

**Bobcat Trail Community Development District
Infrastructure/Asset Management Meeting Minutes: November 1, 2022**

1. Call to Order: Meeting was called to order by Paul Fisher at 3:00 pm

2. Roll Call: Dick Burke, Bob Etherton, Jeff Brall, Paul Fisher, and Jim Shanahan

3. Approval of Agenda—The agenda had the following additions. New business 1) Sidewalk and Tennis court fence repairs, Old Business d) repair of gate house, e) Lake erosion. The agenda was approved with additions

4. Public Comments—There were no public comments

5. Old Business

- a) Hurricane Updates—Bob Etherton reported on conversations with the city about picking up hurricane debris and trash over the next few weeks. He also reported that our FEMA application has been approved. Supervisor Brall brought up that a resident contacted him and requested a large tree to be removed from his back yard. The tree is on CDD property in a “green area” behind his residence. The tree fell into his yard. The current CDD policy states that the homeowner is responsible for the green area behind their property. That said, the CDD has the one-time opportunity, because of the hurricane, to clean up and possibly get some reimbursement from FEMA. This will be discussed at the next CDD meeting. Supervisor Fisher reported that we have spent approximately \$49,566 with LMP on hurricane clean up. There will be more expenses to come.
- b) Golf course obligation—We have discovered that our front monuments at the entrance to Bobcat Trail are on Golf course property. We only own 60’ on each side from the center of the entrance road. This means we have been maintaining golf course property at and around the front monuments at our expense since the transfer of the property from the developers took place. Mr. Smith has said in a recent email that he will continue to allow us to maintain this area. We feel that if we are going to maintain, what is basically golf course property, that we should be compensated for the maintenance. This is a very similar circumstance to the golf course inadvertently paying the pool electric since 2017. We have inadvertently been paying for the front entrance maintenance at the monuments on property that belongs to the golf course since 2017 and before. This will be discussed further at a future meeting.

Supervisor Brall then brought up a letter sent to the golf course a few years ago that addressed some area that the CDD felt were being neglected by the golf course. The letter was sent by David Jackson at the request of the CDD. It was dated September 30, 2021. The subject of the letter was a DEMAND NOTICE-Maintenance deficiencies-Charlotte Harbor National Golf Course. Mr. Brall then read a letter to the CDD board

Bobcat Trail Community Development District
Infrastructure/Asset Management Meeting Minutes: November 1, 2022
Page 2

that he had written expressing that he did not feel Mr. Jackson was doing an adequate job following up with the golf course, and that we might need to have an attorney that would provide us with more stringent follow up with the golf course. This will be discussed at the November 17, 2022 CDD meeting.

- c) Fairway Commons expense sharing—It was recently discovered that our CDD attorney, David Jackson, had sent a letter to Fairway Commons after a conference call between himself, Paul Fisher, and Mike San Antonio concerning possible cost sharing of pump house expenses between Fairway Commons and the CDD. Unfortunately this letter was sent without the knowledge of the board, and no one on the CDD board ever received a copy of it until it was recently discovered that it had been sent. The document was titled AGREEMENT-REGRDING SHARED IRRIGATION COSTS. It has always been the intention of the CDD board to discuss a shared percentage of pump house expenses with Fairway Commons but this document went out without our knowledge so we did not even know they had it.

Supervisor Fisher will attempt to make an appointment with Mike San Antonio to discuss a possible expense sharing agreement between the CDD and Fairway Commons.

- d) Gate House repairs—The insurance check for repairs for the damage to the gate house by the boat in tow has been received. We will now begin repairs. We also have an estimate of \$2,275 for gate house repairs from the hurricane..
- e) Lake Erosion—Solitude will analysis our lake erosion problems but will charge us a substantial amount for the analysis. We do not feel we need this at this time. Supervisor Shanahan also provided estimates for sidewalk repair at Bobcat and Phoneix and the repair of the tennis courts fencing.

6. New Business

- 1) Sidewalk and tennis curt fence repairs-Discussed with Lake Erosion above.

Bobcat Trail Community Development District
Infrastructure/Asset Management Meeting Minutes: November 1, 2022
Page 3

a) Resident concerns:

A question was asked about the future landscape plans for Bobcat Trail after the hurricane. We have not gotten that far yet in our planning.

7. Supervisors Comments and Updates

Supervisor Brall discussed LMP work removing and cutting hurricane debris. He thinks the city cut some trees on Woodhaven that were overhanging the sidewalks.

Supervisor Etherton requested and received a copy of deductibles for hurricane areas of insurance for the CDD and provided a copy to all supervisors. He asked for all supervisors to get and submit repair estimates to him for sending to FEMA. He also stated the barrier arms are working again. We will leave them up during the day and down at night

Supervisor Fisher mentioned we will begin work on the 2024 budget soon. He also mentioned that If anyone wants something in the newsletter please get it to him before the CDD meeting.

Supervisor Shanahan mentioned that we should have more communication with the Fairway Commons HOA

Supervisor Burke mentioned that we have some breakers going out at the pool and this will be looked at.

8. Public Comments

There was a question about the schedule of the city picking up hurricane debris

There was a comment about having one company do stump grinding for all homeowners

There were various comments on tree removal and replacement

There was a comment on needing to research front monument ownership or agreement of some kind.

9. Adjournment: The meeting was adjourned at 4:49 pm

