



Rizzetta & Company

Bobcat Trail Community Development District

**Board of Supervisors' Meeting
October 06, 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
	Vacant	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

October 02, 2026

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bobcat Trail Community Development District will be held on **Tuesday, October 06, 2026, at 3:00 p.m.** at the Bobcat Trail Community Center located at 1352 Bobcat Trail Boulevard, North Port, Florida 34288. The following is the revised agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA ITEMS**
4. **PUBLIC COMMENTS - AGENDA ITEMS ONLY**
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Continued meeting held on September 08, 2026 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of July and August 2026..... Tab 2
6. **OLD BUSINESS**
7. **NEW BUSINESS**
 - A. Consideration of BDI Labor Rates Increase Tab 3
 - B. Consideration of Resolution 2026-08, Creating a Compliance Policy Before Payments are Made; Providing Severability Clause; Providing an Effective Date; and Providing for Repeal of Rules in Conflict Therewith..... Tab 4
 - C. Consideration of Resolution 2026-09, Amending the Fiscal Year 2025/2026 General Fund Budget; and Providing For an Effective Date Tab 5
 - D. Consideration and Discussion of Precision Sidewalk Safety Repair Proposal Tab 6
 - E. Consideration and Discussion of Proposal for Restroom Cleanroom Services Tab 7
8. **CONSENT ITEMS**

None
9. **STAFF REPORTS**
 - A. Landscape/Aquatic Inspection Specialist
 1. Aquatics and Community Asset Management Report from September 15, 2026. Tab 8
 - B. District Engineer
 - C. District Counsel
 - D. District Manager

10. OTHER REPORTS

- A. Infrastructure/Asset Management Committee (Board Workshop)
 - 1. Infrastructure Asset Meeting Minutes from
September 17, 2026 Tab 9
- B. Landscape Committee
 - 1. Landscape Committee Meeting Minutes from
August 17, 2026..... Tab 10
- 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 continued regular meeting of the Board of Supervisors of the Bobcat Trail Community Development District was held on **Tuesday, September 08, 2026, at 10:00 a.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
Michael SanAntonio	Board Supervisor, Assistant Secretary
Robert Branch	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Dan Lewis	District Counsel Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Jaquelyn Mata	Administrative Assistant, Rizzetta & Company, Inc. – Via Teams
Audience	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. DeLuna called the meeting to order at 10:00 a.m. and read roll call. Ms. DeLuna advised that Supervisor Michael SanAntonio was attending the meeting via Teams. She requested a motion to approve Supervisor SanAntonio to participate and Vote Via Teams.

On a Motion by Supervisor Brall, seconded by Supervisor Branch, with all in favor, the Board Approved the Motion to Amend Agenda adding the items as Mentioned, for the Bobcat Trail Community Development District

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. DeLuna presented the agenda and asked the Board if there were any additions.
Agenda Items Added:

A. Contract for Elite Pest Solution to take place for autumn.

On a Motion by Supervisor Brall, seconded by Supervisor Branch, with all in favor, the Board Approved the Motion to Amend the Agenda adding the items as Mentioned, for the Bobcat Trail Community Development District

FOURTH ORDER OF BUSINESS

Public Comments – Agenda Items Only

Ms. DeLuna opened the floor to Public Comments on agenda items. There were no public comments.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for the month of June 2026

Ms. DeLuna advised that the Operation and Maintenance Expenditures for the month of June 1-30, 2026, totaled \$262,272.71. The District Board discussed expenses.

On a Motion by Supervisor Brall, seconded by Supervisor Ball, with all in favor, the Board Approved and Ratified the Operation and Maintenance Expenditures for the month of June 2026 in the total amount of \$262,272.71, for the Bobcat Trail Community Development District.

SIXTH ORDER OF BUSINESS

Ratification for the Board of Supervisors' Meeting Minutes held on August 04, 2026

Ms. DeLuna presented the minutes of the Board of Supervisors' meeting held on August 04, 2026, and asked if there were any questions, comments, and/or changes to the minutes as presented. A change was on change line 177 to read to be "paved" instead of "paited."

On a Motion by Supervisor Ball, seconded by Supervisor Branch with all in favor, the Board Amended and Adjusted the Meeting Minutes to read "Paved instead of "Painted" on line 177, for the Bobcat Trail Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of the Audit Fiscal Year End 2025

Ms. DeLuna advised the audit was audit. There were no adverse findings during the year 2024/2025 nor were there the previous year. Ms. DeLuna asked the Board if they had any questions, there were none.

On a Motion by Supervisor Branch, seconded by Supervisor Brall, with all in favor, the Board Ratified the Acceptance of the Audit for F/Y End 2025, for the Bobcat Trail Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budget

Ms. DeLuna reviewed the public hearing process and asked for a motion to open the Public Hearing.

79
80
81 On a Motion by Supervisor Ball, seconded by Supervisor Brall, with all in favor, the Board Opened
82 the Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027, Budget Resolution
83 2026-05, for the Bobcat Trail Community Development District.

84
85
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EIGHTH ORDER OF BUSINESS

**Presentation of the Proposed Final Budget for
Fiscal Year 2026/2027**

Ms. DeLuna opened the floor to public comments. After discussion changes were made with reductions to the Security and District Engineer Line items.

87
88 On a Motion by Supervisor Ball, seconded by Supervisor Branch, with all in favor, the Board
89 approved the reductions for a Zero Assessment increase, for the Bobcat Trail Community
90 Development District.

There being no further public comments, Ms. DeLuna asked for a motion to close the public hearing.

91
92 On a Motion by Supervisor Brall, seconded by Supervisor Branch, with all in favor, the Board
93 Closed the Public Hearing. The Board Adopted Resolution 2026-05, with the reflected changes
94 for a Zero Assessment Increase for the Bobcat Trail Community Development District.

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97
98
NINTH ORDER OF BUSINESS

**Public Hearing to Consider the Imposition of
Operations and Maintenance Special
Assessments, Adoption of an Assessment
Roll, and the Levy, Collection and
Enforcement of the Same**

99
100 On a Motion by Supervisor Ball, seconded by Supervisor Brall, with all in favor, the Board Opened
101 the Public Hearing to Consider the Imposition of Operations and Maintenance Special
Assessments, Adoption of an Assessment Roll, and the Levy, Collection and
Enforcement of the Same, for the Bobcat Trail Community Development District.

Ms. DeLuna opened the floor to public comments. There were no audience comments.

102
103 On a Motion by Supervisor Ball, seconded by Supervisor Branch, with all in favor, the Board Closed
104 the Public Hearing to Consider the Imposition of Operations and Maintenance Special
105 Assessments, Adoption of an Assessment Roll, and the Levy, Collection and Enforcement of the
106 Same, for the Bobcat Trail Community Development District.
107

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Making a Determination of Benefit; Imposing Special Assessments for Fiscal Year 2026/2027; Providing the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll

Ms. DeLuna presented the resolution to the Board and asked if there were any comments or questions. There were none.

On a Motion by Supervisor Ball, seconded by Supervisor Branch, with all in favor, The Board Adopted Resolution 2026-06 Making a Determination of Benefit; Imposing Special Assessments for Fiscal Year 2026/2027; Providing the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll, for the Bobcat Trail Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Adopting a Meeting Schedule for Fiscal Year 2026/2027

Ms. DeLuna presented resolution to the board and asked if there were any comments or questions. The Exhibit to this Resolution was requested to be updated to remove dates that do not fall within Fiscal Year 2026-2027.

On a Motion by Supervisor Ball, Seconded by Supervisor Brall, with all in Favor, The Board Adopted Resolution 2026-07, Adopting a Meeting Schedule for Fiscal Year 2026/2027, for the Bobcat Trail Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion and Consideration of Insurance Renewal Proposal

Ms. DeLuna presented the Insurance Renewal Proposal and asked if there were any questions. There were none.

On a Motion by Supervisor Ball, Seconded by Supervisor Branch, with all in Favor, the Board Approved the Insurance Proposal from Brown & Brown, for the Bobcat Trail Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion and Consideration of Contract for Elite Pest Solution

Ms. DeLuna presented the Contract. Supervisor Branch discussed the cost differences. Supervisor Brall asked District Counsel to review the Pest Control Contract. Ms. DeLuna asked if there were any questions. There were none.

On a Motion by Supervisor Brall, Seconded by Supervisor Ball, with all in Favor, the Board approved the proposal subject to review of the contract by District Counsel for the Bobcat Trail Community Development District.

FOURTEENTH ORDER OF BUSINESS **Consent Items**

Ms. DeLuna advised that the Consent Items consisted of the Infrastructure/Asset Committee Meeting Minutes of July 16, 2026, and Landscape Committee Meeting Minutes of June 16, 2026, and July 21, 2026. Ms. DeLuna asked if there were any questions. There were no questions or changes.

On a Motion by Supervisor Brall, Seconded by Supervisor Ball, with all in Favor, the Board Accepted the Consent Items as presented, for the Bobcat Trail Community Development District.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

- A. Landscape/Aquatic Inspection Specialist.
Reviewed Inspection Report of August 17, 2026.
- B. District Engineer Report
Not Present.
- C. District Counsel
District Counsel reported that the Chairman sent him United Rentals notice. He stated that he believed it was noticed for the golf course. Counsel advised that there is an injunction on the golf course due to an electrical box. He advised it will he will need to file a Motion to Dismiss.

On a Motion by Supervisor Brall, Seconded by Supervisor Branch, with all in Favor, the Board Approved to Proceed with a Motion to Dismiss, for the Bobcat Trail Community Development District.

- A. District Manager
The District Manager reported the next Board of Supervisors Meeting is set for October 06, 2026, at 3:00 P.M. Supervisor Brall stated that there are line items on the financial statement for last month for Venessa to review in the amount of \$26,000.00 for well repair. He stated that that is supposed fall on the Golf Course tax assessment. He stated as well that there are Monthly Maintenance fees for the pump house he would like her to review.

FIFTEENTH ORDER OF BUSINESS **Other Reports**

- A. Infrastructure/Asset Management Committee
Supervisor Ball stated that the Insurance renewal that has been covered already but, there is also sidewalk repairs, starting with Bobcat Trail Boulevard as well as slab repairs.

- 182
183 B. Landscape Committee
184 Supervisor Brall provided updates on flowers and drought conditions. He also
185 stated that the Elite Contract is initiated, and that next month they would be looking
186 into monumental enhancements.
187
188 C. Newsletter Supervisor
189 There is no update on the newsletter. Supervisor Ball advised that he would send
190 out the newsletter later during the week.
191
192 D. Lakes and Roads Supervisor
193 I. Solitude Waterway Inspection Report
194 Supervisor Ball stated that Solitude has been doing a lot of bacterial
195 treatments and also some dye treatments for the algae. Supervisor Ball
196 advised that all outflows were also cleared.
197
198 E. Maintenance Supervisor
199 Supervisor Branch stated that he was waiting for a start date for the pool roof re-
200 roofing project. Originally it was supposed to start September. He will send out an
201 announcement as far as pool closure while that project is going on.
202 He also reported that they analyzed and reported a leak, and replacement will be
203 under review and reach out to Hoover for proposal.
204 He stated that the pool level dropped, it is possible that the pump was left running
205 and he is going to put a lock on the pool pump switch.
206
207 F. Facilities Supervisor
208 It was reported that there was no report.
209
210 G. HOA Updates
211 No report was given.
212
213 H. Commercial Properties
214 It was reported that there will be a meeting hosted by the Golf Course on October
215 5th 2026 at 10:00 A.M.
216
217

218 **SIXTEENTH ORDER OF BUSINESS**

218 **Public Comments**

219
220 Ms. DeLuna opened the floor for public comments.

221
222 Comments from the public were entertained.

223
224 **SEVENTEENTH ORDER OF BUSINESS**

223 **Supervisor Requests**

225
226 Ms. DeLuna opened the floor to Supervisor requests. There were none.
227
228

EIGHTEENTH OF BUSINESS

Adjournment

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

On a Motion by Supervisor Brall, Seconded by Supervisor Branch, with all in Favor, the Board Adjourned the Meeting at 10:52 a.m., for the Bobcat Trail Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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
July 2026
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2026 through July 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$72,666.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easypay	20260710-1	725125253	ADP Fee Payroll PPE 06/28/26	\$ 31.89
ADP Easypay	20260724-1	726371075	ADP Fee Payroll PPE 07/12/26	\$ 31.89
Amazon Capital Services, Inc.	20260721-1	14LR-WMF4-JPN3	Supplies 07/26	\$ 85.76
Amazon Capital Services, Inc.	20260721-1	174J-H7X9-DV3N	Supplies 05/26	\$ 57.65
Amazon Capital Services, Inc.	20260721-1	1CWW-C3K6-1N1R	Supplies 05/26	\$ 32.68
Amazon Capital Services, Inc.	20260721-1	1FJM-DCXG-9WHY	Irrigation Supplies 05/26	\$ 28.98
Amazon Capital Services, Inc.	20260721-1	1XTV-JJGY-QWXF	Supplies 05/26	\$ 31.59
Artistree Landscape Maintenance & Design STE B	100526	17 63207	Landscape Maintenance 06/26	\$ 10,319.36
Artistree Landscape Maintenance & Design STE B	100526	17 65736	Landscape Maintenance 06/26	\$ 2,579.84
Artistree Landscape Maintenance & Design STE B	100526	17 65737	Landscape Contract 07/26	\$ 10,319.36
City of North Port Utilities	20260717-2	34841-152336-062526	Sewer Utility 1350 Bobcat Trl 06/26	\$ 72.15
City of North Port Utilities	20260717-2	34841-153028-062526	Utility - 1350 Bobcat Trl-Pool 06/26	\$ 175.26
City of North Port Utilities	20260717-2	34841-175058-062526	Utility - 1352 Bobcat Trl - Office Bldg 06/26	\$ 346.98
Complete IT Corp	100527	20628	Email added 07/26	\$ 203.40

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Elliott Custom Homes and Contracting Inc	100528	2051	Painting 06/26	\$ 1,250.00
Elliott Custom Homes and Contracting Inc	100528	2067	Maintenance & Repairs 07/26	\$ 248.68
Final Perfection Pro's LLC	100536	586	Janitorial Service - Guard House 07/26	\$ 175.00
Final Perfection Pro's LLC	100536	587	Clubhouse Cleaning 07/26	\$ 1,000.00
Florida Power & Light Company	20260707-2	0059238485-062426	2975 Bobcat Village 06/26	\$ 186.13
Florida Power & Light Company	20260701-1	5338317489-061926	1350 Bobcat Trail LTS 06/26	\$ 69.07
Florida Power & Light Company	20260707-2	5496111039-061926	1508 Palmetto Palm Way #IRR 06/26	\$ 33.80
Florida Power & Light Company	20260701-1	5693392028-061926	1010 Bobcat Trl #GUARDHOUSE 06/26	\$ 166.21
Florida Power & Light Company	20260701-1	7193319105-061926	1352 Bobcat Trl #POOL 06/26	\$ 641.95
Florida Power & Light Company	20260707-2	7280427456-061926	1508 Palmetto Palm Way Utility 06/26	\$ 1,299.24
Florida Power & Light Company	20260701-1	8755399402-061926	1362 Bobcat Village 06/26	\$ 849.59
Florida Power & Light Company	20260701-1	8861620030-061926	1751 Bobcat Village 06/26	\$ 72.52
Florida Power & Light Company	20260701-1	9219612026-061926	1897 Bobcat Trail 06/26	\$ 50.13
Florida Power & Light Company	20260701-1	9254309488-061926	Bobcat Village 06/26	\$ 154.28

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of FL	20260721-2	94142367501229145-062526	Phone/Internet/Cable 07/26	\$ 345.15
Frontier Communications of FL	20260707-1	94142390351005185-061026	Internet 06/26	\$ 135.98
Frontier Communications of FL	20260717-1	94142608080223105-062226	Phone/Internet/Cable 07/26	\$ 416.76
Frontier Communications of FL	20260707-1	94142657731021225-061026	Internet 06/26	\$ 225.98
Gardenmasters of SW Florida, Inc.	100532	273347	Quaterly Interior Pest Control 04/26	\$ 135.01
Gardenmasters of SW Florida, Inc.	100532	276279	Quarterly Interior Pest Control 06/26	\$ 37.50
Hoover Pumping Systems Corp.	100537	196746	Filter Parts and Testing 04/26	\$ 1,689.50
Jeff Magie	100533	699-070226	A/C Repairs 07/26	\$ 579.00
Jeffrey Brall	20260716-3	JB070726	Board of Supervisors Meeting 07/07/26	\$ 200.00
Jeffrey Brall	20260730-2	JB071626	Board of Supervisor Meeting 07/16/26	\$ 200.00
Michael SanAntonio	20260716-5	MS070726	Board of Supervisors Meeting 07/07/26	\$ 200.00
Michael SanAntonio	20260730-1	MS071626	Board of Supervisor Meeting 07/16/26	\$ 200.00
New Life Well and Pump, Inc.	100534	1245788952	Irrigation Maintenance 05/26	\$ 4,950.00
Persson, Cohen & Mooney, P.A.	100529	7013	Legal Services 04/26	\$ 1,860.20

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	100538	7197	Legal Services 06/26	\$ 1,467.20
PSI Metro Pumping Systems Inc	100530	57518	Preventative Maintenance 06/26	\$ 175.00
Rizzetta & Company, Inc.	100525	INV0000110664	Website Compliance & Management 07/26	\$ 4,836.00
Robert M Branch Jr	100541	071726 Branch	Reimbursement for Training 07/26	\$ 154.00
Robert M Branch Jr	20260716-2	RB070726	Board of Supervisor Meeting 07/07/26	\$ 200.00
Robert M Branch Jr	20260730-4	RB071626	Board of Supervisor Meeting 07/16/26	\$ 200.00
Signet Pool	100542	68488	Commercial Pool Service 04/26	\$ 536.00
Signet Pool	100542	69072	Pool Commercial Service 05/26	\$ 900.00
Signet Pool	100542	69695	Pool Commercial Service 06/26	\$ 900.00
Signet Pool	100542	70309	Pool Commercial Service 07/26	\$ 900.00
Solitude Lake Management, LLC	100531	PSI277683	Monthly Maintenance 07/26	\$ 167.29
Solitude Lake Management, LLC	100531	PSI280506	Monthly Maintenance 07/26	\$ 144.91
Solitude Lake Management, LLC	100531	PSI282739	Monthly Maintenance 07/26	\$ 3,159.67
Sprinklermatic Florida, LLC	100535	60499	Maintenance & Backflow 05/26	\$ 1,525.00

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sprinklromatic Florida, LLC	100543	61280	Maintenance & Backflow 07/26	\$ 12,854.00
Steven Ball	20260716-4	SB070726	Board of Supervisor Meeting 07/07/26	\$ 200.00
Steven Ball	20260730-3	SB071626	Board of Supervisor Meeting 07/16/26	\$ 200.00
Tamiami Painting Inc.	100539	071726 Tamiami	Pool Painting 50% Deposit 07/26	\$ 287.50
TECO	20260716-1	211015264685	1350 Bobcat Trl 06/26	\$ 24.48
Valley National Bank	20260728-1	Valley CC 06/26	Credit Card Expenses 06/26	\$ 1,708.52
Wenzel Electrical Services Incorporated	100540	263351	Service Call - Sprinkler 06/26	<u>\$ 438.00</u>
Total				<u>\$ 72,666.04</u>

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · FT. MYERS, FLORIDA

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

Operation and Maintenance Expenditures August 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$135,075.91**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easypay	20260807-1	727772088	ADP Fee Payroll PPE 07/26/26	\$ 31.89
ADP Easypay	20260821-1	728633686	ADP Fee Payroll PPE 08/09/26	\$ 31.89
Amazon Capital Services, Inc.	20260827-1	13GX-1WQ9-7HCK	Key Rings 07/26	\$ 26.97
Amazon Capital Services, Inc.	20260827-1	16DF-47DM-MJT7	Cleaning Towels 07/26	\$ 115.95
Amazon Capital Services, Inc.	20260827-1	1DN1-DPNC-PGLR	Ink Catridge 07/26	\$ 522.68
Amazon Capital Services, Inc.	20260827-1	1RV6-1KPF-Q7XQ	Toner Cartridge 07/26	\$ 74.74
Amazon Capital Services, Inc.	20260827-1	1TLY-QDKF-TJ7M	Spring Hinges 07/26	\$ 56.62
Amazon Capital Services, Inc.	20260827-1	1TMC-N9JF-JWRP	Recorder 07/26	\$ 199.68
Artistree Landscape Maintenance & Design STE B	100546	17 67426	Irrigation Repair 07/26	\$ 280.00
Artistree Landscape Maintenance & Design STE B	100546	17 67928	Monthly Landscape Maintenance 08/26	\$ 2,579.84
Artistree Landscape Maintenance & Design STE B	100546	17 67929	Monthly Landscape Maintenance 08/26	\$ 10,319.36
Artistree Landscape Maintenance & Design STE B	100552	17 68499	Palm Trimming 07/26	\$ 10,170.00
ButterflyMX, Inc.	100558	INV128636	Security Subscription 06/16/26- 06/15/27	\$ 15,293.50
City of North Port Utilities	20260819-2	34841-152336-072826	Sewer Utility 1350 Bobcat Trl 07/26	\$ 72.15

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of North Port Utilities	20260819-2	34841-153028-072826	Utility - 1350 Bobcat Trl-Pool 07/26	\$ 175.26
City of North Port Utilities	20260819-2	34841-175058-072826	Utility - 1352 Bobcat Trl - Office Bldg 07/26	\$ 346.98
Elliott Custom Homes and Contracting Inc	100556	2101	Maintenance and Repairs 08/26	\$ 990.00
Envera Systems	100547	108784	Service Labor 05/26	\$ 245.00
Envera Systems	100551	769196	Video Monitoring & Maintenance 06/26	\$ 30,322.20
Envera Systems	100547	IN3504	Gate Maintenances - Deposit 12/24	\$ 7,873.10
Envera Systems	100547	IN3516	Install AC 01/26	\$ 1,388.76
Envera Systems	100547	INV000008697	Windshield Tag 08/25	\$ 622.50
Fastsigns	100554	080726 Fastsigns	Light Repair - 50% Deposit 08/26	\$ 2,635.97
Final Perfection Pro's LLC	100555	630	Clubhouse Cleaning 08/26	\$ 1,000.00
Florida Power & Light Company	20260804-2	0059238485-072426	2975 Bobcat Village Center Road # ST LT 07/26 07/26	\$ 176.96
Florida Power & Light Company	20260804-2	5338317489-072126	1350 Bobcat Trail # LTS 07/26	\$ 85.74
Florida Power & Light Company	20260804-2	5496111039-072126	1508 Palmetto Palm Way #IRR 07/26	\$ 99.63
Florida Power & Light Company	20260804-2	5693392028-072126	1010 Bobcat Trl # Giardhouse 07/26	\$ 201.45

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260804-2	7193319105-072126	1362 Bobcat Trl #Pool 07/26	\$ 566.25
Florida Power & Light Company	20260804-2	7280427456-072126	1508 Palmetto Palm Way #IRR-2 07/26	\$ 1,600.39
Florida Power & Light Company	20260804-2	8755399402-072126	1352 Bobcat TRL # com cntr 07/26	\$ 972.04
Florida Power & Light Company	20260804-2	8861620030-072126	1751 BOBCAT TRL # IRR 07/26	\$ 73.34
Florida Power & Light Company	20260804-2	9219612026-072126	1897 Bobcat Trail # Gate -2 07/26	\$ 52.86
Florida Power & Light Company	20260804-2	9254309488-072126	1508 Palmetto Way St Lighting 07/26	\$ 128.79
Frontier Communications of FL	20260819-1	94142367501229145-072526	Phone/Internet/Cable 08/26	\$ 120.40
Frontier Communications of FL	20260804-1	94142390351005185-071026	Telephone/Internet/Cable 07/26	\$ 135.98
Frontier Communications of FL	20260818-1	94142608080223105-072226	Phone/Internet/Cable 08/26	\$ 523.11
Frontier Communications of FL	20260804-1	94142657731021225-071026	Telephone/Internet/Cable 07/26	\$ 300.98
Jeffrey Brall	20260813-2	JB080426	Board of Supervisor Meeting 08/04/26	\$ 200.00
Jeffrey Brall	20260827-2	JB082026	Board of Supervisor Meeting 08/20/26	\$ 200.00
Michael SanAntonio	100559	081926 SanAntonio	Reimbursement 08/26	\$ 377.20
Michael SanAntonio	20260813-4	MS080426	Board of Supervisor Meeting 08/04/26	\$ 200.00

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael SanAntonio	20260827-3	MS082026	Board of Supervisor Meeting 08/20/26	\$ 200.00
Persson, Cohen & Mooney, P.A.	100561	7266	Legal Services 07/26	\$ 2,960.60
PSI Metro Pumping Systems Inc	100548	57724	Preventative Maintenance 07/26	\$ 175.00
Quantuum Energy Products	100557	260172	Video Installation 07/26	\$ 862.00
Quantuum Energy Products	100550	250134-R2-B	Butterfly MX Video - Final Payment 07/26	\$ 4,270.00
Quantuum Energy Products	100550	260135-R1-B	Video Intercom Installation - Final 07/26	\$ 16,781.01
Rizzetta & Company, Inc.	100544	INV0000111379	Website Compliance & Management 08/26	\$ 4,836.00
Rizzetta & Company, Inc.	100560	INV0000111537	Mass Mailings 08/26	\$ 1,149.08
Robert M Branch Jr	20260813-3	RB080426	Board of Supervisor Meeting 08/04/26	\$ 200.00
Robert M Branch Jr	20260827-5	RB082026	Board of Supervisor Meeting 08/20/26	\$ 200.00
Signet Pool	100545	70935	Pool Commercial Service 08/26	\$ 900.00
Signet Pool	100562	71544	Stenner Tubing 08/26	\$ 60.00
Solitude Lake Management, LLC	100549	PSI286815	Monthly Maintenance 08/26	\$ 167.29
Solitude Lake Management, LLC	100549	PSI288971	Monthly Maintenance 08/26	\$ 144.91

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100549	PSI291460	Monthly Maintenance 08/26	\$ 3,255.00
Sprinklermatic Florida, LLC	100553	61042	Maintenance and Backflow Repair 06/26	\$ 2,107.00
Steven Ball	20260813-1	SB080426	Board of Supervisor Meeting 08/04/26	\$ 200.00
Steven Ball	20260827-4	SB082026	Board of Supervisor Meeting 08/20/26	\$ 200.00
TECO	20260817-1	211015264685-072426	1350 Bobcat Trl 07/26	\$ 24.48
Valley National Bank	20260826-1	Valley CC 07/26 - 699	Credit Card Expenses 07/26	<u>\$ 4,993.38</u>
Total				<u>\$ 135,075.91</u>

Tab 3

CDD Labor Rates

(October 1, 2026 – September 30, 2027)

<u>Classification</u>	<u>Rates</u>
Principal	\$245
Project Manager I	\$215
Project Manager II	\$185
Senior Engineer	\$195
Project Engineer	\$155
Engineer	\$125
Senior Environmental Scientist	\$155
Environmental Scientist	\$115
Senior Designer	\$125
Designer	\$105
Senior Engineering Technician	\$95
Engineering Technician	\$75
Field Manager	\$140
Senior Inspector	\$125
Inspector	\$85
Clerical	\$50

Tab 4

RESOLUTION 2027-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025/2026 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) adopted a General Fund Budget for Fiscal Year 2025-2026 (“FY25-26 Budget”); and

WHEREAS, the Board desires to amend the FY25-26 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025-2026; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the FY25-26 Budget within sixty (60) days following the end of the Fiscal Year 2025-2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the FY25-26 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “Adopted Annual Budget”) may be further revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025-2026.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Annual Budget for the Bobcat Trail Community Development District for the Fiscal Year Ending September 30, 2026, as amended and adopted by the Board of Supervisors effective October 6, 2026.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND, SERIES _____	\$ _____
DEBT SERVICE FUND, SERIES _____	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect as of October 6, 2026.

PASSED AND ADOPTED this 6th day of October 2026.

ATTEST:

**BOBCAT TRAIL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended General Fund Budget FY 2025/2026

EXHIBIT A
AMENDED FISCAL YEAR 2025-2026 GENERAL FUND BUDGET

Tab 5

RESOLUTION 2027-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT CREATING A COMPLIANCE POLICY BEFORE PAYMENTS ARE MADE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL OF RULES IN CONFLICT THEREWITH.

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

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

WHEREAS, the District has previously adopted Rules, Policies and Procedures regarding the payment of vendors; and

WHEREAS, the policy stated below are for immediate use and application, having been adopted by the District Board of Supervisors on October 6, 2026.

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

SECTION 1. Vendors who provide services, regardless of cost, must have approval of the Board, provide sufficient insurance, and a signed contract. All rules of procedure and spending resolutions shall be considered appropriate Board approval. All contracts must include payment terms.

SECTION 2. Payment for any services rendered by a vendor that does not meet these requirements shall be withheld until such time as the Board approves the vendor and a contract is executed.

SECTION 3. Any and all accounts created on behalf of the District, electronic or otherwise, and for any purpose, must be in the name of the District, use a District-associated email address, use the District’s physical address and phone number, only use District-issued payment cards, and any passwords must be provided to the District Manager.

SECTION 4. Payment or reimbursement for any accounts not meeting the requirement described in Section 3 will be withheld until the account is compliant with Section 3.

SECTION 5. All communications regarding financial matters shall be directed to the District Manager or designated district management employee and no other employees of the management company.

SECTION 6. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 7. This Resolution shall become effective immediately upon its passage and shall remain in effect unless rescinded or repealed.

SECTION 8. This Resolution shall repeal all previously adopted rules to the extent that they are in conflict.

PASSED AND ADOPTED this 6th day of October 2026.

ATTEST:

**BOBCAT TRAIL
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Tab 6



SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

Bobcat Trail CDD



PRECISION SIDEWALK SAFETY CORP • September 30th, 2026

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Trent Kurkcu • (877) 799-6783 x 531

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.



PREPARED FOR:

Bobcat Trail CDD • North Port, FL

- Mr. Steven Ball, Lakes and Roads Supervisor, Board of Directors
- Members of the Bobcat Trail CDD Board of Directors

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Site Review Summary

PSSC visited Bobcat Trail CDD to review sidewalks to identify hazards that create trip and fall liabilities that PSSC can repair. Prior to the review, PSSC met with Mr. Ball to discuss what is important to the community and to understand specifications and boundaries for this project. Mr. Ball requested that PSSC identify and price all changes in level measuring $\frac{3}{8}$ " – 2" in height that our company can repair only in specified areas of the District to initiate a phased approach to this project. Mr. Steven Ball identified sidewalks in the following areas for inclusion in the proposal:

- ***The Clubhouse and Amenities Area***
- ***Bobcat Trail from the entrance to the intersection of Royal Palm Drive***

A review of the specified sidewalks was subsequently completed to estimate the number of hazards present and their sizes (see map for boundaries). The Americans with Disabilities Act (ADA) excerpts relevant to changes in level on walkways are included in Exhibit A.

Changes in level measuring $\frac{3}{8}$ " – 2" in height on sidewalks throughout the specified areas of Bobcat Trail CDD were inventoried and a total of 92 hazards were observed.

In order to provide an accurate, comprehensive proposal, PSSC takes height and width measurements of every hazard. To provide examples for the community, PSSC-repairable hazards on a sample area at the Bobcat Trail were marked with a blue lumber crayon. A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number "3" would represent a hazard measuring $\frac{3}{8}$ inches high and the number "12" would represent a hazard measuring $\frac{12}{8}$ inches ($1 \frac{1}{2}$ inches) high.

PSSC observed some hazards where a grinder was previously used to attempt a repair at Bobcat Trail CDD (see Figure 4). Several of those locations that have a change in level at least $\frac{3}{8}$ " high between the panels are included in this proposal since they will need to be repaired again by PSSC to remove remaining portions of the hazard and provide the proper slope. To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed to eliminate the hazard. Any previous grind locations that do not have a change in level at least $\frac{3}{8}$ " high at the joint between two panels – even if the grind was not done with an ADA-compliant 1:12 slope – are excluded from this proposal.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

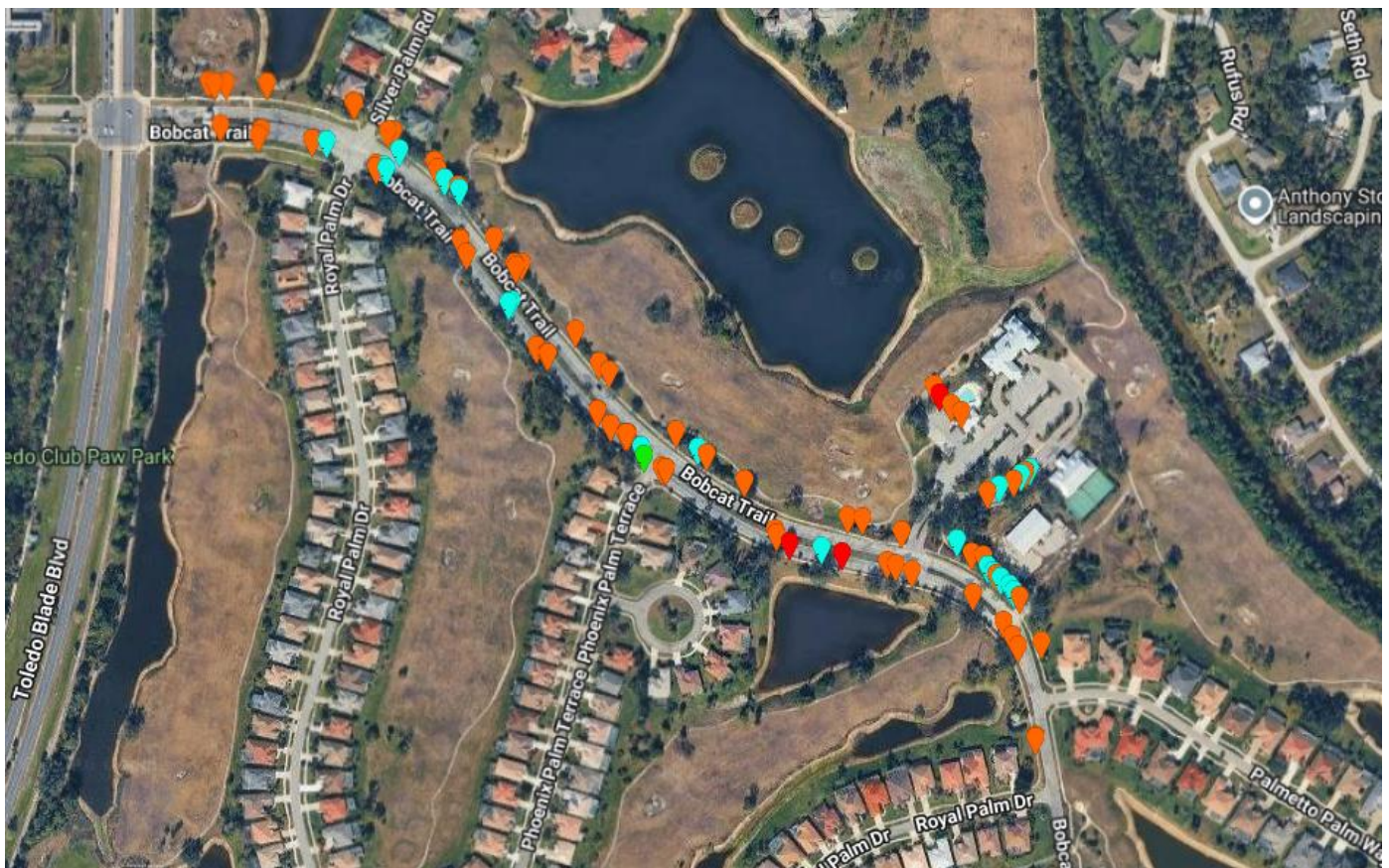


Hazards were observed on panels that have a concrete ADA detectable warning area with truncated domes at crosswalks (see Figure 5). As discussed with Mr. Ball, if PSSC removes the change in level properly, the truncated domes in the repaired area will also be removed and PSSC does NOT replace the truncated domes. As directed by Mr. Ball, the removal of hazards affecting the detectable warning areas is **included** in this proposal.

This location is an ideal application for our precision concrete cutting repair method. The service will allow Bobcat Trail CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or “credits” for properties with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact quantity, measurement and location of each hazard PSSC can repair. This more precise evaluation may result in quantities and measurements that vary slightly from this estimate, however the price provided is a “not to exceed” estimate

Hazards Identified Throughout the Specified Area of Bobcat Trail CDD



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The **Turquoise Pin** represents locations previously repaired by a grinder which must be repaired again by PSSC to remove remaining portions of the hazard and provide proper slope. The **Green Pin** represents hazards on panels with a stamped ADA detectable warning area.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL





Methodology – Preparing This Estimate

1. PSSC conducted a census of hazards that we can repair on the property's sidewalks; the hazards were then grouped into 3 categories:

<u>CATEGORY</u>	<u>SPECIFICATION</u>
🟡 Least Severe	¼ inch
🟠 Severe	⅜ inch to ⅞ inch
🔴 Most Severe	1 inch to 2 inches

2. In the case of Bobcat Trail CDD, only hazards measuring 3/8" – 2" in height within the specified areas of the community were included in our review.
3. An estimate of the volume of concrete needing to be removed for each category is prepared based on our experience data base.
4. A "not to exceed" bid is prepared based on the estimated volume of repairs.

Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs to not exceed 2 inches in height because removing more concrete than the amount associated with these measurement criteria may potentially jeopardize the structural integrity of the sidewalks should a vehicle of heavy mass or large equipment drive over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative means of remediation by the property owner. Severely broken panels and sections of sidewalk with hollowed out earth beneath are also excluded and recommended for alternative remediation. **Several panels that are severely broken or unstable were noticed at the time of PSSC's review (see Figure 6). Since PSSC does not provide demolition and replacement, these types of locations are excluded from this proposal.**

Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will **exclude** those repairs from our service and mark the panel with a small blue X with lumber crayon.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate. In some cases, where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.



Our initial review identified **92 PSSC-repairable hazards measuring $\frac{3}{8}$ " – 2" in height** on sidewalks in the specified areas of Bobcat Trail CDD (shown in Table 1 below).

TABLE 1: BOBCAT TRAIL CDD SPECIFIED AREAS 92 TRIP HAZARDS BY HEIGHT CATEGORIES			
LOCATION	SEVERE	MOST SEVERE	TOTAL
Bobcat Trail	76	2	78
Clubhouse	12	2	14
	88	4	92
TOTAL			

Photo Examples

Figure 1



Example of a 1/2-inch high "Severe" hazard located on Bobcat Trail. This hazard is in the sample area marked for the community; it is marked "4" representing the height of the hazard in eighths of an inch.

Figure 2



Example of a 7/8-inch high "Severe" hazard located on Bobcat Trail. This hazard is in the sample area marked for the community; it is marked "7" representing the height of the hazard in eighths of an inch.



Figure 3



Example of a 1³/₄-inch high "Most Severe" hazard located on Bobcat Trail. This hazard is in the sample area marked for the community; it is marked "14" representing the height of the hazard in eighths of an inch.

Figure 4



Example of a location on Bobcat Trail where a repair attempt was made with a grinder, leaving a 3/8-inch high "Severe" hazard on the panel. Hazards like this must be repaired properly by PSSC to remove the remaining portion and provide proper slope.

Figure 5



Example of a 5/8-inch high "Severe" hazard at the end of access ramps with a stamped ADA-detectable warning area. The removal of this hazard will remove the textured finish in the repaired area. However, as directed by Bobcat Trail CDD, these types of hazards are **included** in this proposal.



Figure 6

Example of a panel on Bobcat Trail that is severely broken and unstable. All locations like this are **excluded** from this proposal.



Pricing Summary

Table 2 below provides an estimated price range to repair the 92 hazards measuring 3/8" – 2" high that PSSC can repair on the sidewalks throughout the specified areas of the District, as identified in Table 1. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope for repairs, however the high end of the range estimated is a "not to exceed" price.

PSSC proposals are valid for 90 days, but if the signed authorization to repair all 92 hazards is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the District chooses to do any other portion of the work, no discount will be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.

TABLE 2: PRICING FOR 92 HAZARDS 3/8" - 2" HIGH AT THE SPECIFIED AREAS OF BOBCAT TRAIL CDD

1:12 REPAIR SLOPE	PRICE RANGE
Price if signed authorization is returned to PSSC by November 12th, 2026	\$11,866 - \$12,490
Price if signed authorization is returned to PSSC by December 27th, 2026	\$12,490 - \$13,147



Precision Sidewalk Safety estimates that the work can be completed in 1 - 2 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. We request that the community make arrangements for all vehicles to be moved away from the driveways and sidewalks in order for our crew to make the repairs. **We also require that a representative of the community review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

Figure 7: Precision Sidewalk Safety Work Example



Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities, private communities and schools throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

TABLE 3: REPAIR METHOD COMPARISON FOR BOBCAT TRAIL CDD			
METHOD	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	1 – 2 Days	None
Grinding	No	5 – 6 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	15 – 17 Days	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning



Grinding

Although grinding is sometimes used for the removal of trip hazards at private properties, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 8 shows results from a typical grind.

Figure 8: Typical Results from a Grinder



Demolition and Replacement

The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days, and cars sometimes need to be moved. Incidental damages to landscaping can occur.

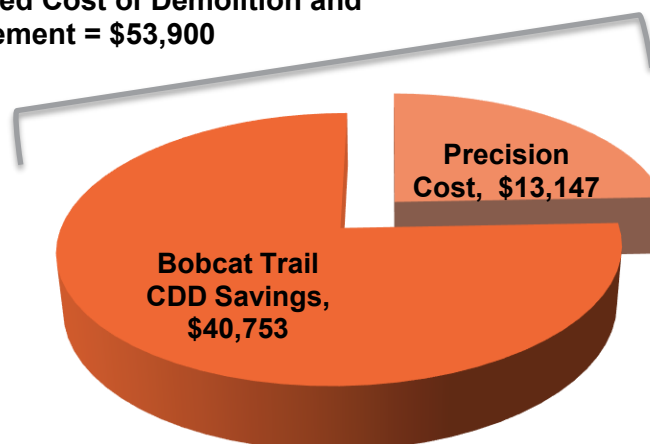
Based upon various panel sizes totaling approximately 2,695 square feet and an estimated replacement cost of roughly \$20.00 per square foot, we estimate the cost to demolish and replace 92 panels is **\$53,900**. This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the "not to exceed" price to repair all PSSC-repairable hazards throughout the specified areas of the District measuring 3/8" – 2" high, the maximum cost for PSSC repairs is \$13,147 which is **an estimated savings of \$40,753 or 76%**. This comparison assumes that only one panel would be demolished and replaced, which is usually not the case since replacing slabs often requires a "run" of two to five slabs. The actual cost for demolition and replacement would likely be two to three times this amount.

COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT

Estimated Cost of Demolition and Replacement = \$53,900





Environment Savings:

As a member of several “green” building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement for the specified areas, Bobcat Trail CDD would achieve the following environmental savings:

Natural Resources Saved:

- approximately **54 tons** of concrete waste from removal and placement in landfills (est. **820 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot)
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil fuels saved: estimated **93 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **54 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated **0.83 Metric Tons**

Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards that PSSC can repair measuring $\frac{3}{8}$ " - 2" in height on the sidewalks throughout the specified areas of the community.

The following special conditions **are** included in this proposal for the hazards identified in Table 1:

- Only hazards in the specified areas of the community
- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple cracks(s) which are otherwise “stable” and “intact”
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Access ramps that transition sidewalk to crosswalk
- Hazards located on panels with stamped ADA detectable warning areas. The stamped pattern will be removed in the repaired area.





The following special conditions **are not** currently included in this proposal:

- Hazards measuring less than 3/8" in height
- Hazards greater than 2" or panels that are too broken for repair or are hollow underneath
- Hazards in other areas of the community not specified for inclusion in this proposal

Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.

Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

U.S. Pat. No. 6,896,604

U.S. Pat. No. 6,827,074

U.S. Pat. No. 7,143,760

U.S. Pat. No. 7,402,095

U.S. Pat. No. 7,000,606

U.S. Pat. No. 7,201,644

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated \$141 million on sidewalk repairs.



EXHIBIT A: Excerpts from ADA Guidelines

Federal Register / Vol. 56, No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36

Nondiscrimination on the Basis of Disability Public Accommodations and in Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces

Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 – a – 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 – a – 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.





AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring 3/8" – 2" in height that PSSC's method is able to repair in specified areas as identified in Proposal FLP-AF-473. Please fill in the authorization date and circle the corresponding price range in the cost box below; then complete invoice information in the approved by / billing info table below.		
PROPERTY	BOBCAT TRAIL CDD		
COST	PRICE IF AUTHORIZATION IS RECEIVED BY NOVEMBER 12TH, 2026: \$11,866 - \$12,490	PRICE IF AUTHORIZATION IS RECEIVED BY DECEMBER 27TH, 2026: \$12,490 - \$13,147	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed, or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

 Hazards at the end of access ramps with a stamped ADA-detectable warning area. The removal of the hazard will remove a portion of the stamped finish.

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs. Every effort will be made to accommodate the requested start date.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



Tab 7

PREPARED FOR

Bobcat Trail

Attn: Community Association / Property Manager

Address: Bobcat Trail, North Port, FL 34288

Phone: _____

Email: _____

PROPOSAL DETAILS

Service Provider: Apex Janitorial

Phone: (941) 426-3278

Email: apexjan1@yahoo.com

Facility Type: Community Restrooms (2)

Service Frequency: Once Weekly

Thank you for the opportunity to provide a cleaning proposal. Apex Janitorial is a locally owned, fully insured commercial cleaning company serving Sarasota and Charlotte Counties with reliable, detail-focused service.

This proposal covers once-weekly cleaning and sanitizing of the **two restrooms at Bobcat Trail** in North Port, keeping fixtures, surfaces and floors clean, sanitary and guest-ready for residents every week.

SCOPE OF WORK

Toilets & Urinals

- **Every Visit:** Clean and disinfect bowls, seats, lids, bases and exterior surfaces
- **Every Visit:** Wipe and sanitize flush handles and high-touch points

Walls, Partitions & Vents

- **Every Visit:** Wipe and sanitize stall dividers, doors and hardware
- **Every Visit:** Spot clean walls, light switches and around fixtures
- **Every Visit:** Dust and wipe down air vents and exhaust grilles

Sinks, Counters & Mirrors

- **Every Visit:** Clean and disinfect sinks, faucets and countertops
- **Every Visit:** Clean mirrors streak-free; wipe soap and towel dispensers

Floors & Trash

- **Every Visit:** Sweep floors, including corners and behind fixtures
- **Every Visit:** Mop floors with disinfectant cleaner
- **Every Visit:** Empty all trash receptacles, replace liners and remove trash

CLEANING FREQUENCY MATRIX

SERVICE TASK	PER VISIT	MONTHLY
Toilets & urinals cleaned and disinfected	✓	
Sinks, faucets & counters sanitized	✓	
Mirrors cleaned streak-free	✓	
Walls & stall dividers wiped / spot cleaned	✓	
Vents & exhaust grilles dusted	✓	
Floors swept and mopped	✓	
Trash removed & liners replaced	✓	

SUPPLIES & EQUIPMENT RESPONSIBILITY

APEX JANITORIAL FURNISHES • All cleaning chemicals & EPA-approved disinfectants • Mops, buckets, brooms & microfiber cloths • Trained, insured cleaning staff	CLIENT FURNISHES • Toilet paper & paper towels • Hand soap • Trash can liners • Access to restrooms & water source
--	---

MONTHLY INVESTMENT

WEEKLY RESTROOM CLEANING SERVICE

Two Restrooms • Once Per Week • Full Scope Listed Above

\$340 / mo

✓ Fully Insured & Bonded ✓ EPA-Approved Disinfectants ✓ BBB Accredited ✓ Locally Owned

PROPOSAL ACCEPTANCE

By signing below, both parties agree to the scope of work and monthly investment outlined in this proposal.

BOBCAT TRAIL

Signature: _____

Date: _____

APEX JANITORIAL

Signature: _____

Date: _____

Tab 8

Bobcat Trail

AQUATICS AND COMMUNITY ASSET MANAGEMENT REPORT



September 15, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Aquatics Inspection Section

EXECUTIVE SUMMARY

- ❑ Overall, the lakes remain in serviceable condition. Some vegetation is present near the acute pond corners, but overall conditions and water clarity look good.



Lake Behind Offices/Lake E

1. Pond Behind Offices:

- a) Water clarity is good.
- b) Weeds are growing in the rip rap around the drainage structure on the West corner.
- c) Debris observed in the pond.
- d) Fountain not functioning
- e) Algae present along pond margin



2. Lake E :

- a) Water clarity is moderate.
- b) Drainage structures look to have been treated.
- c) Some algae growth in acute pond corners.



Bobcat Trail Villas Pond/Lake A/Lake I/Lake L/Lake M

3. Bobcat Trail Villas Pond:

- a) Water clarity is moderate.
- b) Some vegetation along the South and West sides.



4. Lake A:

- a) Water clarity is good.
- b) Weed pressure in the rip rap on the residential side.



5. Lake I :

- a) Vegetation present along the margins.

6. Lake L :

- a) Water clarity low

7. Lake M :

- a) Water clarity good.



Lake J/Lake F/Lake D/Lake I & K/Lake G & H

8. Lake J:

- a) Water clarity is moderate.
- b) Algae build up was observed along the West pond margins.



11. Lake I & K:

- a) Water clarity is moderate.
- b) Vegetation was observed along the West pond margins.



9. Lake F:

- a) Water clarity is good.
- b) Minimal vegetation along pond margins.
- c) Algae present in North corner



12. Lake G & H:

- a) Water clarity is moderate.
- b) Vegetation was observed along the pond margins.



10. Lake D:

- a) Water clarity moderate
- b) Some vegetation observed along the West pond margin.



Landscape Summary/Bobcat Trail Entrance

General Updates, Recent & Upcoming Maintenance Events

- ❑ Turf fertilizer applications may resume October 1st

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. Virginia Creeper observed in the Canary Date Palms on Bobcat Trail West. This should be removed before it takes over.(pic.1)



2. Per conversation at Landscape Committee meeting, vendor is to turn over all annual bed spaces at front and rear entrances. This is to include soil amendmets, fertilizers, pine fines or some other type of bed covering and ensuring planting depth of all plant material is correct.(pic.2a>,2b>)



Bobcat Trail Entrance/CDD Maintained Bed Spaces/Storm Drains

3. A broken drip irrigation main line was observed in the Bobcat Trail/Toledo Blade Entrance annual bed.



4. Crew members should be instructed to hard edge all storm drain grates on a regular basis to prevent clogging and for location purposes. This is located near Lake M.(pic.4)



5. Crew members should be instructed to avoid blowing grass clippings into bed spaces. If it is unavoidable, crew members must blow out bed spaces after mowing.(pic.5a>,5b)
6. Soil samples are recommended to be taken at the both entrance beds, especially Woodhaven/Bobcat Trail to see what nutrient deficiencies there are. Almost every plant in this bed in chlorotic.(pic.6>)



Bobcat Trail Annual Beds

7. Annual bed spaces should be detailed regularly. Heavy weed pressure was observed in the Bobcat Trail/Toledo Blade entrance. High visibility areas need a more frequent detail schedule.(pic.7a,7b)



8. Throughout the community, Firebush and Jatropa have been cut back hard. Much of the foliage showed signs of stress. During this inspection, plant material is bouncing back well. I still recommend hard pruning be done either earlier or later in the season to mitigate risk of plant injury.



Bobcat Trail West



Tab 9

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT
MEETING MINUTES
September 17, 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, September 17, 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 two additions to the agenda under New Business.

C. Pool Gates

D. Black fence and back gate painting

Agenda was approved

Public Comments

No public comments on Agenda

Old Business

Golf Course Update:

Supervisor Brall reported the update. Resident complaints were received regarding work on the driving range and potential sandhill crane nesting; golf course crew checked for nests and eggs and found none, and the area is not designated as a sandhill crane nesting area.

Crew reported seeing snakes but no birds or nests.

Concerns on social media about spraying on the golf course were noted; the area is private property and not for dog walking, and spraying is part of redevelopment into a functional golf course.

The CDD has limited authority over work on the private golf course property.

A question was raised about pump house rework and potential resident impact; no update yet, but discussions will occur when the golf course is ready.

They are reviewing options, and the CDD expects to be part of the conversation.

Existing irrigation system mapping is believed complete or nearly complete; this will inform evaluation of tie-in points to the Fairway system.

Hold a golf course meeting at the clubhouse on October 5, 2026 - It will be live-streamed via Zoom and recorded for posting on the website; a reminder with the Zoom link will be sent next week.

Discussion of Sidewalk Repairs:

Precision Sidewalk Safety will assess all sidewalks next Wednesday (September 23, 2026) and inspect for ADA compliance and identify repair/replace needs.

Post-assessment, the report will be reviewed with the board to prioritize sections for action.

New Business

PRV # 7 Repairs:

PRV #7 leak described as small, likely less than the output of one irrigation head.

Quote from Hoover for \$1,600 was obtained and approved on September 11, 2026; vendor has not yet confirmed schedule but expected within the next week (by September 24, 2026).

Question raised about leak duration; estimated at a couple of weeks, with no detectable spike in pump house water usage.

Newsletter Distribution Discussion:

Previous newsletter distribution went through the Bobcat Master which is no longer handling it; current constraint is public records exposure if CDD emails residents directly.

Direct CDD blast emails would make recipient addresses public if requested, raising privacy and solicitation concerns (e.g., realtors, plumbers, vendors harvesting emails).

Communications should be sent via Butterfly or Bobcat Master to avoid public record issues.

Pool Gates:

Both sets of hinges on the pool gates were replaced around the second week of July; after replacement by a Butterfly subcontractor, one gate is dragging.

The post is solid (set in concrete), and the issue is the gate being hung too low, not the post or the multiple prior hinge holes.

Supervisor Branch will repair the gates.

Black fence and back gate painting:

Supervisor Branch observed fading paint over the last six months on the black ornamental fence along Bobcat and the back gate; obtained a quote from Tamiami to power wash and paint both for \$4,268.

The board requests he get additional quotes.

Resident Concerns

Supervisor San Antonio stated one homeowner reported via the CDD that a tree on the golf course was either falling or at risk of hitting their house. Supervisor SanAntonio contact the golf course, and they will cut down the tree this week.

Supervisor Updates

Supervisor Branch stated that the agreement for the pool house roofing with Anthony Leonard Roofing was signed on August 21, 2026.

A start date is still pending due to delays with the metal supplier.

Once a start date is known, the community needs to be notified a week or two in advance of the required pool closure.

Supervisor Brall: Effective October 1, 2026, the CDD has contracted with Elite to handle fertilization, weed control, and bug control for all its areas, removing this task from the Artistry contract. This is like a change made by Fairway Commons.

The CDD is also preparing to rework three small monument areas to create more continuity in design throughout the community. Estimates are pending.

There is a plan to replace failing flowering plants. The issue is suspected to be poor soil quality lacking necessary nutrients.

Supervisor Ball stated the main boulevard requires repaving, which will be handled by a separate vendor.

Another vendor is being brought in to assess the community center parking lot for a rejuvenation process that restores asphalt as an alternative to a full seal coating.

This process could save a significant amount of money since the parking lot has seen little use in the past five years.

This work must be completed before the golf course opens in October 2027, as access will be restricted afterward.

A suggestion was made to paint lane markings on the entrance road to guide visitors and residents to the correct gate.

Supervisor San Antonio stated the issue is with a leaking coil in the air handler of the AC unit for two specific rooms.

A temporary fix was applied by adding more Freon and patching the leak.

The unit may need to be replaced in the future, as it is part of a set of units that are now 22 years old and at the end of their operational life.

One other similar AC unit was already replaced this year.

Janitorial services for the pool restrooms will be suspended with the current vendor due to ongoing cleaning issues, and a new service will be hired.

Public Comments

A resident provided public comments on wildlife, the newsletter, and a past vendor.

Wildlife: The resident stated that wildlife on other golf courses (e.g., Heron Creek) coexists with golfing activities, and this should be possible here as well.

Newsletter: The resident endorsed using the "Butterfly" system for community outreach, noting it is an easy and effective method.

Tamiami Painting: The resident expressed dissatisfaction with Tamiami Painting, stating that after many years of work for the community, the vendor has not lived up to its promises.

A suggestion was made to post the community newsletter on the website in addition to any other distribution methods. Steven Ball agreed this was a good idea and easy to implement monthly.

Adjournment

Adjournment at 3:30 PM.

Tab 10

Landscape Committee Meeting Minutes

August 17, 2026 Meeting called to order: 9:00 a.m.

Attendance

Committee members present were Barbara Bracco, Harry Wildman, and Lynn Mattson. Participating by telephone were Joe Spallina, Jim Hamm, and CDD Liaison Cheryl Terrana. Field Manager Keith Livermore and Juniper representative Sergio were also present. A quorum was established. No members of the public were present.

Approval of Previous Minutes

The previous meeting minutes were reviewed.

A motion was made to approve the minutes, seconded, and approved.

Landscape Project - River Club Entrance and Roundabouts

Cheryl reported that the Board approved the landscape project between the large roundabout and the River Club. The Board also approved keeping the Shady Lady trees, with the understanding that they should be kept appropriately trimmed so they do not become excessively wide.

Small Island Near River Club

The committee discussed the complete renovation of the small island near the River Club. The existing plant material will be removed and the island replanted.

The proposed design includes:

- Stump-form Bougainvillea as the centerpiece
- Emerald Blanket Carissa
- Foxtail Ferns
- Emerald Goddess Liriope

The surrounding plants are intended to be arranged in tiers so the Bougainvillea remains visible.

The final size and height specification for the stump Bougainvillea needs to be confirmed.

Anthony is to revise the proposal to reflect these changes. Legal is preparing the contract, and the revised proposal will be attached.

The project is expected to begin after the contract is signed, with September discussed as a possible start period.

Sergio will follow up regarding the revised quote, plant specifications, and anticipated start date. Joe requested that Sergio email the committee a written description of the island planting plan for the record.

The committee confirmed that this project covers the River Club entrance area extending toward the large and small roundabouts. The entrance toward the comfort station will remain as it currently exists. Additional planting has already been completed in some bare areas, including grasses and Ixora. **Entrance Magnolias**

The committee discussed the magnolia trees along the sides of the entrance that are not performing well. Rather than discard healthy trees, the committee discussed relocating them to another common area where they may perform better.

A motion was made to recommend relocating the magnolias to the open area at the end of Padova near the emergency gate.

The motion was seconded and approved.

The exact placement will be reviewed before the trees are moved.

Voting Eligibility

A motion was made to allow Joe and Jim to vote during the meeting. The motion was seconded and approved.

Field Manager / Landscape Maintenance Report

Keith reported that recent rainfall has improved conditions and irrigation schedules have been adjusted accordingly.

Sod installation is planned to finish the area at the Medici berm.

Several flower-bed plants that have died or declined have been reordered for replacement. Irrigation in those beds is also being checked.

The large roundabout was discussed, but no final decision has yet been made regarding the replacement or addition of a major tree or palm.

Monthly Landscape Inspection Report

The committee discussed establishing a regular Juniper landscape inspection report.

Sergio will follow up with Whitney regarding preparation of the report.

The committee requested that the report be distributed during the second week of each month, approximately one week before the committee's regular third-week meeting, allowing members time to review it.

The committee will review the Juniper reporting process before deciding whether changes should be recommended regarding the existing Rosetta reporting arrangement.

Soil Treatment

A soil-amendment product discussed at the previous meeting has been delivered for use in problem areas along the boulevard intersections.

Application is expected to begin shortly.

Sergio offered to provide additional product information to committee members.

Cul-de-Sac Maintenance

Concerns were raised regarding several cul-de-sacs, including:

- Weed growth
- Shrubs needing pruning
- Improperly positioned irrigation and drip lines
- Irrigation lines sitting above ground
- New plantings not receiving adequate irrigation

Sergio will contact Brian regarding adjustment and correction of the drip-irrigation lines. The committee also emphasized the need for continued weed control and pruning.

River Club Lawn Mowing

The committee discussed mowing frequency in front of the River Club during the rainy growing season.

The expectation is that the area should be mowed weekly during the summer and rainy season, with less frequent mowing acceptable during slower winter growth.

River Club Flower Beds

The committee discussed the current flower display around the River Club and fountain area.

Members felt the present red and muted Pentas did not provide enough color contrast or visual impact.

The committee favored introducing white flowers or Pentas among the existing plantings to create more contrast rather than adding additional muted pink.

Dead or discolored plants are already scheduled for replacement.

Sergio will coordinate the work and notify a committee representative so placement can be reviewed while the new plants are being installed.

December Flower Rotation - Poinsettias

The next major seasonal flower rotation is expected to feature poinsettias in December.

Anthony was believed to have already ordered the poinsettias; this will be confirmed.

The possibility of placing poinsettias at neighborhood monuments was discussed. Concerns included lack of irrigation at some monument locations and the absence of planting beds at others.

No decision was made to install them throughout the community.

Lynn volunteered to inspect the neighborhood monuments with another committee representative before the next meeting to determine where seasonal poinsettias might reasonably be used. Findings will be discussed at the next meeting.

Other Landscape Items

Several additional maintenance items were discussed:

- An empty mulched bed near the guardhouse exit may be better converted to sod.
- An unused landscape light remaining where a palm was lost during Hurricane Ian should be removed.
- A struggling magnolia near the Peso/Benito area will be inspected to determine responsibility and whether removal or another action is appropriate.
- The committee reaffirmed its satisfaction with retaining the Shady Lady trees.

Agenda Items

Committee members were asked to submit proposed agenda items before the next meeting so they can be distributed to members in advance.

Next Landscape Committee Meeting

September 21, 2026

Adjournment

With no further business, the meeting was adjourned at approximately 9:48 a.m.