Rizzetta & Company

Bobcat Trail
Community Development District

Board of Supervisors' Meeting
November 03, 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.

Tab 1

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 27, 2026

Board of Supervisors
Bobcat Trail Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bobcat Trail Community Development District will be held on **Tuesday, November 03, 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 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' Meeting held on October 06, 2026 ..... Tab 1
   - B. Ratification of the Operations and Maintenance Expenditure for the Month September 2026..... Tab 2
6. **OLD BUSINESS**
7. **NEW BUSINESS**
   - A. Consideration of Staff Holiday Bonuses
   - B. Consideration of Storm Culvert Cleanup
8. **CONSENT ITEMS**
9. **STAFF REPORTS**
   - A. Landscape/Aquatic Inspection Specialist
     1. Aquatic and Community Asset Management Report of October 20, 2026 ..... Tab 3
   - B. District Engineer
   - C. District Counsel
   - D. District Manager
10. **OTHER REPORTS**
    - A. Infrastructure/Asset Management Committee (Board Workshop)
      1. IA Asset Mangement Committee Workshop Minutes of October 15, 2026
    - B. Landscape Committee
    - C. Newsletter Supervisor
    - D. Finance Supervisor

E. Lakes and Roads Supervisor
   1. Solitude Waterway Inspection Report
   2. 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: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

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, October 06, 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**
Michael SanAntonio	**Board Supervisor, Assistant Secretary**
Robert Branch	**Board Supervisor, Assistant Secretary**

Also present were:

Belinda Blandon	**District Manager, Rizzetta & Company, Inc. -Via Teams**
Dan Lewis	**District Counsel Persson, Cohen, Mooney, Fernandez & Jackson, P.A.**
Arturo Gandarilla	**Community Asset Manager**
Audience	

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Blandon called the meeting to order at 3:00PM 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. No Agenda Items were added.

On a Motion by Supervisor Ball, seconded by Supervisor Branch, with all in favor, the Board Approved the Agenda, 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 was a comment made by Dick Burt on the sidewalk condition and repair.

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FIFTH ORDER OF BUSINESS **Ratification for the Board of Supervisors' Meeting Minutes held on September 08, 2026**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on September 08, 2026, and asked if there were any questions, comments, and/or changes to the minutes as presented

On a Motion by Supervisor Brall, seconded by Supervisor SanAntonio, with all in favor, the Board Approved and Ratified the Board of Supervisors' Meeting held on September 08, 2026, for the Bobcat Trail Community Development District.

SIXTH ORDER OF BUSINESS **Ratification of the Operation and Maintenance Expenditures for the months of July and August 2026**

Ms. Blandon advised that the Operation and Maintenance Expenditures for the month of July 1-30, 2026, totaled $72,666.04 and for the month of August 1-31, 2026, totaled to be $135,075.91. There were no changes.

On a Motion by Supervisor Brall, seconded by Supervisor Branch with all in favor, the Board Ratified Operation and Maintenance Expenditures for the months of July and August 2026, for the Bobcat Trail Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of BDI Labor Rate Increase**

On a Motion by Supervisor SanAntonio, seconded by Supervisor Brall, with all in favor, the Board Approved BDI Labor Rate Increase Proposal, for the Bobcat Trail Community Development District.

SEVENTH ORDER OF BUSINESS **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**

Counsel Lewis explained the resolution and clarified questions that the Board had.

On a Motion by Supervisor Ball, seconded by Supervisor Brall, with all in favor, Reaffiliation of Resolution 2026-08, for the Bobcat Trail Community Development District.

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EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-09, Amending the Fiscal Year 2025/2026 General Fund Budget; and Providing for an Effective Date**

Ms. Blandon explained that the Board has not yet received the financial statement for September, but they do know that they will be over the budget for the general budget in the amount of $113,000.00. She also stated that the reserves are going to be over budget by $362,000.00. Ms. Blandon recommends that they amend the budget not to exceed $480,000.00.

On a Motion by Supervisor Ball, seconded by Supervisor Brall, with all in favor, the Board Approved and Agreed to Amend the Budget Not to Exceed $480,000.00, for the Bobcat Trail Community Development District.

NINTH ORDER OF BUSINESS **Consideration and Discussion of Precision Sidewalk Safety Repair Proposal**

Supervisor Ball explained what the proposal was and how it works and entertained questions.

On a Motion by Supervisor Ball, seconded by Supervisor SanAntonio, with all in favor, the Board Accepted and Adopted Precision Sidewalk Safety Proposal for the Bobcat Trail Community Development District.

TENTH ORDER OF BUSINESS **Consideration and Discussion of Proposal for Restroom Cleanroom Services**

Supervisor Branch reviewed the proposal and informed him that he reached out to multiple cleaning services and received proposals. He clarified that maintenance people should not be doing the job of the Custodian/Janitor. He also clarified questions and concerns regarding the services. With two in favor and Michael and Jeffery opposed, the motion failed. It was agreed to revisit this item in November or December.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Specialist
    1. Aquatics and Community Asset Management Report from September 15, 2026

B. District Engineer

C. District Counsel

D. District Manager
    Ms. Blandon brought light on violation fines that have been included in notices, and she will send them to the board for review.

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TWELFTH ORDER OF BUSINESS **OTHER REPORTS**

A. Infrastructure/Asset Management Committee (Board Workshop)
   1. Infrastructure Asset Meeting Minutes from September 17, 2026

B. Landscape Committee
   1. Landscape Committee Minutes from August 17, 2026

C. Newsletter Supervisor
   No update

D. Finance Supervisor
   No update

E. Lakes and Road Supervisor
   I. Solitude Waterway Inspection Report
   II. Solitude Monitoring Reports

F. Maintenance Supervisor

G. Facilities Supervisor

H. HOA updates

I. Commercial Properties

THIRTEENTH ORDER OF BUSINESS **Public Comments**

Ms. Blandon opened the floor for public comments.
Comments from the public were entertained.

FOURTEENTH ORDER OF BUSINESS **Supervisor Requests**

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

FIFTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Blandon Advised that there was no further business to discuss to come before the Boad 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.

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166 _____ _____
167 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
September 2026
For Board Approval

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

The total items being presented: **$81,387.61**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADP Easypay	20260904-2	729733351	ADP Fee Payroll PPE 08/23/26	$ 31.89
ADP Easypay	20260918-1	731056680	ADP Fee Payroll PPE 09/06/26	$ 31.89
Artistree Landscape Maintenance & Design STE B	100571	17 70089	Landscape Maintenance Contract 09/26	$ 2,579.84
Artistree Landscape Maintenance & Design STE B	100571	17 70090	Monthly Landscape Maintenance 09/26	$ 10,319.36
Artistree Landscape Maintenance & Design STE B	100571	17 70839	Irrigation Repair 08/26	$ 425.00
ButterflyMX, Inc.	100564	INV122421	Updating software 06/2026	$ 30,587.00
City of North Port Utilities	20260917-1	34841152336-082626	Sewer Utility 1350 Bobcat Trail 08/26	$ 72.15
City of North Port Utilities	20260917-1	34841153028-082626	1350 BOBCAT TRL FICT 08/26	$ 175.26
City of North Port Utilities	20260917-1	34841175058-082626	1352 BOBCAT Trail 08/26	$ 346.98
Elliott Custom Homes and Contracting Inc	100566	2107	Paint and Install 08/26	$ 1,510.00
Fastsigns	100570	INV-31062	Remaining amount for Light Repair 08/26	$ 2,635.97
Final Perfection Pro's LLC	100572	663	Clubhouse Cleaning 09/26	$ 1,515.00
Florida GymTech, LLC	100577	99261	Quarterly Maintenance 09/26	$ 340.00
Florida Power & Light Company	20260909-1	0059238485-082526	2975 Bobcat Village 08/26	$ 190.99

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260901-1	5338317489-082026	1350 Bobcat Trail # LTS 08/26	$ 76.78
Florida Power & Light Company	20260901-1	5496111039-082026	1508 Palmetto Palm Way #IRR 08/26	$ 105.70
Florida Power & Light Company	20260901-1	5693392028-082026	1010 Bobcat Trl # Giardhouse 08/26	$ 203.36
Florida Power & Light Company	20260901-1	7193319105-082026	1362 Bobcat Trl #Pool 08/26	$ 542.80
Florida Power & Light Company	20260901-1	7280427456-082026	1508 Palmetto Palm Way #IRR-2 08/26	$ 811.76
Florida Power & Light Company	20260901-1	8755399402-08226	1352 Bobcat TRL # Com Cntr 08/26	$ 827.72
Florida Power & Light Company	20260901-1	8861620030-082026	1751 BOBCAT TRL # IRR 08/26	$ 71.02
Florida Power & Light Company	20260901-1	9219612026-082026	1897 Bobcat Trail # Gate -2 08/26	$ 50.91
Florida Power & Light Company	20260901-1	9254309488-082026	1508 Palmetto Way St Lighting 08/26	$ 177.64
Frontier Communications of FL	20260921-1	94142367501229145-082526	Phone/Internet/Cable 08/26	$ 120.40
Frontier Communications of FL	20260904-1	94142390351005185-081026	Telephone/Internet/Cable 08/26	$ 135.98
Frontier Communications of FL	20260916-1	94142608080223105-082226	Phone/Internet/Cable 09/26	$ 523.11
Frontier Communications of FL	20260904-1	94142657731021225-081026	Telephone/Internet/Cable 08/26	$ 225.98
Greentopps Landscape Maintenance & Tree Service,	100565	2538	Tree Removal 08/26	$ 8,400.00

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Gulfcoast Gates	100573	1342	Service Call 07/26	$ 333.00
Gulfcoast Gates	100578	1385	Install Hinges - Tennis 09/26	$ 995.00
Hoover Pumping Systems Corp.	100567	199430	Pump Repair 08/26	$ 1,915.07
Hoover Pumping Systems Corp.	100579	200168	Filter Parts and Testing 09/26	$ 1,789.42
Leader Systems, Inc.	100580	R134710	Monitoring/Home & Business Cameras 09/26	$ 495.00
My Pest Control Guys, LLC	100568	14975	Pest Control 07/26	$ 270.00
Persson, Cohen & Mooney, P.A.	100574	7340	Legal Services 08/26	$ 1,598.20
PSI Metro Pumping Systems Inc	100581	57937	Preventative Maintenance 08/26	$ 175.00
Quantuum Energy Products	100582	260180	Service Call 08/26	$ 682.00
Rizzetta & Company, Inc.	100563	INV0000112190	Accounting Services 09/26	$ 4,836.00
Signet Pool	100583	71905	Pool Repair 08/26	$ 13.50
Signet Pool	100583	72141	Stenner Tubing 09/26	$ 41.25
Solitude Lake Management, LLC	100575	PSI295578	Monthly Maintenance 09/26	$ 167.29
Solitude Lake Management, LLC	100575	PSI298220	Monthly Maintenance 09/26	$ 144.91

Bobcat Trail Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	100575	PSI298501	Monthly Maintenance 09/26	$ 3,255.00
Sprinklermatic Florida, LLC	100569	60980	Quarterly Fire Sprinkler Inspection	$ 375.00
TECO	20260915-1	211015264685-082426	1350 Bobcat Trl 08/26	$ 24.48
USA TODAY Media Corp	100584	0007865667	Legal Advertising 08/26	$ 1,093.00
Wenzel Electrical Services Incorporated	100576	264434	4th Quarterly Fire Alarm Services 09/26	$ 150.00
Total				**$ 81,387.61**

Tab 3

Bobcat Trail

AQUATICS AND COMMUNITY ASSET MANAGEMENT REPORT



October 20, 2026

Rizzetta & Company

Arturo Gandarilla – 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 North 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 Ponds

3. Bobcat Trail Villas Pond:
    a) Water clarity is moderate.
    b) Some vegetation along the South and West sides.



4. Lake :
    a) Water clarity is good.
    b) Weed pressure in the rip rap on the residential side was treated and has died off.



5. Lake :
    a) Water clarity is good.

6. Lake :
    a) The vegetation in the pond has been treated and is dying off.

7. Lake :
    a) Water clarity good.







Ponds

8. Lake
    a) Water clarity is moderate.
    b) Torpedo grass was observed along the waters edge.



9. Lake :
    a) Water clarity is good.
    b) No visible vegetation along the waters edge or in the pond.
    c) Pond is well maintained



10. Lake :
    a) Water clarity moderate
    b) Some vegetation observed along the.



11. General Note: Overall the ponds are being well maintained and have made an improvement from last months report which was not as bad either, the algae that was present has been treated and has begun to die off and it is noticeable throughout the ponds. Along with the riprap areas are also being well maintained. The only pond that requires treatment is the one located on the business side just behind the medical building as it has cattail and other vegetation.

Landscape Summary/Bobcat Trail Entrance

General Updates, Recent & Upcoming Maintenance Events

❑ **Turf fertilizer applications may resume in November**

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. At the front entrance off Toledo and Bobcat Trail, the annuals have been removed from both sides of the entrance, weeds have also been removed and treated that were reported on the previous inspection report. (Pic 2a,2b)





Bobcat Trail Entrance/CDD Maintained Bed Spaces.

3. The plant material at the entrance of the community is being well maintained as well as the material going into the community. The trimming is also being properly maintained. (Pic 3)



4. The Pygmy Palms located at the front of the entrance and past the guardhouse, need to have the low-hanging palm limbs prunned to improve the appearance. (Pic 4)



5. Turf conditions along Bobcat Trl and heading East is healthy and thriving with good overall color and coverage. (Pic 5 >)

6. Reported on the previous inspection report that when mowing, crews need to make sure that grass clippings should be blown out of the beds. During my inspection I observed grass clippings in the beds after the crews had already moved on. (Pic 6)



7. General Note: I did notice that along the curb and sidewalks at the entrance have crack weeds. Please have the crew treat all weeds along the curbs and sidewalks.

8. Please have the irrigation checked at the entrance off Toledo and Bobcat Trl, I noticed that there are a few cut drip and wore out parts.



Bobcat Trail, Royal Palm

9. The saw palmettos along the south side of Bobcat Trl are extending into the sidewalk and need to be trimmed back to provide adequate clearance for pedestrians. (Pic 9)



10. The first Canary palm in the center island just past the Gardens entrance has low-hanging fronds that need to be lifted to provide adequate clearance for passing vehicles. (Pic 10)



11. General Note: The plant material throughout Bobcat Trl is well maintained and is being trimmed properly. The fertility is also good. The Canary palms do need to be lifted as they are low and vehicles are getting hit.

12. The palm that's located in the center island just before the entrance to the clubhouse has die back on one of the stems. Please inspect the palm to determine the cause of the decline and report your findings, along with any recommended corrective actions. (Pic 12)



13. The ornamental Grasses located just across from Royal Palm along Bobcat Trl need to be trimmed back to maintain clearance along the sidewalk and provide adequate space for pedestrians. Please also inspect the grasses for signs of insect activity and report any findings requiring attention. (Pic 13)



Lift-Station, Bobcat Trail East, Woodhaven Dr.

14. General Note: All plant material surrounding the Lift-Stations are well maintained and fertility is good.

15. The plant material surrounding the Sanctuary monument is well maintained, the hedges are being neatly trimmed and free of weeds (Pic 15)



16. Please remove any dead plant material throughout the landscape beds at the back entrance off Bobcat Trl. (Pic 16)



17. During my inspection, grass clippings and dirt were observed along portions of the curb and concrete slabs at the back entrance off Bobcat Trl and Woodhaven Dr. Despite areas having already been blown off. Please ensure the mowing and edging crew thoroughly clears all hard surfaces before leaving all areas. (Pic 17)



18. At the back entrance off Woodhaven Dr. there a few annuals that are not thriving. Please remove to provide a consistent appearance on both sides of the entrance. (Pic 18)

