**Bobcat Trail Community Development District**

**Infrastructure/Asset Management Meeting Minutes: April 6, 2021**

1. Call to Order : Meeting called to order at 3:06 pm April 6, 2021

2. Roll Call: Present were Supervisors Jones, Guyer, Nordstedt, Bauer, and Fisher

3. Approval of Agenda: The agenda was approved as presented

4. Public Comments: There were no public comments

**5. Old Business**

**a) CDD facilities update:** There have been no problems in the last few weeks. The no guest policy will remain in effect in the exercise room. All other facility operations will remain unchanged.

**b) Discussion of possible policy changes and updates:** We briefly discussed possible policy and procedure changes that may be made. We decided to wait until the next CDD meeting to present the district manager with our recommendations for changes

**c) Snail treatment update. Once or annual?** Snail treatment has been done in the driving range lake and will be continued on a monthly basis to help alleviate the snail problem

**d) Discussion of attorney’s opinion to Board questions:** Supervisor Nordstedt read a list of questions he asked our attorney concerning the Chapter 11 bankruptcy of the golf course and how it might affect the CDD. The attorney’s opinion is that we should not get involved at this time. Our agreements with the golf course run with the land and property title. If the golf course changes hands our agreements will be part of the deal with a new owner.

**e) Rear Exit Update:** We will try a new approach to inform people that only residents can exit the back gate. We will install a stop sign at the intersection of Bobcat Trail Dr and Coconut Palm with a sign indicating that only residents are allowed to exit the back gate.

**f) Water shortages in Driving Range well water being pumped into it by the golf course.** There has not been a water shortage in Fairway Commons. There is a shortage of water in the driving range lake due to lack of the golf course pumping well water into the lake from the deep well in the maintenance area. We believe the pump is broken and we will ask the golf course ownership if they will share expense with the CDD and Fairway Commons to get a new well pump, and make required repairs to get water flowing again to the lake. Supervisor Nordstedt will try to arrange a meeting with golf course ownership soon to discuss the well problems.

**6. New Business**

**a) Discuss attorney presence at April 15, 2021 CDD meeting:** We will not need our attorney at the next CDD meeting.

**b) AssetWorks Property Appraisal 4/16/2021** We will call and schedule the appraisal meeting as requested by AssetWorks for April 16, 2021. A supervisor will accompany the appraiser as requested.

**c) Discuss resident concerns and e mails:** There was an e mail asking that the walkway up from Bobcat Trail Dr to the community center be power washed and cleaned up. After inspection we felt the area does need attention and the needed work will be done.

**7. Supervisors Comments and Updates:**

Supervisor Guyer informed us the road improvement project begins on 4/12/21 and run through at least 4/23/21 for the initial work

Supervisor Bauer inquired about giving local routine delivery vehicles an automatic pass through the gates to save time. He will let us know his feeling about this at another meeting after giving it some consideration. He also let us know he is having problems finding a good sound system at a reasonable price for the community center. He will continue to work on this project.

Supervisor Jones informed us that three well pumps and one electrical box need to be looked at by an electrician. He will arrange this work. He also informed us that the new and replacement pool furniture will be a little more expensive that originally thought. His new cost was $1872.00, and he will now order the furniture.

Supervisor Nordsted mentioned he is working on the 2022 budget.

Supervisor Fisher mentioned some upcoming landscape work that will be done in the next couple of weeks.

**8. Public Comments:** There were public comments on the deep well and the dire need to get water pumping to the big lake for the benefit of the residents and the golf course.

**9. Adjournment**