

**MINUTES OF MEETING  
BOBCAT TRAIL  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bobcat Trail Community Development District was held Thursday, November 17, 2022 and called to order at 3:06 p.m. at the Bobcat Trail Community Center, located at 1352 Bobcat Trail Boulevard, North Port, Florida 34288.

Present and constituting a quorum were:

Paul Fisher	Chairman
Robert Etherton	Vice Chairman
Jeffrey Brall	Assistant Secretary
Richard Burke	Assistant Secretary
Jim Shanahan	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
David Jackson, Esq.	District Counsel (via phone)
Bill Gipp	LMP
Members of the Public	

*Following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

The following changes were requested by Mr. Faircloth:

- Under Item 4G, the amount should be \$2,275.
- Item 7F, *Inframark Lake Bank Inspection Proposal* should be added.

There being no further amendments,

On MOTION by Mr. Brall, seconded by Mr. Fisher, with all in favor, the Agenda for the meeting was approved as amended.

**THIRD ORDER OF BUSINESS****Public Comment (3) Minute Time Limit**

- Ms. Linda Knowles of 1881 Canary Palm was concerned with the amount of debris in the green area. Ms. Knowles also indicated parking of RVs and boats on driveways is impacting the value of surrounding homes.
- Ms. Paula Taylor of Royal Palm inquired about any funds coming from FEMA and whether the monies will be shared with the Bobcat Trail communities.
- A resident commented on the golf course.
- Mr. Fisher read a comment from Katherine and Louis Robbio into the record regarding removal of a large Oak Tree located on CDD property in their rear yard.

**FOURTH ORDER OF BUSINESS****Approval of the Consent Agenda**

- A. **October 27, 2022 CDD Minutes**
- B. **October 31, 2022 Financial Report and Payment Register**
- C. **November 1, 2022 Infrastructure/Asset Management Committee Minutes**
- D. **Proposal from Main Gate Enterprises, Inc. for Hurricane Repairs**
- E. **Proposal from Americast Development Company for Tennis Court Repair**
- F. **Proposal from Americast Development Company for Sidewalk Repair at Bobcat Trail & Phoenix Palm Terrace in the Amount of \$7,800**
- G. **Gate House Repairs in the Amount of \$2,275**

Mr. Faircloth presented the Consent Agenda with the items as listed above, and requested any additions, corrections or deletions.

On MOTION by Mr. Etherton, seconded by Mr. Brall, with all in favor, the Consent Agenda with the items as listed above was approved as amended, with the amount of \$3,275 to be changed to \$2,275 under Item 4G.

**FIFTH ORDER OF BUSINESS****Public Hearing for Rulemaking**

- A. **Public Hearing to Adopt Proposed Amendments to its *Rules Policies and Procedures* Governing Operations of the District and Rules Related to Procedures and Fees**
- Mr. Faircloth noted the *Rules Policies and Procedures* presented at this meeting are those which were previously reviewed in August.

On MOTION by Mr. Etherton, seconded by Mr. Brall, with all in favor, the Public Hearing to adopt proposed amendments to its *Rules Policies and Procedures* governing operations of the District and Rules related to Procedures and Fees, was opened.

- Ms. Chris Shanahan of Silver Palm recommended having an evening meeting every other month.
- There were few rule changes, approximately 10, mostly editorial in nature, and included updating forms.

There being no further comments,

On MOTION by Mr. Etherton, seconded by Mr. Shanahan, with all in favor, the Public Hearing to adopt proposed amendments to its *Rules Policies and Procedures* governing operations of the District and Rules related to Procedures and Fees, was closed.

**B. Consideration of Resolution 2023-05, Adopting Said Amendments**

On MOTION by Mr. Fisher, seconded by Mr. Burke, with all in favor, Resolution 2023-05, Adopting Revised Rules, Policies and Procedures; Providing a Severability Clause; and Providing an Effective Date, was adopted.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Golf Course Update**

**i. Grass Mowing – Monument Update**

Mr. Brall MOVED to authorize District Counsel to prepare a draft letter for review at the December 6, 2022 Infrastructure/Asset Management Committee Meeting and again at the December 15, 2022 CDD Meeting to Cloud Ten! Marketing Group, LLC (Cloud Ten), with a 30-day notice that the District intends to cease maintenance of front monument areas or the option that the District would be willing to continue maintenance if Cloud Ten would deed the monuments to the CDD, and Mr. Etherton seconded the motion.

Upon further discussion,

On VOICE vote with Mr. Fisher, Mr. Brall, Mr. Burke and Mr. Shanahan voting aye, and Mr. Etherton voting nay, the prior motion was approved.

- Mr. Smith's threats to the State Attorney were discussed.

On MOTION by Shanahan, seconded by Mr. Brall, with all in favor, District Counsel was authorized to report the last three communications from Mr. Rich Smith related to threats to the State Attorney.

- Mr. Shanahan will assist Mr. Jackson in confirming the three communications are shared with the State Attorney.
  - ii. **Rich Smith November 9, 2022 Email – Woodhaven Drive Request**
- The Board discussed the email regarding Woodhaven Drive mowing, and Mr. Faircloth was directed to let Mr. Smith know the previous Board decision stands in this regard.

## **SEVENTH ORDER OF BUSINESS**

### **New Business**

#### **A. Resident Concerns**

- Hurricane Ian debris was discussed, which included 1883 Canary Palm and various other green space areas.

On MOTION by Mr. Shanahan, seconded by Mr. Burke, with all in favor, District Counsel was authorized to prepare an agreement to be used for the CDD to obtain permission to traverse private property, as needed, for Hurricane Ian debris removal.

#### **B. Approval of Phase III Roadway Paving Contract with Apex**

- Mr. Faircloth noted the Phase III paving contract was sent to Apex for signature. It is hoped that the contract will be signed in January.

#### **C. Discussion of Main Gate Enterprises, Inc. Maintenance Proposal**

On MOTION by Mr. Etherton, seconded by Mr. Fisher, with all in favor, the proposal from Main Gate Enterprises, Inc. for maintenance in the amount of \$675 per year was approved.

**D. Discussion of Green Area Maintenance**

On MOTION by Mr. Fisher, seconded by Mr. Etherton, with all in favor, the Chairman was authorized to make determinations regarding Hurricane Ian items to be addressed in the green area, based on LMP's recommendations.

**E. Discussion of District Legal Representation**

- The Board concurred to table this item until after the January Hearing.

**F. Inframark Lake Bank Inspection Proposal**

On MOTION by Mr. Shanahan, seconded by Mr. Brall, with all in favor, the proposal from Inframark for lake bank inspection in the amount of \$2,500 was approved.

**EIGHTH ORDER OF BUSINESS****Manager's Report****A. Follow Up Items**

- Mr. Faircloth reminded the Board to ensure the addendum is executed for all District contracts when ongoing contracts are not in place.
- Mr. Faircloth inquired about the Frontier Agreement and status of wells being capped.
  - Mr. Etherton noted he will send Frontier Agreements to Mr. Faircloth.
- i. SOLitude Update**
- Mr. Faircloth discussed SOLitude performance and the lake maintenance contract.

**NINTH ORDER OF BUSINESS****Engineer's Report****A. Development of District Map**

- Mr. Faircloth discussed the need to develop a District map which includes all stormwater structures.

**TENTH ORDER OF BUSINESS****Attorney's Report****A. Consideration of Resolution 2023-04, Authorizing Payment of Emergency Expenses**

On MOTION by Mr. Etherton, seconded by Mr. Shanahan, with all in favor, Resolution 2023-04, Authorizing the Disbursement of Funds for Payment of Emergency Expenses and Certain Maintenance Repair Expenses, and Authorizing the Chairperson to Approve Said Payments Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; Providing for Severability; and Providing for an Effective Date, was adopted.

**B. Consideration of Campus Suite Contract**

On MOTION by Mr. Etherton, seconded by Mr. Fisher, with all in favor, the Agreement with Innersync Studio, Ltd., D/B/A Campus Suite to provide Website services to the District, was approved.

**ELEVENTH ORDER OF BUSINESS****Other Reports****A. Infrastructure/Asset Management Committee (Board Workshop)**

- Mr. Fisher noted he would not be present for the next I/A Meeting.

**B. Landscape Committee**

- Mr. Brall and Mr. Verrill discussed landscape needs.

**C. Newsletter Supervisor**

- Mr. Fisher noted the newsletter was being distributed, and he reminded everyone to send items to him prior to the CDD Meetings.

**D. Finance Supervisor**

- Mr. Fisher discussed FEMA items and budget dates for Fiscal Year 2023.

**E. Lakes and Roads Supervisor**

- Mr. Shanahan noted he received a report from SOLitude and commented that there was a need to identify any pipes exposed as a result of Hurricane Ian, specifically in the Silver Palm neighborhood, but in other areas as well.

**F. Maintenance Supervisor**

- Mr. Burke commented on fence damage.

**i. Hoover Pumping Systems Proposal SPN99103**

On MOTION by Mr. Burke, seconded by Mr. Fisher, with all in favor, Hoover Pumping Systems Proposal SPN99103 in the amount of \$1,610.49 was ratified.

On MOTION by Mr. Burke, seconded by Mr. Fisher, with all in favor, removal of PRVs from LMP's maintenance services was approved, and the staff maintenance technician was authorized to perform the work going forward.

**G. Facilities Supervisor**

- Mr. Etherton discussed pickleball lines, clubhouse bids, gates, FEMA, and employee reviews at the next meeting.

**H. HOA Updates**

- A Town Hall Meeting for December was discussed.

**I. Commercial Properties**

There being no report, the next order of business followed.

**TWELFTH ORDER OF BUSINESS**

**Public Comment (3) Minute Time Limit**

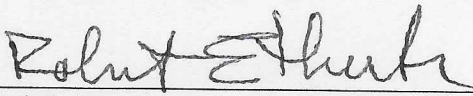
- Residents commented on the golf course.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Etherton, seconded by Mr. Brall, with all in favor, the meeting was adjourned at 6:02 p.m.

  
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Paul Fisher  
Chairman