

**Bobcat Trail Community Development District
Infrastructure/Asset Management Meeting Minutes: January 3, 2023**

1. **Call to Order:** The meeting was called to order by Bob Etherton at 3:00 pm
2. **Roll Call:** Present were Bob Etherton, Dick Burke, Jeff Brall, Paul Fisher and Janet Guyer
3. **Approval of Agenda:** The agenda was approved as amended. Bob added 6G, Insurance for Ian and 6H Community Center Soffit/Gutter repair/replacement
4. **Public Comment:** Elaine Meehan, 1978 Coconut Palm brought pictures of CDD buffer zone encroaching onto her property nearing her lanai. Jeff will work with LMP to get estimate to resolve. Another resident, 2 doors from Elaine has similar issue.
5. **Old Business:**
 - A. Hurricane damage/repair update: LMP has cleared 90% on residential side. There is still an issue with the commercial side. A quote has been requested from Americast for replacing the fencing along Woodhaven and the sidewalks damaged from cleanup. Pool heaters may be leaking and the control panel was hit by branch and could be hurricane damage related. Bob suggested the pool issues be submitted to Justin for insurance claim.
 - B. FEMA billing to date: Approximately \$120k has been submitted to FEMA. Additional invoices will be submitted for clean-up and sidewalks and possibly lake damage.
6. **New Business**
 - A. 2024 Budget review: Send preliminary budgets to Paul before February CDD meeting. Discussed including replacing trees and shrubs damaged/destroyed from Ian to be included in budget. LMP will provide costs. Also, discussed an overall look at what needs to be done in the community, i.e., paving streets; repairing lakes; replumbing pool bathhouse; etc.
 - B. CDD readiness plan-Golf course property: Bob prefaced this as controversial, but needed to have a plan. On the off chance that the golf course property goes to auction, what would the CDD want to do if we had the chance to purchase the land. A committee outside of the CDD (no one from the CDD will participate) will be forming to look at the costs associated with purchasing the property and then what could be done with it. For instance, leave it as green space as required by the city, add amenities such as bocce ball courts, additional pickleball courts, a 9 hole golf course, dog parks, or 18 hole golf course.

C. Supervisor responsibilities/employee communication: this is primarily the use of Bob Ditterline for projects outside his normal tasks. In the past, a form was used for operational issues.

D. Supervisor Operations Manual: It was suggested that each Supervisor develop a Standard Operating Procedure (SOP) to be in the office for use by other Supervisors to know who to call for issues when others aren't available. And to be handed off to new Supervisors.

E. Sidewalk/street cleaning: Sidewalks and street gutters will be pressure washed by Hoover Pressure Cleaning February 20, 21 and 22. Adding gatehouse roof and curbing around gatehouse to be cleaned. Have a call into street cleaning to determine schedule.

F. Commercial cleanup/front entrance palm straightening: LMP will give a quote for cleanup. Need estimates for street lights on commercial side that fell during Ian. The CDD may be able to assess the property owners for the cleanup. Discussions about the CDD's legal ability to straighten palms as they are on golf course property. It was proposed to give Rich notice, not maintain the areas in front of the monuments for 90 days. If Rich doesn't maintain it, the CDD can then begin maintenance and charge him for that service. If he doesn't pay, put a lien on the property. Jeff will ask David Jackson for a written opinion.

G. Insurance reimbursement: Each Supervisor should work with Justin regarding claims for their respective area. The hurricane deductible is 3% and at this point is estimated to be \$55,910.52.

H. Soffit repair: Community Center repair quote is \$12,440 from Efficient Gutters. Soffits and gutters on front of building and dormers will be replaced. Another quote is requested and should be available in the next week.

- 7. Resident Concerns:** Opening the exit at the back gate to non-residents was brought to the attention of a couple of Supervisors. A question whether the vote was legitimate since it was added to the agenda at the meeting rather than 7 days prior to the meeting. Inframark was contacted and will be again to determine what should be done.

David Jackson sent an email today to the Board regarding the golf course injunction. He is working with the Fairway Commons (FC) attorney. No settlement will happen until an agreement is reached allowing FC and the CDD to have control over the flow of irrigation water along with appropriate provisions for access easements to operate, maintain and repair the entire irrigation systems as well as cost sharing among the parties with respect to the ongoing operation, maintenance and repairs to the irrigation system.

Jeff wrote a letter to the litigation attorney, copied the CDD and FC attorneys with a question for the January court hearing on the injunction. Can we add a permanent easements to the injunction.

8. **Supervisors Comments and Updates:** Janet proposed having David Jackson send another letter to the golf course mortgage company regarding the golf course property being in disrepair. She will send pictures and coordinate with David.

Dick discussed the water leak in the pool house. It was in the middle of the floor in the men's bathroom. Babe's Plumbing fixed it after a company specializing in finding leaks (this leak couldn't be traced) found it. Bob Ditterline laid concrete over the repair and painted the floor.

Kennedy Electric should be out in 1-2 weeks to wire the streetlights. But we don't have all the actual streetlights yet. Those that were damaged will need to be replaced.

9. **Public Comments:** Comments concerning the vote on opening the back gate.

Comments regarding the streetlights being installed and connected in parallel.

Question to the HOA regarding golf course deficiencies and why the ACC wasn't addressing them. Their attorney has advised not to send notices to the golf course, but no explanation was given.

Comments regarding the CDD website and the minutes not being available until the next meeting agenda comes out. And that any corrections made to the minutes are not reported anywhere except on the audio.

10. **Adjournment:** The meeting was adjourned at 4:45.