



Rizzetta & Company

Bobcat Trail Community Development District

**Board of Supervisors' Meeting
July 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	Chairperson
	Jeffrey Brall	Vice-Chairman
	Robert Branch	Assistant Secretary
	Michael SanAntonio	Assistant Secretary
	Paul Fisher	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

June 30, 2026

**Board of Supervisors
Bobcat Trail Community
Development District**

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Bobcat Trail Community Development District will be held on **Tuesday, July 07, 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 June 02, 2026..... Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of April 2026 Tab 2
- 6. OLD BUSINESS**
 - A. Consideration of Commercial Sign Repairs..... Tab 3
 - B. Discussion regarding New Well Life Unpaid Invoice for Well # 4 Tab 4
- 7. NEW BUSINESS**
 - A. Consideration of Community Center Upgrades
 - B. Discussion of tree work on Silver Palm
 - C. Consideration of Landscape Funding
 - D. Consideration of Pool and Gate House and Community Center Roof Inspection Estimates..... Tab 5
- 8. CONSENT ITEMS**
 - A. Landscape Committee Meeting Minutes April 21, 2026 Tab 6
 - B. Infrastructure/Asset Workshop Minutes June 18, 2026..... Tab 7
 - C. Landscape Committee Meeting Minutes May 19, 2026..... Tab 8
- 9. STAFF REPORTS**
 - A. Landscape Inspection Specialist..... Tab 9
 - B. District Engineer
 - C. District Counsel
 - D. District Manager

10. OTHER REPORTS

- A. Infrastructure/Asset Management Committee (Board Workshop)
- B. Landscape Committee
- C. Newsletter Supervisor
- D. Finance Supervisor
- E. Lakes and Roads Supervisor
 - i. Solitude Waterway Inspection Report
 - ii. Solitude Monitoring Reports
- F. Maintenance Supervisor
- G. Facilities Supervisor
- H. HOA Updates
- I. Commercial Properties

11. PUBLIC COMMENTS

12. SUPERVISOR REQUESTS

13. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,

Belinda Blandon

Belinda Blandon

District Manager

cc: 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, June 02, 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	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.
Dan Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Spencer Gonzales	Landscaping Inspection Services (via Teams)

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, as Presented, for the Bobcat Trail Community Development District

FOURTH ORDER OF BUSINESS

Public Comments – Agenda Items Only

Ms. Blandon opened the floor to Public Comments on agenda items.

There were no public comments.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
May 05, 2026**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on May 05, 2026, and asked if there were any questions, comments, and/or changes to the minutes as presented. There were none.

On a Motion by Supervisor Brall, seconded by Supervisor Branch, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on May 05, 2026, for the Bobcat Trail Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion regarding the pool deck
repainting project**

The Board discussed the pool deck repainting project. Supervisor Branch informed the Board that the previously approved contractor declined to sign the contract for the pool deck repainting. He provided the Board with a new quote from Precision Painting for \$10,500. Supervisor Branch discussed the quote previously received from Tamiami Painting. After discussion and vote the Board approved the proposal from Tamiami Painting subject to the contractor's agreement with the contract. In the event the contractor refuses the Board authorized staff to proceed with the work in-house.

On a Motion by Supervisor Branch, seconded by Supervisor SanAntonio, with all in favor, the Board Approved the proposal from Tamiami Painting subject to the contractor's agreement with the contract. In the event the contractor refuses the Board authorized staff to proceed with the work in-house, for the Bobcat Trail Community Development District.

SEVENTH ORDER OF BUSINESS

Resident Concerns

Ms. Blandon opened the floor to resident concerns. There were no resident concerns.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution # 2026-03,
Reappointing an Assistant Treasurer**

Ms. Blandon presented the resolution to the Board in lieu of Shawn Wildermuth's retirement. She advised that Susan Garcia will be appointed as the new Assistant Treasurer.

On a Motion by Supervisor Brall, seconded by Supervisor SanAntonio, with all in favor, the Board Approved the Resolution # 2026-03, Reappointing an Assistant Treasurer, for the Bobcat Trail Community Development District.

NINTH ORDER OF BUSINESS**Presentation of the Proposed Budget
for Fiscal Year 2026-2027**

Ms. Blandon advised that the Board of Supervisors previously reviewed the proposed budget, incorporating changes during the budget workshop. The budget is forecast-based and may be reduced later as additional data becomes available. A question was raised about funding landscape work on the commercial side. The Board agreed that this can be addressed by amending the current budget once new financial statements are available. The Board then discussed Resolution # 2026-04 Approving the Proposed Budgets for Fiscal Year 2026-2027 and setting the public hearing.

On a Motion by Supervisor SanAntonio, Seconded by Supervisor Brall, with all in Favor, the Board approved Resolution # 2026-04 Approving the Proposed Budgets for Fiscal Year 2026-2027 and setting the public hearing, for the Bobcat Trail Community Development District.

TENTH ORDER OF BUSINESS**Consideration of Elliott Custom Homes
Proposal for Replacement of
Clubhouse Flooring**

Supervisor SanAntonio discussed the proposal presented from Elliott Custom Homes for replacement of the Clubhouse Flooring. He informed the Board that the cost was \$47,105 to replace clubhouse flooring with luxury vinyl. He discussed that this was originally budgeted for next year, the project will be moved into the current year due to available funds. The work covers flooring in the main building and the office. After discussion and vote the Board approved the proposal.

On a Motion by Supervisor SanAntonio, Seconded by Supervisor Brall, with all in Favor, the Board Approved the Elliott Custom Homes Proposal for Replacement of the Clubhouse Flooring, totaling \$47,105.00, for the Bobcat Trail Community Development District.

ELEVENTH ORDER OF BUSINESS**Consent Items**

The Board was presented with the following consent items for acceptance:

- A. Infrastructure/Asset Workshop held on May 21, 2026.
- B. Landscape Committee meeting minutes held on March 18, 2026

On a Motion by Supervisor Brall, Seconded by Supervisor SanAntonio, with all in Favor, the Board accepted the consent items as presented, for the Bobcat Trail Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Inspection Specialist
Spencer Gonzales reported the Lakes show increased vegetation; aggressive treatment is underway. Ponds C and M have worsening washouts requiring urgent attention. Overall community landscape has improved, except at the entrance where turf has yellowed and weed pressure remains high. Grass clippings continue to be dumped into median beds. Date palms in medians need trimming for vehicle clearance.
- B. District Engineer
Supervisor Ball reported that the District Engineer completed a ride through to review the roadway work completed.
- C. District Counsel
Mr. Lewis reported that a Zoom hearing on the Cloud Ten foreclosure sale is scheduled for June 16, 2026. He reported that the termination notice was sent to Envera on May 6, 2026. The Board has been informed that a liquidated damages invoice has been received. Supervisor Brall reported that the Commercial-side businesses have been clear-cutting in buffer zones. A letter will need to be sent advising them to seek permission first.
- D. District Manager
Ms. Blandon reminded the Supervisors of submittal of the required form 1 and completion of ethics training.

THIRTEENTH ORDER OF BUSINESS

Other Reports

- A. Infrastructure/Asset Management Committee (Board Workshop)
Supervisor Ball provided a report on the Infrastructure Asset Management Committee Workshop he reported that the Board is exploring increased recreational use of the clubhouse, including adding a pool table. He also advised that the Board is considering recording meetings and posting them to a YouTube channel and working on a direct email communication system for residents via Constant Contact (opt-in required).
- B. Landscape Committee
Supervisor Brall reported that a large palm tree stump was illegally dumped on CDD property and has been removed. Work on neglected commercial-side landscape will proceed once the budget is adjusted. Next landscape meeting will take place on June 16, 2026, at 12:00 PM.
- C. Newsletter Supervisor
Supervisor Fisher advised that the newsletter will be sent following the Infrastructure/Assets Meeting.

- 188 D. Finance Supervisor
189 Supervisor Fisher advised he had nothing to report.
190
- 191 E. Lakes and Roads Supervisor
192 Supervisor Ball reported that the lake vegetation is being aggressively
193 treated. A contractor will begin erosion repairs on Lakes M and C soon.
194 The district has been renewed for the Florida Recovery Application
195 Calculator (FROC) program, pre-approving FEMA funding eligibility in case
196 of disaster.
197
- 198 F. Maintenance Supervisor
199 Supervisor Branch reported that PRV #1 and PRV #3 issues were resolved
200 by installing new pilot valves. Total cost was \$2,179. The commercial-side
201 road sign is not illuminating. Monarch Sign will inspect the sign on June 3,
202 2026. Signet Pools will issue a \$1,200 credit for water wasted from being
203 left on over two weekends.
204
- 205 G. Facilities Supervisor
206 Supervisor SanAntonio reported that the fitness room will be closed for
207 painting on June 15–16, 2026. There will be community center closures
208 during the weeks of June 15 and June 22. As of June 2, 2026, 416 of 684
209 residents (61%) have registered for the new Butterfly MX gate system. New
210 gate system installation will take place on June 16, 2026. The gates will be
211 open during the transition. Butterfly MX informational meetings will take
212 place on June 9, 2026, at 9:00 AM and 6:00 PM.
213
- 214 H. HOA Updates
215 Supervisor SanAntonio advised that he had nothing to report.
216
- 217 I. Commercial Properties
218 Supervisor Brall had nothing to report.
219

220 **FOURTEENTH ORDER OF BUSINESS** **Public Comments**

221
222 Ms. Blandon opened the floor for public comments.
223

224 Comments from the public were entertained.
225

226 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Requests**

227
228 Ms. Blandon opened the floor to Supervisor requests. There were none.
229

230 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

231
232 Ms. Blandon stated that there was no further business to come before the Board and
233 asked for a motion to adjourn.
234

On a Motion by Supervisor Brall, Seconded by Supervisor Branch, with all in Favor the Board Adjourned the Meeting at 3:47 p.m., for the Bobcat Trail Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · FT. MYERS, FLORIDA

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

Operation and Maintenance Expenditures
April 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$91,773.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easypay	20260403-1	717245837	ADP Fee PPE 03/22/26	\$ 148.02
ADP Easypay	20260417-2	718414741	ADP Fee Payroll PPE 04/05/26	\$ 148.02
Artistree Landscape Maintenance & Design STE B	100463	17 57931	March Annuals Install 03/26	\$ 400.00
Artistree Landscape Maintenance & Design STE B	100466	17 58248	Landscape Maintenance Contract 04/26	\$ 2,579.84
Artistree Landscape Maintenance & Design STE B	100466	17 58249	Landscape Maintenance Contract 04/26	\$ 10,319.36
Betty Rotering	100462	032926 Rotering	Reimbursement - Supplies 03/26	\$ 108.95
Brletic Dvorak, Inc.	100467	2371	Engineering Services 03/26	\$ 1,860.00
City of North Port Utilities	20260417-1	34841152336-032626	Sewer Utility 1350 Bobcat Trl 03/26	\$ 72.15
City of North Port Utilities	20260417-1	34841153028-032626	Utility - 1350 Bobcat Trl-Pool 03/26 Utility - 1352 Bobcat Trl - Office	\$ 331.06
City of North Port Utilities Elliott Custom Homes and Contracting Inc	20260417-1	34841175058-032626	Bldg 03/26	\$ 565.10
Elliott Custom Homes and Contracting Inc	100461	1995	Maintenance & Repairs 03/26	\$ 850.00
Elliott Custom Homes and Contracting Inc	100464	1996	Community Center Internet Upgrade 03/26	\$ 1,950.00
Envera Systems	100468	767286	Video Monitoring & Maintenance 05/26	\$ 5,861.25
Final Perfection Pro's LLC	100477	413	Clubhouse Cleaning 04/26	\$ 1,000.00

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida GymTech, LLC	100469	41261	Maintenance 04/26	\$ 198.93
Florida Power & Light Company	20260407-1	0059238485-032526	Utility - 2975 Bobcat Village 03/26	\$ 183.70
Florida Power & Light Company	20260401-1	5338317489-032026	Utility - 1350 Bobcat Trails #LTS 02/26	\$ 124.26
Florida Power & Light Company	20260401-1	5496111039-032026	Utilities - 1508 Palmetto Palm Way #IRR 02/26	\$ 74.99
Florida Power & Light Company	20260401-1	5693392028-032026	Utility - 1010 Bobcat Trl #GUARDHOUSE 02/26	\$ 191.94
Florida Power & Light Company	20260401-1	7193319105-032026	Utility - 1352 Bobcat Trl #POOL 02/26	\$ 1,182.40
Florida Power & Light Company	20260401-1	7280427456-032026	Utilities - 1508 Palmetto Palm Way #IRR-2 02/26	\$ 1,176.50
Florida Power & Light Company	20260401-1	8755399402-032026	Utilities - 1352 Bobcat Trl #COM CINTER 02/26	\$ 625.63
Florida Power & Light Company	20260401-1	8861620030-032026	Utility - 1751 Bobcat Trl #IRR 02/26	\$ 49.84
Florida Power & Light Company	20260401-1	9219612026-032026	Utility - 1897 Bobcat Trl #GATE-2 02/26	\$ 49.00
Florida Power & Light Company	20260401-1	9254309488-032026	Utility - 1508 Palmetto Palm Way #ST LIGHTING 02/26	\$ 192.08
Frontier Communications of FL	20260421-1	94142367501229145-032526	Phone/Internet/Cable Services 04/26	\$ 120.23
Frontier Communications of FL	20260406-1	94142390351005185-031026	Internet 03/26	\$ 135.98
Frontier Communications of FL	20260416-2	94142608080223105-032226	Phone/Internet/Cable Services 04/26	\$ 560.95

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Communications of FL	20260406-1	94142657731021225-031026	Internet 03/26 Board of Supervisor Meeting	\$ 225.98
Jeffrey Brall	20260409-3	JB040726	04/07/26 Board of Supervisor Meeting	\$ 200.00
Jeffrey Brall	20260423-5	JB041626	04/16/26 Security & Camera Installation	\$ 200.00
Leader Systems, Inc.	100479	P121762	03/26	\$ 18,985.00
Leader Systems, Inc.	100479	P121816	Additional Security Systems 03/26 Monitoring/Home & Business	\$ 1,193.00
Leader Systems, Inc.	100479	R131924	Connect Gold 03/26	\$ 556.50
Liaison Technology Commercial Services, LLC	100475	3428	New Internet Set-Up 04/26	\$ 185.00
Metro PSI Corp	100472	57037	Monthly Services 03/26	\$ 175.00
Michael SanAntonio	100474	041426 SanAntonio	Reimbursement for Supplies 04/26 Board of Supervisor Meeting	\$ 1,143.46
Michael SanAntonio	20260409-5	MS040726	04/07/26 Board of Supervisor Meeting	\$ 200.00
Michael SanAntonio	20260423-2	MS041626	04/16/26	\$ 200.00
Persson, Cohen & Mooney, P.A.	100470	6821	Legal Services 02/26	\$ 4,244.40
Preferred Governmental Insurance Trust	100471	WC FL1 0504051 24-09	WC #FL1 0504051 24-09 10/1/24- 10/1/25	\$ 2,000.00
Quantum Energy Products	100478	250134-R2-A	Butterfly MX Video - 50% Deposit 04/26	\$ 4,270.00

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Quantuum Energy Products	100478	260135-R1-A	Video Intercom Installation - 50% Deposit 04/26	\$ 16,781.02
Rizzetta & Company, Inc.	100460	INV0000108110	Accounting Services 04/26 Board of Supervisor Meeting	\$ 4,836.00
Robert M Branch Jr	20260409-1	RB040726	04/07/26 Board of Supervisor Meeting	\$ 200.00
Robert M Branch Jr	20260423-3	RB041626	04/16/26	\$ 200.00
Solitude Lake Management, LLC	100473	PSI247661	Monthly Maintenance 04/26	\$ 167.29
Solitude Lake Management, LLC	100473	PSI250114	Monthly Maintenance 04/26	\$ 144.91
Solitude Lake Management, LLC	100473	PSI254575	Monthly Maintenance 04/26 Service Call - Leaking Backflow	\$ 3,159.67
Sprinklermatic Florida, LLC	100465	59595	03/26 Board of Supervisor Meeting	\$ 460.00
Steven Ball	20260409-2	SB040726	04/07/26 Board of Supervisor Meeting	\$ 200.00
Steven Ball	20260423-1	SB041626	04/16/26	\$ 200.00
TECO Peoples Gas	20260416-1	211015264685-032526	Natural Gas Charges 03/26	\$ 24.48

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
USA TODAY Media Corp	100476	0007645288	Legal Advertising 03/26 Board of Supervisor Meeting	\$ 161.50
Walter P Fisher	20260409-4	WF040726	04/07/26 Board of Supervisor Meeting	\$ 200.00
Walter P Fisher	20260423-4	WF041626	04/16/26	<u>\$ 200.00</u>
Total				<u><u>\$ 91,773.39</u></u>

Tab 3

Payment Terms: COD Customer

Created Date: 6/15/2026

DESCRIPTION: Light Repair (Shell)

Bill To: Bobcat Trail
3434 Colewell Ave
suite 2
Tampa, FL 33614
US

Pickup At: FASTSIGNS of North Port, FL
12763 Tamiami Trl S
North Port, FL 34287
US

Requested By: Robert Branch
Email: rbranch@bobcatcdd.com
Work Phone: (817) 456-2089
Cell Phone: (817) 456-2089

Salesperson: Scott Hanly
Entered By: Jeanette Sanchez

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Light Repair (shell)	1	\$5,271.94	\$5,271.94
1.1	Hardware/Parts - 96" LED Tap Outs Part Qty: 10 Width: 2.00" Height: 96.00"			
1.2	Hardware/Parts - 64" LED Tap-Outs Part Qty: 4 Width: 1.00" Height: 64.00"			
1.3	Hardware/Parts - Power Supplies Part Qty: 7 Width: 1.00" Height: 1.00"			
1.4	Installation Bucket Truck - Installation - # of Hours: 5 Text: Dedicated 20A electric service within 6 feet of sign placement provided, tested and verified by others.			

Terms: Prepayment for orders under \$500, a 50% deposit on orders over \$500 with the balance due before installation, delivery, or pick up.
If a credit card is provided for the deposit, the balance will be charged upon pickup, installation, or delivery. Orders not picked up after 30 days of order completion will be considered abandoned and disposed of at the discretion of FASTSIGNS 174102 unless otherwise indicated or agreed in advance.

Subtotal:	\$5,271.94
Taxes:	\$369.04
Grand Total:	\$5,640.98
<i>Credit Card Surcharge:</i>	3.00%
<i>Total with Surcharge:</i>	\$5,810.21



Monarch Sign Factory
1264 Market Circle Unit #2
Port Charlotte, FL 33953
941-627-0014

Robert Branch
Bobcat Trail Community
2001 Lynx Run
North Port, FL 34288

Quotation

No: 10341

Date: 06/03/26

Page 1 of 1

Ship To:
Bobcat Trail Community
Corner of Toledo Blade and Bobcat Trail North Port, FL 34288

Acc.No	Ordered By	Phone	Fax	P.O. No	Prepared By	Sales Rep
7208	Robert Branch	817-456-2089			Frank Rossi	Frank Rossi
Quantity	Description					Price
1	<i>All quotes valid for 30 calendar days.</i> Monument LED Retrofit Full LED Retrofit Full LED Retrofit For Two Sided Sign - Top & Bottom Cabinets Professional Installation Qty (3) BRAND NEW POWER SUPPLIES - PSUs 60 watt Faces Are in Good Condition Includes Labor 1 Year Warranty Included Parts & Labor					\$5,795.00
Terms	Subtotal	Discount	Shipping	Postage	Tax	Total
DEP/COD	\$5,795.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,795.00

Thank you for choosing FASTSIGNS for your sign and graphic needs. BY PROCEEDING WITH THIS ORDER, YOU (the customer) HAVE ACCEPTED RESPONSIBILITY FOR VERIFYING ALL INFORMATION, QUANTITIES, MATERIALS AND PLACEMENT (IF PROVIDED) ARE CORRECT. FASTSIGNS will not be responsible (financially or otherwise) for any items not included on this estimate. Estimate pricing is based on the entirety. Any changes to or deletion of item(s) could change the quoted price of any line item - please contact us before approving an estimate that needs changes. Because each project is custom-made, customer acknowledges that there are NO REFUNDS or exchanges on placed orders. Due dates for job completion are based on our current production schedule once the artwork, deposit and all specifications necessary to complete the job are received and are not guaranteed. Estimates are valid for 15 days. A proof and one correction are included in our pricing. Additional changes are considered design and are not included in pricing. Material surcharges will be added for pricing increases in the market outside the control of Fastsigns 174102

Signature: _____ **Date:** _____

License # ES12002217



Estimate

Date	Estimate #
6/25/2026	1164

Customer
Bobcat Trail Community Robert Branch 1352 Bobcat Trail North Port, FL Phone: 817-456-2089

Ship To
Job: Monument Sign at: Toledo Blade & Bobcat Trail

Description	Qty	Rate	Total
Sign needs all new LEDs sticks and drivers. Install 15 sticks and drivers as required. 7 day lead time , 50 % required to begin and balance due upon completion . Note : We are not responsible for working power to the sign . Sales Tax Exemption form needed for no tax charged.	1	2,900.00	2,900.00
Please do not assume any items not mentioned in this estimate are included.		Total	\$2,900.00

Tab 4

From: [Richard Burke](#)
To: [Dianna Ray](#)
Subject: invoice 1245788952
Date: Tuesday, May 28, 2024 12:02:47 PM

Hi Dianna, it looks like you forgot to include the price of the Cycle stop valve on the above invoice. It makes a big difference on what we can expect to get back from the insurance company. The price of the cycle stop was \$1100.00.

Thank you

Dick Burke

From: [Richard Burke](#)
To: [Dianna Ray](#)
Subject: Re: Lightning Affidavit. Please note I am using my personal email address
Date: Wednesday, May 22, 2024 6:42:33 PM

Thank you
Sent from my iPhone

On May 22, 2024, at 1:29 PM, Dianna Ray <newlifewandp@hotmail.com> wrote:

Received and noted- I'll get these back to you as quickly as possible.
Dianna

New Life Well and Pump, Inc.
6520 Beedla Street
North Port FL 34291
941-375-1065
Thank You for your business!

From: Richard Burke <rfburke1947@gmail.com>
Sent: Wednesday, May 22, 2024 12:38 PM
To: newlifewandp@hotmail.com <newlifewandp@hotmail.com>
Subject: Lightning Affidavit. Please note I am using my personal email address

Please see attached.
Thank you
Dick Burke

From: [Richard Burke](#)
To: newlifewandp@hotmail.com
Subject: Fwd: PGCS Claim # 426690 - Bobcat Trail CDD - 04/22/2024 - Lightning Strike- Well heads Damaged - EM File 1000512157
Date: Wednesday, May 8, 2024 10:50:17 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Mathew, please see the above message from our insurance company. Could you please separate the control box replacement (well #5) from the pump replacement (well #4) and complete the lightning affidavit.

Thank you

Dick Burke

----- Forwarded message -----

From: **Richard Burke** <rfburke1947@gmail.com>
Date: Wed, May 8, 2024 at 10:39 AM
Subject: Re: PGCS Claim # 426690 - Bobcat Trail CDD - 04/22/2024 - Lightning Strike- Well heads Damaged - EM File 1000512157
To: Karwoski, Mike <Mike.Karwoski@englemartin.com>
Cc: Faircloth, Justin <justin.faircloth@inframark.com>

I will look into this and get back to you.

On Tue, May 7, 2024 at 12:58 PM Karwoski, Mike <Mike.Karwoski@englemartin.com> wrote:

Good afternoon Justion and Richard,

We are in receipt of your lightning damage claim for Location #020 Well Head 4 and Location #021 Well Head 5. With the claim assignment, we received the attached repair invoice totaling \$6,625.00. Please advise if this invoice represents the full repair cost for both locations. In addition, can you please verify which repairs and costs apply to which location as scheduled on the policy (#020 Well Head 4 and Location #021 Well Head 5). Also, can you please confirm if all repairs have been completed at this time.

Finally, as with all lightning damage claims, we require a lightning affidavit be completed by the repair technician. To that end, we have attached copies of the requisite lightning affidavits for both locations that require your attention.

We appreciate your attention to this matter and submission of the additional requested information/documentation. Please let us know if you have any questions at this time.

Upon receipt of the requested information/documents, we will initiate our review of the claim for submission to Preferred for review of coverage.

Best Regards,



Mike Karwoski
General Adjuster

FL License #W531805

Expiration Date: 05/31/25

Tampa, FL

C: 574.532.0296
TF: 800.818.5619

Mike.Karwoski@englemartin.com

Mailing Address
5565 Glenridge Connector | Suite 900

Atlanta, Georgia 30342
www.englemartin.com

[Submit a claim](#)



NOTICE: This communication is strictly confidential. If you are not an intended recipient, then any review, use or distribution of it, and/or any action taken or not taken in reliance upon it, is unauthorized, strictly prohibited and may be unlawful. Instead, please immediately notify the sender by return email and then delete this communication and its attachments from your system. [Click here to read our Point of Collection Policy.](#)

Tab 5



Mark Kaufman Roofing
1001 Corporate Avenue
Suite 105
North Port, FL 34289
Certified Roofing License CCC1331953
Certified Specialty License SCC131153201
Phone: (941) 426-5241
Fax: (941) 876-3610

Company Representative
Kyle Bohnstedt
Phone: (941) 236-2050
k.bohnstedt@mkroof.com

Guard House
06/17/2026

Bobcat Trail Community Development District
1352 Bobcat Trail
North Port, FL 34288
(817) 456-2089 Ext. Robert Branch (Maint. Supv)

Job: Bobcat Trail Community Development District

26g Standing Seam Metal Section Guard house

Place tarps around perimeter of house to protect landscape.
Remove existing metal, underlayment and drip edge metal.
Estimate includes replacing all damaged or rotten wood deck (plywood) and fascia board replacement (labor & material) (Excluding any wood soffits.)
Nail all wood every six inches with eight penny ring shank nails if needed.
Dry in with high temperature metal roof underlayment.
Replace all roof vents.
Replace all boots on plumbing stacks.
Install new flashing on all walls.
Reroof with Standing Seam 26 Gauge with all accessories.
Install metal panels with Pan Head Standing Seam screws.
25 year warranty per manufacturer.
20 year warranty on workmanship against leaks from Mark Kaufman Roofing. (Transferable one time.)
Obtain permits and inspections from building department.
Provide wind mitigation upon completion.
Haul away all trash.

\$14,781.91

TOTAL

\$14,781.91

Starting at **\$173/month** with **Acorn** • **APPLY**
FINANCE

This proposal may be withdrawn by us if not accepted within 30 days.



Anthony C. Leonard Roofing
99 S. McCall Rd
Englewood, FL 34223
Phone: 941-474-3533

Company Representative
Charles Venier
Phone: (941) 400-6668
charles@anthonymleonardroofing.com

Estimate 1
06/29/2026

Robert Branch
1352 Bobcat Trail Community Center
North Port, FL 34288
(817) 456-2089

Job: Robert Branch

Remove 5V metal and install new 26 gauge. Mill finish Snap Lock Flat Panel with no Striations Metal

Good Option- Snap Lock 26G Metal Roof System - 15-Year Material Warranty & 15 Year Labor Warranty

Steep-Slope Roof Replacement:

- ✓ Cover plants and landscaping near project area.
- ✓ Remove the existing roofing materials down to plywood decking when possible, recycle all construction materials, and dispose of any/all remaining debris.
- ✓ Re-nail plywood decking with new 8D ring shank nails for upgraded roof deck attachment.
- ✓ Install new color matched drip-edge metal around entire perimeter.
- ✓ Install new vents to replace all existing J-vents and/or plumbing stack vents.
- ✓ Install new Dupont/Tyvek PSU 30 high-temperature self-adhesive underlayment to entire roof area.
- ✓ Install new Drexel Snap Lock metal. Pricing includes MILL FINISH only, unless otherwise specified. *Standard colors & premium colors as well as .032 Aluminum roof panel prices are available upon request.

Warranty and Wind Mitigation:

- ✓ Includes comprehensive manufacturer warranty on your new roof system.
- ✓ Includes a 4-page wind mitigation report completed by a certified wind mitigation inspection company upon request.

Permitting and Disposal:

- ✓ Includes all necessary Building Permits and Inspections.
- ✓ Includes all necessary removal/disposal fees.

IMPORTANT INFORMATION

ADDITIONAL LABOR & MATERIALS

Plywood and fascia conditions cannot be accurately figured at time of the estimate, additional wood replacement will be invoiced at cost of materials plus \$30.00 per man-hour. Non-disclosed or 'hidden' roof layers will be an additional cost of \$0.55 per sq. ft. for removal and disposal of each additional shingle or flat roof layer. Projects that require a synthetic nail base due to existing peel and stick underlayment will be charged \$0.25 per sq. ft., to cover the added material cost. Skylights are replaced as needed, at additional cost of each unit selected, unless otherwise noted. *Homeowner is responsible for the removal and reinstallation of any/all rooftop solar equipment, if applicable.

Stucco and paint trim repair work is NOT included. If required or requested, this work will be performed by a preferred/licensed subcontractor and will be invoiced at time of completion.

Existing aluminum products – gutters, soffit, fascia – may require removal to allow for necessary wood replacement. We are not responsible for cosmetic damage or loss of functionality (such as gutters) due to reinstallation of existing aluminum. New soffit, fascia, gutter systems may be quoted and installed under separate contract.

PAYMENT DUE UPON COMPLETION!

Projects are invoiced to customer upon substantial completion of dry-in and/completion and are due upon receipt, no exceptions. We work directly with homeowners and do not work with or negotiate with insurance companies for payment.

DRY-IN DRAW: If you are experiencing active leaks and need immediate dry-in, payment of 50% contract price will be due upon completion of dry-in installation of underlayment.

No initial deposit is required unless specifically stated. Cancellation is subject to a \$350 administrative fee. A reasonable retainage may be approved of up to 2% of contract price for punch list items. Warranties will not be registered on projects with a balance 30 days PAST DUE, and an additional late fee of 3% per month will be assessed. Balances outstanding past 60 days are subject to the Florida lien process.

Wind Mitigation Report:

Upon receipt of final payment, a Wind Mitigation Inspection can be requested and provided at no additional cost. You may qualify for insurance credits for the included re-nailing of all plywood, the installation of a secondary leak barrier, upgraded roof covering which meets new wind requirements, hip roof design, and for any existing roof-to-wall connections. The installation of upgraded roof-to-wall connections (i.e. Third nail) must be performed under the direction of a licensed General Contractor and is not a provision of this contract.

Paved Surfaces:

Anthony C. Leonard Roofing is not liable for cracked and/or damaged driveways or sidewalks that result from the necessary delivery and loading of project materials. Our crews take all necessary precautions to protect paved surfaces during the course of a roof replacement project, however, due

to the weight of materials and unknown integrity of such surfaces, we are not liable for damage.

We sincerely hope that you entrust our company for your re-roof project. Our staff will do everything possible to make sure the process is completed in a professional and timely manner. Please return a signed copy of this proposal for your project to be scheduled. Due to continued material price increases, this proposal may be withdrawn if not signed within 15 days. We are here to assist you in your decision-making process, please feel free to contact us if you have any questions or concerns.

	Qty	Unit
Phase 1- Roof Removal & Prep (Materials)		
Dupont Tyvek PSU 30 SA Underlayment	57.00	RL
Coil Nails - 2 3/8" (4500 Cnt)- Deck Re-Nailing	6.00	BX
ABC Plastic Cap Nails - 1" (3000 Cnt) - Back Nailing SWR	7.00	BX
OSI Quad Sealant (10 oz)- Sealing Pipes/Flashing @ Dry In Phase	25.00	EA
Phase 1- Roof Removal & Prep (Labor)		
Metal Roof TO/DI (Labor)	81.00	EA
Phase 2- Metal Roof Install (Labor & Materials)		
Drexel Snap Lock 26 Gauge Flat Panel with no Striations.	90.00	SQ
Permits & Disposal Fees		
Permit and Admin Fees	1.00	EA
Additional Items		
10-Year Material Warranty & 10 Year Labor Warranty	81.00	EA

TOTAL	\$92,928.18
-------	-------------

Starting at **\$803/month** with  **Acorn** • [APPLY](#)

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date



Anthony C. Leonard Roofing

99 S. McCall Rd
Englewood, FL 34223
Phone: 941-474-3533

Company Representative

Charles Venier
Phone: (941) 400-6668
charles@anthonymleonardroofing.com

Estimate 1

06/29/2026

Robert Branch

Bobcat Trail Guard Shack
North Port, FL 34288
(817) 456-2089

Job: Robert Branch

Remove 5V metal and install new 26 gauge. Mill finish Snap Lock Flat Panel with no Striations Metal

Good Option- Snap Lock 26ga.Metal Roof System - 15-Year Material Warranty & 15 Year Labor Warranty

Steep-Slope Roof Replacement:

- ✓ Cover plants and landscaping near project area.
- ✓ Remove the existing roofing materials down to plywood decking when possible, recycle all construction materials, and dispose of any/all remaining debris.
- ✓ Re-nail plywood decking with new 8D ring shank nails for upgraded roof deck attachment.
- ✓ Install new color matched drip-edge metal around entire perimeter.
- ✓ Install new vents to replace all existing J-vents and/or plumbing stack vents.
- ✓ Install new Dupont/Tyvek PSU 30 high-temperature self-adhesive underlayment to entire roof area.
- ✓ Install new Dexel Snap Lock Metal Galvalume metal . Pricing includes MILL FINISH only, unless otherwise specified. *Standard colors & premium colors as well as .032 Aluminum roof panel prices are available upon request.

Warranty and Wind Mitigation:

- ✓ Includes comprehensive manufacturer warranty on your new roof system.
- ✓ Includes a 4-page wind mitigation report completed by a certified wind mitigation inspection company upon request.

Permitting and Disposal:

- ✓ Includes all necessary Building Permits and Inspections.
- ✓ Includes all necessary removal/disposal fees.

****IMPORTANT INFORMATION****

ADDITIONAL LABOR & MATERIALS

Plywood and fascia conditions cannot be accurately figured at time of the estimate, additional wood replacement will be invoiced at cost of materials plus \$30.00 per man-hour. Non-disclosed or 'hidden' roof layers will be an additional cost of \$0.55 per sq. ft. for removal and disposal of each additional shingle or flat roof layer. Projects that require a synthetic nail base due to existing peel and stick underlayment will be charged \$0.25 per sq. ft., to cover the added material cost. Skylights are replaced as needed, at additional cost of each unit selected, unless otherwise noted. *Homeowner is responsible for the removal and reinstallation of any/all rooftop solar equipment, if applicable.

Stucco and paint trim repair work is NOT included. If required or requested, this work will be performed by a preferred/licensed subcontractor and will be invoiced at time of completion.

Existing aluminum products – gutters, soffit, fascia – may require removal to allow for necessary wood replacement. We are not responsible for cosmetic damage or loss of functionality (such as gutters) due to reinstallation of existing aluminum. New soffit, fascia, gutter systems may be quoted and installed under separate contract.

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Wind Mitigation Report:

Upon receipt of final payment, a Wind Mitigation Inspection can be requested and provided at no additional cost. You may qualify for insurance credits for the included re-nailing of all plywood, the installation of a secondary leak barrier, upgraded roof covering which meets new wind requirements, hip roof design, and for any existing roof-to-wall connections. The installation of upgraded roof-to-wall connections (i.e. Third nail) must be performed under the direction of a licensed General Contractor and is not a provision of this contract.

Paved Surfaces:

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	Qty	Unit
Phase 1- Roof Removal & Prep (Materials)		
Dupont Tyvek PSU 30 SA Underlayment	8.00	RL
Coil Nails - 2 3/8" (4500 Cnt)- Deck Re-Nailing	1.00	BX
ABC Plastic Cap Nails - 1" (3000 Cnt) - Back Nailing SWR	1.00	BX
OSI Quad Sealant (10 oz)- Sealing Pipes/Flashing @ Dry In Phase	4.00	EA
Phase 1- Roof Removal & Prep (Labor)		
Metal Roof TO/DI (Labor)	11.00	EA
Steep Pitch >7/12	11.00	SQ
Steep Slope - 2-Story Access Charge	1.00	SQ
Phase 2- Metal Roof Install (Labor & Materials)		
Drexel Snap Lock 26 Gauge Flat Panel with no Striations	12.00	SQ
Steep Pitch >7/12	11.00	SQ
Steep Slope - 2-Story Access Charge	1.00	SQ
Permits & Disposal Fees		
Permit and Admin Fees	1.00	EA
Additional Items		
10-Year Material Warranty & 10 Year Labor Warranty	11.00	EA

TOTAL	\$14,289.64
-------	-------------

Starting at **\$167/month** with  **Acorn** FINANCE • [APPLY](#)

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date



Anthony C. Leonard Roofing
99 S. McCall Rd
Englewood, FL 34223
Phone: 941-474-3533

Company Representative
Charles Venier
Phone: (941) 400-6668
charles@anthonymleonardroofing.com

Estimate 1
06/29/2026

Robert Branch
1350 Bobcat Trail Pool house
North Port, FL 34288-8606
(817) 456-2089

Job: Robert Branch

Remove 5V metal and install new 26 gauge. Mill finish Snap Lock Flat Panel with no Striations Metal

Good Option- Snap Lock 26ga. Metal Roof System - 15-Year Material Warranty & 15 Year Labor Warranty

Steep-Slope Roof Replacement:

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- ✓ Re-nail plywood decking with new 8D ring shank nails for upgraded roof deck attachment.
- ✓ Install new color matched drip-edge metal around entire perimeter.
- ✓ Install new vents to replace all existing J-vents and/or plumbing stack vents.
- ✓ Install new Dupont/Tyvek PSU 30 high-temperature self-adhesive underlayment to entire roof area.
- ✓ Install new Drexel Snap Lock Metal. Pricing includes MILL FINISH only, unless otherwise specified. *Standard colors & premium colors as well as .032 Aluminum roof panel prices are available upon request.

Warranty and Wind Mitigation:

- ✓ Includes comprehensive manufacturer warranty on your new roof system.
- ✓ Includes a 4-page wind mitigation report completed by a certified wind mitigation inspection company upon request.

Permitting and Disposal:

- ✓ Includes all necessary Building Permits and Inspections.
- ✓ Includes all necessary removal/disposal fees.

IMPORTANT INFORMATION

ADDITIONAL LABOR & MATERIALS

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	Qty	Unit
Phase 1- Roof Removal & Prep (Materials)		
Dupont Tyvek PSU 30 SA Underlayment	12.00	RL
Coil Nails - 2 3/8" (4500 Cnt)- Deck Re-Nailing	1.00	BX
ABC Plastic Cap Nails - 1" (3000 Cnt) - Back Nailing SWR	1.00	BX
OSI Quad Sealant (10 oz)- Sealing Pipes/Flashing @ Dry In Phase	5.00	EA
Phase 1- Roof Removal & Prep (Labor)		
Metal Roof TO/DI (Labor)	17.00	EA
Steep Slope - 2-Story Access Charge	1.00	SQ
Phase 2- Metal Roof Install (Labor & Materials)		
Drexel Snap Lock 26 Gauge Flat Panel with no Striations.	19.00	SQ
Steep Slope - 2-Story Access Charge	1.00	SQ
Permits & Disposal Fees		
Permit and Admin Fees	1.00	EA
Additional Items		
10-Year Material Warranty & 10 Year Labor Warranty	17.00	EA

TOTAL	\$20,615.18
-------	-------------

Starting at **\$241/month** with  **Acorn** • [APPLY](#)

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

Metal Roof Installation





Mark
Kaufman
Roofing

Company Profile

SERVING SOUTHWEST FLORIDA SINCE 1988

The **Kaufman** Difference

What makes Mark Kaufman Roofing different from other roofers in the North Port and Sarasota, Florida regions? The Mark Kaufman Roofing brand has been serving the Florida Suncoast region since 1988. With over 800 FIVE-STAR Reviews on Google, our time-tested, unwavering dedication to offering our customers only the best is the reason why so many locals trust us with their homes and businesses.





Mark
Kaufman
Roofing

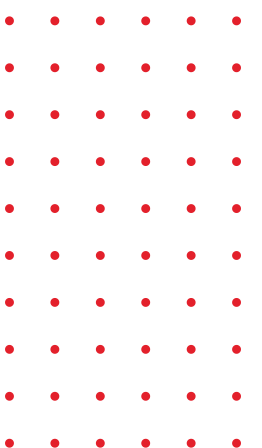


Meet the staff

YOU ARE ONLY AS GOOD AS YOUR TEAM

At Mark Kaufman Roofing, we understand the frustration of homeowners and property managers dealing with unreliable and unresponsive contractors.

We differentiate ourselves by maintaining proper licensing, adequate insurance, and a reputation for unwavering quality. We are committed to staying at the forefront of industry methods, prioritizing clear communication, and delivering responsive service to meet our customers' needs. Trust us to safeguard your roofing needs with reliability and dedication.



Project Manager Dedication

Mark Kaufman Roofing (MKR) is committed to protecting your property throughout every phase of the project. We strictly adhere to all HOA rules, guidelines, and community standards to ensure a seamless and compliant installation process.

With metal roofing systems in particular, precision oversight is critical. Special attention is given to proper screw depth, fastening patterns, and butyl tape seam integrity. These adhesion details are not cosmetic—they directly impact the roof's uplift resistance and overall performance. Our team executes each step with exacting standards to ensure maximum durability, code compliance, and long-term protection.





1

Setup

2

Package delivery /Materials

3

Tear off

4

High Temp underlayment

5

Panels Installation

6

Flashing and Clean Up

Preparation

01



- A pre-construction meeting with your dedicated project manager. During this meeting, we will review applicable HOA requirements, identify any potential danger zones, and recommend the temporary removal of items such as décor, planters, and other personal property.
- Plywood placement over driveways to assist with proper weight distribution and protect paved surfaces, in accordance with HOA guidelines.
- Covering A/C units to prevent debris from entering the system and to maintain compliance with community standards.
- Protecting lanai screens and other vulnerable exterior features to minimize the risk of damage during construction.
- Maintaining a clean and orderly job site, including daily cleanup and proper debris disposal, in compliance with HOA rules and local regulations.

MKR is committed to completing the project efficiently, safely, and with minimal disruption to residents while maintaining full compliance with all HOA requirements.

Package Delivery /Materials

Materials required for the dry-in phase will be delivered prior to the start of the project. These materials will be roof-loaded in a controlled and coordinated manner to support an efficient installation process while minimizing disruption to the property and surrounding areas.

02



3. TEAR OFF - INSPECTION OF DECKING



All existing plywood will be inspected, and any damaged plywood or fascia boards will be replaced as needed. All existing wood decking will be renailed to meet current building code requirements. A drip edge will be installed along all roof eaves to provide proper water shedding and enhanced protection of the roof system.

HIGH- TEMP UNDERLAYMENT



By creating a barrier at the most vulnerable areas of your asphalt shingle or metal roof (at the eaves and rakes, in valleys, around chimneys, etc.), StormGuard® Film-Surfaced Leak Barrier helps prevent leaks due to water backing up in your gutters, wind-driven rain, and in the North, damaging ice dams. It will also help protect your home from expensive wall and ceiling staining from leaks. StormGuard® Film-Surfaced Leak Barrier is a key part of the GAF Lifetime Roofing System.² It's eligible for Lifetime Ltd. warranty when used on Lifetime Shingle roofs² and it's an eligible component of GAF residential enhanced warranties. It's also covered by up to a 10-year Ltd. warranty³ when used with other approved non-asphaltic roof coverings.

- Code Compliance and Risk Reduction: Protection against ice dams is required by most building codes⁴ at eaves wherever the January average temperature is 25°F (-4°C) or lower or where there is a possibility of ice forming in the eaves – i.e., the area labeled “North”. In Southern/warmer climates, leak barriers provide critical protection against wind-driven rain.
- Strong Protection: Guards vulnerable areas of your roof including eaves and rakes, in valleys, around chimneys and skylights, and more
- Blue Synthetic Surface: Durable, patterned film surface provides excellent wet/dry traction for installers and is perfect for full-deck application
- Integral Surface Channels: Helps move moisture away from the walking surface
- Cooler to Work on: The blue surface is cooler to work on (vs. typical black underlayments)
- Versatile: 250°F high-temperature compound is perfect for use under asphalt shingles and most metal roofing systems¹
- Convenient: Available in 2.0 square (200 ft.² [18.58 m²]) rolls - excludes laps

04

PANEL INSTALL

05

Metal Roof Panel Installation Scope

- Pre-cut all metal panels and trim components to precise field measurements prior to installation to ensure proper fit and alignment.
- Install panels using approved fasteners (including 1" and 1-1/4" roofing nails where applicable) in accordance with manufacturer specifications and local code requirements.
- Install valley cleat securely along all valleys. Panels will be properly cut and fitted into the valley cleat system to maximize wind uplift resistance and ensure proper water channeling.
- Fasten metal panels using manufacturer-specified screws designed to meet required uplift ratings for this region. Fastener placement and spacing will comply with current building codes.
- Install additional panels in sequence, interlocking channels to ensure a continuous, watertight system with secure attachment at all seams.
- Install Z-bar at all hips and ridges with butyl tape applied to create a watertight seal and prevent wind-driven rain intrusion.
- Securely fasten hip caps and ridge caps to the Z-bar system, ensuring proper alignment, sealing, and long-term durability.



All wall flashing, vents and boot covers will be replaced.

06





— a job well done —

FL License # CCC1331953 • # SCC131153201



Mark Kaufman Roofing
1001 Corporate Avenue
Suite 105
North Port, FL 34289
Certified Roofing License CCC1331953
Certified Specialty License SCC131153201
Phone: (941) 426-5241
Fax: (941) 876-3610

Company Representative
Kyle Bohnstedt
Phone: (941) 236-2050
k.bohnstedt@mkroof.com

Pool House
06/17/2026

Bobcat Trail Community Development District
1352 Bobcat Trail
North Port, FL 34288
(817) 456-2089 Ext. Robert Branch (Maint. Supv)

Job: Bobcat Trail Community Development District

26g Standing Seam Metal Section

Place tarps around perimeter of house to protect landscape.
Remove existing metal, underlayment and drip edge metal.
Estimate includes replacing all damaged or rotten wood deck (plywood) and fascia board replacement (labor & material) (Excluding any wood soffits.)
Nail all wood every six inches with eight penny ring shank nails if needed.
Dry in with high temperature metal roof underlayment.
Replace all roof vents.
Replace all boots on plumbing stacks.
Install new flashing on all walls.
Reroof with Standing Seam 26 Gauge with all accessories.
Install metal panels with Pan Head Standing Seam screws.
25 year warranty per manufacturer.
20 year warranty on workmanship against leaks from Mark Kaufman Roofing. (Transferable one time.)
Obtain permits and inspections from building department.
Provide wind mitigation upon completion.
Haul away all trash.

\$17,802.37

TOTAL

\$17,802.37

Starting at **\$208/month** with  **Acorn** • [APPLY](#)

This proposal may be withdrawn by us if not accepted within 30 days.



Mark Kaufman Roofing
1001 Corporate Avenue
Suite 105
North Port, FL 34289
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Phone: (941) 426-5241
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Company Representative
Kyle Bohnstedt
Phone: (941) 236-2050
k.bohnstedt@mkroof.com

Repair Estimates

06/17/2026

Bobcat Trail Community Development District
1352 Bobcat Trail
North Port, FL 34288
(817) 456-2089 Ext. Robert Branch (Maint. Supv)

Job: Bobcat Trail Community Development District

Rescrew Repair Section - 1352 Bobcat Trail

Remove and replace all rusted or damaged fasteners on roof.
Install new, larger-diameter Woodzac fasteners with EPDM washers.

One year non-transferable warranty from original date of work performed.

\$8,000.00

Repair Section - 1352 Bobcat Trail

Observed staining on plywood around vents/penetrations on roof and improper waterproofing methods.
Observed rotten wood and rusting flashing around coupla.

Remove panels as needed for repairs.
Remove existing pipe covers and gooseneck vent.
Remove existing underlayment.
Replace damaged or rotten wood as needed.
Install new underlayment.
Install new neoprene pipe flashing around plumbing stacks.
Reinstall existing panels.

Remove panels as needed around flashing.
Remove old flashing.
Remove underlayment.
Replace damaged or rotten wood as needed.
Install new underlayment.
Install new wall flashing.
Install new wood trim on coupla where rotten or damaged.
Reinstall existing panels.

One year non-transferable warranty from original date of work performed.

\$6,000.00

Repair Section - Guard House

Observed two damaged panels on roof and deteriorated pipe flashing.

Remove panels as needed for repairs.
Remove existing underlayment.
Replace damaged or rotten wood as needed.
Install new underlayment.
Install two new standing seam panels color matching best as possible.
Install new neoprene pipe flashing around plumbing stacks.
Reinstall existing panels.

One year non-transferable warranty from original date of work performed.

\$2,000.00

TOTAL

\$16,000.00

Starting at **\$187/month** with  **Acorn** • [APPLY](#)

This proposal may be withdrawn by us if not accepted within 30 days.

Company Authorized Signature

Date

Customer Signature

Date

Tab 6

Bobcat Trail Landscape Committee Meeting Minutes

Tuesday April 21, 2026

Bobcat Trail Community Center

1352 Bobcat Trail Boulevard

North Port Florida 34288

1. Call to Order

The meeting was called to order at 12:03 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 was represented by Jeff Tamayo and Scott Acton. Rizzetta was represented by Landscape Specialist Spencer Gonzalas. And Beachy Lightscapes was represented by Brandon Beachy.

3. Approval/Adoption of Agenda

April 21, 2026, Bobcat Trail Landscape Committee Meeting Agenda was approved as modified, (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 March 18, 2026, BCTLIC Meeting were approved as issued.

6. Old Business

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

(1) Matrix Report (Attachment 2) Artis Trees' current efforts comply with the April Matrix Requirements except as noted/clarified below.

- General discussion with Artis Tree on taking down palm trees on Palmetto and Royal. Artistree understands the scope and has provided an estimate for cutting down two trees. They said that they could adjust their quote and take down additional trees while they are on site.

(2) Bobcat Trail Aquatics and Landscape Report

Rizzetta & Company Spencer Gonzales Landscape Specialist Dated March 19, 2026. (Attachment 3) Items in this report have been addressed, completed or are not applicable except as noted /clarified below.

- The frost damage to the ixora (item 1, 4 and 7 on the report) were discussed.

Treatment/replacement of these plants will be a separate line item in next year's Landscaping Budget. To reach the point where this task can be scoped, budgeted and planned, an onsite meeting has been scheduled with Artis Tree and the BCTLC on May 21, 2026 to inventory the number of ixora plants that have been damaged by the frost, how many will be replaced and evaluate where we might replace the ixora with crotons.

- Item 3,5,6,8,10,11,13, and 14, is part of the turf/sod replacement project that is being scoped and estimated as part of next year's budgeted efforts.

(3) Artis Tree needs to provide the BCTLC with an estimate to add, change and modify the irrigation around the monuments.

(4) Bullnoses landscape rework, Phase B, Commercial Side, across from gas station and in

front of doctor's office is in the current budget but needs to be planned and scheduled.

- (5) Still need sod estimate from Artis Tree for eight areas around the monuments and the area around the camera pole at the back gate.

B. Street Monuments

- (1) Street Monument remaining scope and flower/plant selections (refer to attachment 5).
 - Discussion related to plant susceptibility to frost damage. Even Florida friendly plants are prone to frost damage.
 - Frost blankets were discussed. Artis Tree reports that the blankets are very effective and that Artistree could install them as needed.
 - Pictures are available for each monument.
 - Artis Tree to provides plants, labor and irrigation support for sixteen monuments.

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

D. Holiday Decorations

Brandon Beachy was at the meeting to present his companies proposal for Community Holiday Christmas Lights, in addition to presenting his proposal he brought sample LED Speres and LED Ground Brust light effects to help us visualize the effects of the various decorations.

(1) Decoration Lighting Reliability (Refer to Attachment 7)

- It was explained to Brandon Beachy that one of the main motivations for having his company take over the Bobcat Trail Holiday Lighting was our inability to keep the lights lit during the irrigation cycles and the various weather patterns. Our challenge was moisture that caused the ground fault detectors to trip. We explained to Brandon that we needed his company's assurance that they could maintain the displays lit through the various environmental challenges using power supplied through GFI (Ground Fault Interrupters)
- Beachey assured us that this was not an uncommon problem and his company had developed methodology to manage it. They

used much more robust equipment and if they did have GFI trips they had methodology to quickly find and remedy the cause.

- Beachy indicated that they normally respond to problems within a few hours, but per the contract they had 36 hours to respond. Beachy also noted that they do not respond on Christmas day.
- The BCTLC decided that they would not put additional lights on the street monuments. The street monuments would be decorated with bows and would use the existing flood lights
- Though Beachy offers a three-year contract with approximately 10% savings BCTLC decided they would only commit to a one-year contract, this would allow BCTLC to evaluate the decorations before making a long-term commitment.
- The Beachy Proposal was reviewed and marked up to detail the scope and cost that the BCTLC will move forward with. Refer to (Attachement 6) marked up copy.

- The revised estimate comes to approximately \$11,000 dollars; there are still some adjustments to be made to reach the final cost estimate. Beachy Lightsapes has agreed to submit a final adjusted cost estimate.

7. Budget

- (1) 2026 BCT Landscape Budget is \$229,390
- (2) 2027 BCT Landscape Budget is projected to be \$336,272
 - 3% increase per Artis Tree Contract
 - 15 K\$ for Christmas Decorations
 - 5 K\$ for street monument beautification
 - \$75 K\$ for turf replacement

8. Public Comment

There was no public comment.

9. Adjournment

The meeting was adjourned at 2:10 PM.

ATTACHMENTS

1. Approved Agenda for the April 21, 2026 (12:00 PM), Bobcat Trail Landscape Committee Meeting
2. Bobcat Trail CDD Artis Tree Landscape Contract Matrix (April Highlight)
3. Bobcat Trail Aquatic and Landscape Inspection Report Rizzetta & Company Spencer Gonzales Landscape Specialist dated March 19, 2026
4. Commercial Side/Woodhaven/Toledo Blade/Under the Trees Report (by Bill Hadovski)
5. Street Monument Status
6. Beachy Lightscares Marked up proposal # 155 dated January 2, 2026
7. 7 Beachy Lightscape Questions

Tab 7

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT
MEETING MINUTES
June 18, 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, June 18, 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 San Antonio	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 San Antonio and Robert Branch.

Pledge of Allegiance

Approval of Agenda

There were three additions to the agenda
Old Business C. F-Roc Update
New Business C. Roof Discussion
New Business D. Community Center upgrades

Agenda was approved

Public Comments

No public comments on Agenda

Old Business

- A. Golf Course Update: Supervisor Brall reported that he has communicated with the new owners and will be meeting with them at the end of July.
- B. Pond Repair Update: Supervisor Ball reported that pond repairs were completed on June 16 and 17. He also identified two new areas of concern near Pond C and will obtain repair proposals.
- C. F-Roc Update: Supervisor Ball reported that he is working on an abatement plan that is due 10-31-26 and will review progress with the board.

New Business

- A. Discussion of Pool Restrooms: Supervisor Branch stated the restrooms are not getting a full service cleaning. Supervisor San Antonio will provide the board with the cleaning schedule and what services should be completed.
- B. Discussion of Commercial Property Sign: Supervisor Branch reviewed two estimates to repair the lighting in the sign, one was \$5,795 and another was \$5,271. Supervisor Ball is contacting the Bobcat Village association to confirm responsibility for the repairs of the sign. This will be added to the agenda for the July Board Meeting.
- C. Roof Discussion: Supervisor Branch had Mark Kaufman Roofing inspect the roofs on three CDD buildings. The results for the inspections were reviewed with the board and estimates for repairs and replacement were provided by representatives from Mark Kaufman Roofing. This will be added to the addenda for the July Board Meeting.
- D. Upgrades to Community Center Lights and Fans: Supervisor San Antonio reviewed a proposal from Elliott Custom Homes to replace the ceiling fans and update the lights in the Community Center as well as add acoustic tile to the ceiling. This will be added to the agenda for the July Board Meeting.

Resident Concerns

No Resident Concerns

Supervisor Updates

- A. Supervisor Branch had no updates
- B. Supervisor Brall stated that a resident requested to have tree work completed behind their home at 1911 Silver Palm. He will inspect the area and add this to the agenda for the July Board meeting. Supervisor Brall also requested that Landscape funding be added to agenda for the July Board Meeting.
- C. Supervisor Ball stated Clean Sweep will be in the community this week to clean the streets.
- D. Supervisor San Antonio explained the new Butterfly start date will be June 22. He stated the doors are already on line and the gates will start on the 22nd.

Public Comments

A resident thanked the board for the support provided during the Butterfly Roll out. A question was asked regarding pond repairs on the golf course. Supervisor Ball provided insights to the process.

Adjournment

Adjournment at 3:55 PM.

Tab 8

Bobcat Trail Landscape Committee Meeting Minutes

Tuesday May 19, 2026

Bobcat Trail Community Center

1352 Bobcat Trail Boulevard

North Port Florida 34288

1. Call to Order

The meeting was called to order at 12:03 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 was represented by Jeff Tamayo. Rizzetta was represented by Landscape Specialist Spencer Gonzalas.

3. Approval/Adoption of Agenda

May 19, 2026, Bobcat Trail Landscape Committee Meeting Agenda was approved as issued (Refer to Attachment 1).

4. Public Comment on Agenda Items

Robert and Mary Ann Wellman of 1508 Palmetto were in attendance and presented their concerns to the planned landscape renovation to the street monument located at the Palmetto and Bobcat Dr. corner. They requested that current landscape not be disturbed.

5. Meeting Minutes Approval

The meeting minutes for April 21, 2026, BCTLC Meeting had not been issued and were not available for review. They will be issued for review in the next week and approved at the next BCTLC meeting.

6. Old Business

A. Street Monument Landscape Enhancement Plan Challenges

- (1) Background---The Bobcat Trail Landscape Committee (BCTLC) is planning to upgrade, improve and try to achieve a modest level of standardization for all the Bobcat Trail Street Monuments Landscape. This effort will involve adding sod/turf around the monuments and removing existing plants and installing new plants in a standard configuration, all within a five-foot radius of the Monument.
- (2) Monument Status, The CDD (Community Development District) Lawyer has verified and the CDD Engineer has confirmed that the CDD does in fact have a five-foot radius easement around each street monument.

- (3) Challenges, a number of residents have expressed concern related to the BCTLC Plan. The concerns have been expressed through emails to BCTLC members, in person explanations to committee members, explanations at BCTLC meetings and via Face Book chatter.
- (4) Concerns, the concerns range from not wanting to change the current landscape configuration to challenging the rights of the BCTLC to make changes on individuals' property.
- (5) Action- BCTLC may want to consider changing its approach, the committee should consider discussing each individual plan with each impacted resident. It was decided to table further discussion until the next BCTLC meeting.

B. Boulevard/Community Center/Parking Lot/Back Gate
Bobcat Trail Aquatics and Landscape Report Rizzetta & Company
Spencer Gonzales Landscape Specialist Dated April 21, 2026 (See
Attachment 3).

- (1) Have sprayed once, second application will be done soon.

- (2) Damaged ixora plants to be categorized, to define which plants have been damaged by the frost, removal and replacement of frost damaged plants is not covered by the Artis Tree Contract.
- (3) Action required for each damaged ixora plant should be defined and detailed.
- (4) Irrigation and overall dryness of the area is still a concern; further evaluation of the irrigation system may still be relevant. Artis Tree has checked out the system and believes it is working properly, possibly the photocell operation should be checked.
- (5) Initial effort complete, will continue to try and improve.
- (6) Will ensure tuff cleaned up on future cycles.
- (7) Ongoing effort will continue to meet challenges.
- (8) We are having some problems with the flower die off, not sure if it is a fungus or accumulations of chemicals in planting area, will replace flowers and continue to investigate.

- (9) Yellow turf may be an accumulation of water or chemicals in low spot in flower bed.
- (10) More yellow turf could be related to drought; we have had problems in this area before.
- (11) Fallen tree branch- removed.
- (12) Plants encroaching on sidewalk on Bobcat Trail from golf course cart path to Palmetto, trim back, will be done on next trim pass.
- (13) Turf on south side of Pheonix is yellowing and dry, most likely related to the draught.
- (14) Exposed soil on Solidary most likely related to one day a week watering and battery powered timer.
- (15) Artis Tree committed to removing dead tree material.
- (16) Same as fifteen.
- (17) Same as fourteen.
- (18) Artis Tree will remove the weeds.

- (19) Currently tree is on the watch list, Artis Tree has sprayed with fungicide and drenched the roots with nutrients. No sign of disease though it does look like a very malnourished tree.
- (20) Has been cleaned up, tuff removed.
- (21) Artis Tree will address.
- (22) This item is related to the monument enhancement challenges. Approach to this trim recommendation is being dealt with as part of that challenge.
- (23) Artis Tree will address as part of the monthly weeding schedule.
- (24) Completed.
- (25) Brown spots around Lady Palm Monument are part of the ongoing water shortage problem.
- (26) It has been addressed; the area looks much better.
- (27) Firebush at back gate was recently trimmed, plant is coming back.

(28) This is most likely related to irrigation issues and shortage of water.

(29) Same as twenty-eight.

(30) This area is part of the turf renewal project, and the problem will be addressed with that project.

C. Matrix Report (Attachment 2) Artis Trees' current efforts comply with the May Matrix Requirements.

D. Street Monuments are all in good shape, no new items to report.

E. Commercial Side and Under the Trees (See Attachment 4).

F. Large Palm Tree >15ft Maintenance.

(1) CDD and FWC (Fairway Commons) palm tree trimming currently scheduled for August may be moved up to end of July.

(2) Will do a ten and two cut.

(3) Unit price in contract will remain the same this year.

G. Holiday Decorations

(1) Revised quote from Beachy Lightscares has been received (Refer to Attachment 6).

- (2) Presented to CDD Board. Some discussion related to the cost being budgeted.
- (3) Questions related to the details of the BCTLC evaluation process and the number of vendors evaluated.

H. Commercial Side Turf Replacement.

- (1) Three separate estimates/sections being prepared in order to accomplish in a phased approach.
- (2) Consider doing this work this year using reserves and money saved on other active CDD Projects.
- (3) Install sod in July and August, this timing will be supported by rainy season
- (4) Bobcat Trail resident side turf will be addressed next year.

7. **No New Business**

8. **Public Comment**

There was no public comment.

9. **Adjournment**

The meeting was adjourned at 2:10 PM.

ATTACHMENTS

1. Approved Agenda for the May 19, 2026 (12:00 PM), Bobcat Trail Landscape Committee Meeting
2. Bobcat Trail CDD Artis Tree Landscape Contract Matrix (May Highlight)
3. Bobcat Trail Aquatic and Landscape Inspection Report Rizzetta & Company Spencer Gonzales Landscape Specialist dated April 21, 2026
4. Commercial Side/ /Under the Trees Report (by Bill Hadovski)
5. Not used
6. Beachy Lightscapes revised proposal # 155 dated January 2, 2026

Tab 9

Bobcat Trail

AQUATICS AND LANDSCAPE INSPECTION REPORT



June 16, 2026

Rizzetta & Company

Spencer Gonzales – Landscape Specialist



Rizzetta & Company
Professionals in Community Management



Aquatics Inspection Section

EXECUTIVE SUMMARY

- ❑ Overall, the lakes remain in serviceable condition, with noticeable improvement this month. While there is still an increase in unwanted vegetation in some of the more remote ponds and along their littoral shelves, there is clear evidence that the aquatics team has been actively performing treatments and is making progress in addressing the issue.





Pond D, A1, & A2

1. Pond D:

- a) Water clarity is good.
- b) There is evidence of treatment on the littoral shelf but there is still a high weed pressure. (Pic 1b>)
- c) Weed pressure along the banks is lower but still present.



2. A1

- a) Pond is in overall condition.
- b) Light weed pressure within the rip rap. Please treat. (Pic 2b)



3. Lake A2

- a) Water clarity is low.
- b) Vegetation has been largely treated along the banks. (Pic 3b)
- c) Previously reported washouts in the retaining wall remain. (Pic 3c>)



Pond C, B, & E

4. Pond C

- a) All previous washout remain with slight depressions in the banks in areas indicating more to come.
- b) Weed pressure has largely been treated along the banks. (Pic 4b>)
- c) Previously reported concrete crack appear unchanged.
- d) Some level of erosion correction was performed along the east bank. (Pic 4d)



6. Lake E

- a) Littoral shelf has very high vegetation pressure. (Pic 6a)
- b) Weed pressure has largely been treated. (Pic 6b)



5. Lake B

- a) Largely in condition with treated banks and clear water. (Pic 5a)



Pond F1, F2, F3, & G

7. Pond F1

- a) Pond is in overall good condition. (Pic 7a)



9. Lake F3

- a) In overall good condition,.
- b) Some vegetation exists on southern bank still. (Pic 9b)



8. Lake F2

- a) In overall good condition. (Pic 8a)
- b) Vegetation has largely been treated.
- c) Previous washouts reported remain.
- d) Littoral shelf has largely been treated. (Pic 8d>)



10. Lake G

- a) Overall good condition. (Pic 10a)





Pond H1, H2, & J1

11. Pond H1

- a) In overall good condition. (Pic 11a)
- b) Previously reported small washouts still present.



13. Lake J1

- a) Southern and eastern banks still have heavy weed pressure. (Pic 13a)
- b) North and west banks have largely been treated. (Pic 13b)



12. Lake H2

- a) In overall good condition. (Pic 12a)
- b) Treatment in progress while inspection underway.





Pond J2, J3, & M

14. Pond J2

- a) Water clarity is good.
- b) **Please treat vegetation on various banks. (Pic 14b)**
- c) Continue to monitor the washouts behind the homes.



15. Lake J3

- a) No new debris was observed in the washout.
- b) Heavy weed pressure along the southern bank. Please treat. (Pic 15b)



16. Pond M

- a) All previous washouts remain.
- b) Several larger washouts are continuing to expand, marking this pond as one of two most likely requiring near immediate intervention. (Pic 16a, 16b, & 16c)





Pond L, K, & I

17. Pond L

- a) Water clarity is low.
- b) Vegetation has largely been treated.



19. Lake I

- a) Previously reported washouts remain.
- b) Weed pressure is high on the north bank. Please treat. (Pic 19b)
- c) Water clarity is good



18. Pond K

- a) Water clarity is low.
- b) Pond banks have been treated but have not taken effect yet. (Pic 18b)





Bobcat Village Ponds

19. Pond Behind the Hospital

- a) Pond is in overall good condition.
(Pic 19a)



20. Pond Behind the Offices

- a) Pond has heavy vegetation pressure in both littoral area and banks.
(Pic 20a, 20a>)
- b) No signs of treatments observed.



Landscape Summary, Entrance

General Updates, Recent & Upcoming Maintenance Events

- ❑ Previously reported irrigation deficiencies remain present. Date palms that were previously encroaching into the roadway have been pruned back to provide clearance; however, canopy uniformity across specimens is currently inconsistent. Overall, Bobcat Village is in improved condition compared to the prior assessment.
- ❑ Recently installed black olive trees have been evaluated, and initial structural pruning is recommended in accordance with ISA best practices. This includes the removal of approximately two to four lower scaffold branches (generally 1–2 inches in diameter), establishment of an appropriate height for the lowest permanent branch, and selection and maintenance of a dominant central leader with reduction of competing leaders where feasible.

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. Please provide an update on the count of dwarf ixora deemed to be killed or damaged by the frost.

2. Turf in front of the exit lane monument is improving. Likely do to increased rainfall as irrigation problems have not been identified fully. (Pic 2)



3. Weed pressure remains in the flower bed in the exit lane monument. (Pic 3>)

4. Please trim necrotic fronds of date palms in the exit lane monument bed. (Pic 4)



Bobcat Trail & Entrance

5. Please trim date palm in entrance median.
6. Weed pressure in entrance lane monument flower bed. Please correct. (Pic 6)

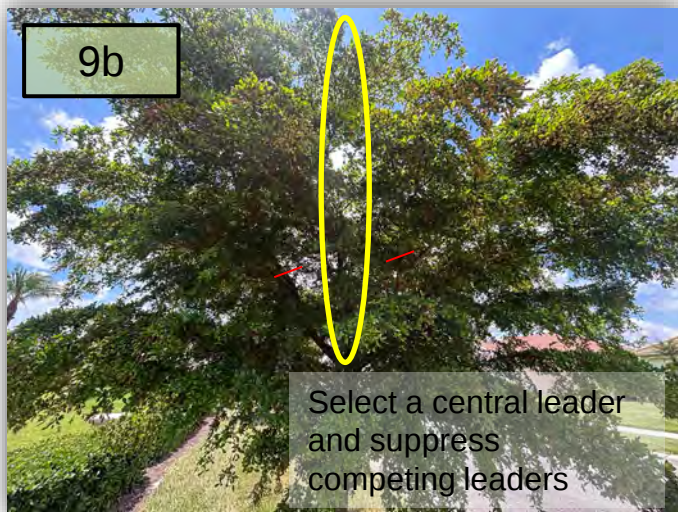
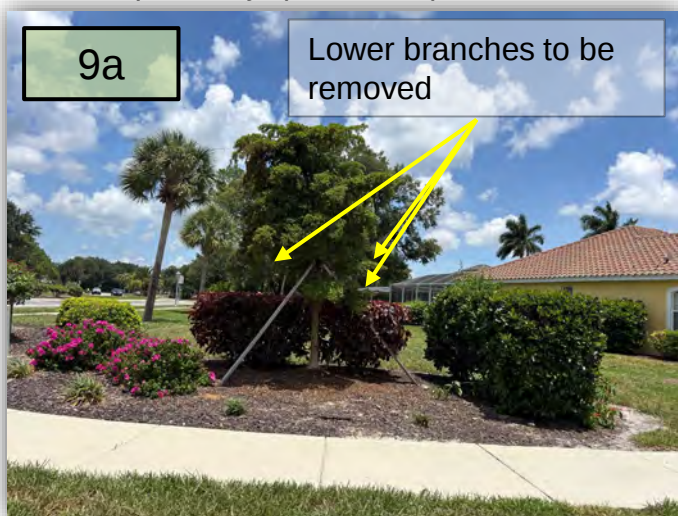


7. Please prune date palm off the entrance wall. (Pic 7)



8. Significant amounts of grass tuft was observed within the median beds again.
9. Black olive trees previously installed are recommended for structural pruning following establishment, typically after one growing season, in accordance with UF/IFAS guidance. Structural pruning should focus on establishing a dominant central leader by identifying the most upright stem and reducing or subordinating competing leaders. Select lower temporary...

... branches should be removed to gradually elevate the canopy while maintaining adequate foliage for trunk taper and development. An appropriate height for the lowest permanent branch should be determined and established based on site conditions, with branches below this point reduced or removed over time. All cuts should be made using reduction pruning techniques to promote a strong, stable structure and long-term tree health. It should be noted that walk through with vendor should take place to assure scope clarity. (Pic 9a, 9b)





Bobcat Village

10. The new plantings in Bobcat Village look great.

11. Please remove the dead shrub in the bull nose install on Bobcat Village. (Pic 11)



12. Please trim off necrotic leaves from the liriopie at the Bobcat Village intersection. (Pic 12)



13. Recommended removal for pygmy date palm in front of the pet store in Bobcat Village. (Pic 13>)

