coatings may reschedule the job without penalty if due to product or personnel unavailability or circumstances beyond Shark Coatings' control. Customer may cancel with no penalty up to three days after signing this contract. After that, 50% of the deposit is non-refundable as a cancellation fee.
7. Controlling Provisions. These terms and conditions shall supersede any provisions, terms and conditions contained on any purchase order, confirmation order, or other writing Purchaser may give or receive, and the rights of the parties related to the sale of the invoiced goods shall be governed exclusively by the provisions, terms, and conditions herein. This contract is the final, complete, and exclusive expression of all the terms of their agreement for the sale of Goods hereunder.
8. Choice of Law and Venue. The law of the State of Florida shall govern the parties' rights and duties under this agreement. Venue shall lie only in Duval County for any action brought to enforce this agreement or to collect monies due hereunder. **BOTH PARTIES WAIVE ANY RIGHT TO A TRIAL BY JURY.**
9. Attorney's fees and Costs. In litigation due to the customer's failure to pay, the prevailing party shall be entitled to its attorney's fees and costs, including fees and costs for any appeals. Otherwise, each party shall bear its own attorney's fees and costs.
10. Delays: Shark Coatings shall not be liable for any delay in delivery/installation resulting from any cause beyond our control. Such causes include but shall not be limited to: an act of God, a fire, flood, epidemic, quarantine, restriction, strike, freight embargo, unusually severe weather or Shark Coatings' inability to obtain necessary materials, labor or transportation.
11. Postponement of the job must be made at least 48 hours prior to the scheduled installation. Client must be present at the end of the job for final approval and payment. Shark coatings is not liable for damage to possessions. Any valuable possessions should be secured by the homeowner. If Shark Coatings has to move possessions, we are not liable for any breaking or missing items. Shark Coatings is not liable for any damage to the building, structure or substrate, contents or consequential damages. No returns or cancelations for custom orders. All orders are accepted subject to delays due to strikes or other labor disturbances. Shark coatings reserves the right to cancel or reject any job that we see fit. No other agreement, oral or written, expressed or implied, shall qualify the terms hereof. Shark Coatings finished surface isn't guaranteed to be smooth or flawless. The coating follows the contour of the concrete. We only have the quality of the customers concrete to work with. Ponding of water may occur. The finished surface thickness and appearance will be determined by Shark Coatings installers. There will naturally be smoother and rougher spots. The finished product will vary depending on the surface. Thickness of coating will vary depending on the surface and condition. Shark Coatings installers will determine the final finish. Any touchups or service work may not blend in completely.

X

Robert Branch

X

Company Authorized Signature

Please initial next to the following statements to indicate that you have read, understand, and agree to them:

Shark Coatings does not level, pitch or grade concrete surfaces. We also do not profile or prep vertical surfaces. \_\_\_\_\_

Shark Coatings does not prevent lime/calcium/mineral deposit or rust from (re)surfacing \_\_\_\_\_

Shark Coatings has a walkaway/mobilization fee of \$350.00. This fee will be charged in the event a crew cannot perform the scope of work. \_\_\_\_\_

Shark Coatings Moisture Stop Protocol:

In the event of a moisture reading exceeding 6% at the time of install, Shark Coatings has a moisture protocol that is followed pending customer approval. If customer chooses to terminate the contract and not move forward with Moisture Stop protocol the walkaway/mobilization fee will be applied.

Step 1: With customer approval, the crew will proceed with profile and attempt a flash dry. If this is Unsuccessful, proceed to step 2 or pay labor and equipment fee of \$525.00 and contract terminates.  
Step 2: Moisture Stop will be applied at a cost of up to \$3.00/sqft and the project will extend to 2 days. The second day's schedule may vary \_\_\_\_\_

Shark Coatings does not coat, repair, or mend any control/expansion joints as they are considered industry standard members of the substrate. \_\_\_\_\_

I agree that my credit card or bank account may be securely kept on file to process the final payment for the remaining balance due upon job completion. I understand that it is recommended that I, or someone else that I designate, be present at the job site upon completion to inspect and ensure everything is completed to my satisfactions. If nobody is present upon job completion, payment will still be processed for the remaining balance. \_\_\_\_\_



#### ADDITIONAL DISCLAIMERS

You should clean your new floor regularly. Use soap and a brush or pressure washer for hard to clean areas. Any stains should be cleaned up immediately, the longer they sit, the harder they become to remove. The more texture added the more difficult it will be to clean. Less texture will result in a smoother easier to clean surface.

Shark Coatings takes reasonable efforts in protecting the pool and surroundings. We take no responsibility for materials getting into the pool, cleaning of the pool, damage to the pool or surroundings due to the preparation and installation of our coatings. Plastic drains and strips are not warrantied.

We throw a lot of tiny flakes per job and create dust. We use industrial strength vacuums but cannot guarantee that some won't be left behind. Prepare accordingly.

We make no representations or guarantees regarding ponding or pooling of water on any surface or cracks forming or reforming. Discoloration around cracks due to cracks reforming is not covered under warranty. Again, we don't guarantee cracks.

Any coated surface may be slippery when wet. We make no representations or guarantees regarding slip resistance.

Signature\_\_\_\_\_



## USE AND CARE INSTRUCTIONS FOR YOUR NEW FLOOR

Congratulations on your new purchase from Shark Coatings!

You will receive a call from our office when we get closer to knowing your installation date. The installation is weather and moisture dependent and our installation crews carry moisture meters to check the floor prior to install. If rescheduling is needed, you will be given the next available installation date. Our primary focus is to ensure a quality installed product that will last for years to come!

To prep the area:

- Make sure the area is clear and moisture free. All rugs, mats, carpet, potted plants or other floor coverings must be removed early to allow the concrete to dry underneath where they were placed.
- Although our vacuum systems contain 95% of the dust generated, please remove any items you want additionally protected.
- Please keep the walls clear 2' above the floor so there is enough room for the equipment to operate.
- Avoid parking on the floor the night before installation to avoid air conditioner moisture pools or snow melt.

When the install is complete:

- Do not close the garage door until the morning after install is complete
- Please allow a minimum of 8 hours before walking on, depending upon humidity. Waiting until the next morning is ideal.
- You may drive on the floor 24 hours after install is complete, again depending on humidity. Waiting 36-48 hours is ideal.

Ongoing maintenance:

- You will be happy to know that your floor is easy to maintain!
- Sweep off sand and salt then simply rinse with water. A squeegee works great to clear water off.
- If you prefer, you may use your favorite floor cleaner. We recommend Simple Green, Pine Sol, CLR, Dawn or Mineral Spirits. Avoid long term exposure to bleach and stay away from acids and highly corrosive materials.
- Staining may occur, make sure to clean the surface promptly when dirtied.
- For tougher cleaning let the cleaner sit on the floor for 5-10 minutes and scrub with a scrub brush or stiff bristle broom followed by a rinse for a revitalized floor.

If you are home at the time of install, our foreman will review your project and answer any questions you may have. Please have payment available upon completion to send with the crew.

We appreciate your business and look forward to helping you with another project in the future!

# Tab 5

**Bobcat Trail Landscape Committee Meeting Minutes**

**Tuesday February 17, 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, Val Duemmel, and Bill Hadovski. Artis Tree was represented by Scott Acton.

**3. Approval/Adoption of Agenda**

February 17, 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 January 20, 2026, BCTLC Meeting and the February 3, 2026, BCTLC Continuation Meeting were approved as issued.

## **6. Old Business**

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

(1) Matrix Report (Attachement 3) was reviewed, all items were completed or pending. The following areas were discussed in more detail.

- It was noted that the Artis Tree workman ship was not as sharp and detailed as it was a few months ago. Artis Tree acknowledged that they had a different crew in. Artis Tree agreed to address the issue.
- It was noted that many Bobcat Trail plants had been badly damaged by the recent frost. Artis Tree recommended that we wait at least a month maybe two, before we do any trimming. Artis Tree felt that even though the leaves would drop off the plants, as long as the stems were still alive, we could expect the plants to throw out new leaves and recover. Waiting would give us

a better idea of what was dead and what was still alive.

B. Bobcat Trail Aquatics and Landscape Report Rizzetta & Company Spencer Gonzales Landscape Specialist Dated January 30, 2026. (Refer to Attachment #5). The report was reviewed as follows-

- #1 Will continue to monitor.
- #2 Still pending, waiting to see if the plants will recover on their own.
- #3 Will give the plants more time to see if they recover on their own.
- #4 This is an ongoing issue, the irrigation for this area comes from the golf course. Cost prohibitive to fix.
- #5 Will have irrigation crew check watering system.
- #6 Will test the soil, defer further action until soil test results are available.
- #7 Will complete today.
- #8 Some of this damage was attributed to the recent frost. It is recommended by Artis Tree that we wait a month or two to see how much of the plant will recover.

- #9 Vegetation on both sides of Bobcat Trail between Silver/Royal Palm and Phoenix needs to be cut back.
- #10 On going question/concern about irrigation coverage on the Commercial side of Bobcat. Artis Tree requested to look at the irrigation system and coverage.
- #11 This area was recently sprayed, need to wait and see effects of spray.
- #12 Artis Tree needs to look at irrigation coverage.
- #13 On going monitoring to verify proper growth and recovery.

(1) Holiday Decorations

- Still waiting on fourth vendor quote
- Beachy Lightscapes has submitted a revision to their quote priced out at \$18, 555.30 (Refer to Attachment 2).
- Current action is for each committee members to come up with a design based on the items described in the Beachy proposal. Need to get Holiday Decoration project costs under \$15,000.

- It was noted that some of the items in the Beachy proposal need to be presented visually so that the actual appearance can be evaluated.
- As a cost saving/project cost reduction effort, it was decided not to light up the street monuments but to decorate them with bows and wreaths and use the currently installed flood lights to illuminate them at night.

C. Street Monuments

(1) Sod enhancement project

- No change in status from last reporting period.

(2) Street Monument Refurbishment

- Resident letter finalized (See Attachment 6)
- Will work with Master HOA to develop reliable communication/mailing list.

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

- See report for details of various areas.
- Most areas look good however there was some general discussion to the detailed effort being applied to less noticeable areas, hard and soft mulch bed edging and mowing on CDD

property generally not visible from the street.

The quality of work is not as good as in the past.

- Dead annuals (frost damage) will be removed on next trim cycle.
- Vertical clearance over sidewalk on east end of Woodhaven will require large limb removal on tree in question, generally beyond scope of Artis Tree normal trim work.
- It was recommended by Artis Tree that before frost damaged shrubs be trimmed, they should be given one to two months to determine how much of the damaged plant will recover naturally.

#### E. Miscellaneous Items

- The new deeper drilled Deep Well is scheduled to be installed February 19. The well will be deeper and have a more powerful pump that will be able to pump a much greater volume of water than the current one. We will continuously run the pump to replenish the water in the irrigation pond.

- The Bulk Mulch Project is still pending.  
Waiting for technical details to make final decision.
- Trees behind Fish Tail Palm have been trimmed.
- We have been informed by the FEMA Attorney that Bobcat Trails will be receiving an additional \$2300.00 to the original claim.

7. **New Business**

No new business was discussed at the meeting.

8. **Budget**

No new budget issues were discussed at the meeting.

9. **Public Comment**

There was no public comment.

10. **Adjournment**

The BCTLC Meeting was adjourned at 1:30 PM.

## **ATTACHMENTS**

1. Approved Agenda for the February 17, 2026, Bobcat Trail Landscape Committee Meeting.
2. Beachy Lightscares Proposal #155 Dated 1/02/26 .
3. Bobcat Trail CDD Artis Tree Landscape Contract Matrix (February Highlight).
4. Commercial Side/Woodhaven/Toledo Blade/Under the Trees Report (by Bill Hadovski).
5. Bobcat Trail Aquatic and Landscape Inspection Report Rizzetta & Company Spencer Gonzales Landscape Specialist dated January 30, 2026.
6. Draft Resident Letter.

# Tab 6

**BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT**  
**MEETING MINUTES**  
**April 16, 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, April 16, 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**

No additions  
Agenda was approved

**Public Comments**

No public comments on Agenda

**Old Business**

- A. Consideration of proposals to paint pool deck. Supervisor Branch reviewed the proposals that he received for pool deck painting. The board agreed the proposal from Seaside coating was the best option. This will be added to the agenda for the May board meeting.

**New Business**

- A. Discussion of sidewalk repairs. Supervisor Ball reviewed he would begin sidewalk repairs and present proposals to the board.
- B. Discussion of Community Center projects. Supervisor SanAntonio discussed projects planned for the Community Center. One to re-floor the center and the other to paint the center. This will be added to the agenda for the May meeting.

- C. Consideration of lake repairs proposals. Supervisor Ball discussed repairs that will be completed on the lakes. Also reviewed the clean up of a storm management area that will be completed 4-17.

### **Resident Concerns**

No Resident Concerns

### **Supervisor Updates**

- A. Supervisor Fisher will put out the newsletter. Supervisor Fisher also requests budgets from Supervisors Ball and Brall.
- B. Supervisor Brall reviewed the landscape committee will be presenting projects for the 2027 budget term
- C. Supervisor Ball stated the paving project timeline will be available in the coming weeks.
- D. Supervisor SanAntonio explained the new Butterfly start date will be June 15<sup>th</sup>. He is working with them to set up community meetings. He is also working on getting an updated email and phone number for all residents of the community.
- E. Supervisor Branch reviewed issue with PRV #12 and stated the parts are on order. He also noted the new pool furniture will be delivered on May 22<sup>nd</sup>.

### **Public Comments**

No public comments

### **Adjournment**

Adjournment at 3:38 PM.