

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.

CFM COMMUNITY DEVELOPMENT DISTRICT

Public Comment started the meeting at 11:09 am prior to the regular meeting, while waiting on quorum.

Ms. Richardson, a resident of Long Pond Road, read a prepared letter regarding trucks and four-wheelers trespassing in the area of Long Pond Road as well as fencing around the community, public roads, public access, and No Trespassing signage.

Mr. Dady responded advising that the community is not a restricted access community and it has never been the intention of the original developer to fence the entire property. He further advised the measures of calling FWC and properly noticing the Sheriff's Department was just put into place a week ago and the success of such items cannot be determined in a week. He advised FWC personally spoke with some of the Lakeville residents to let them know that the preserve is off-limits. Mr. Dady advised the signs are placed in accordance with Statute and we need to give it time for the word to get out that the area is off limits. Discussion ensued.

Mr. Dady advised a physical barrier may be required on that road; a concrete debris field to prevent that road from being used and then the District can string up cattle fencing on that border but we cannot secure the entire 1,000 acres. Mr. Wasser advised the No Trespass signs are being installed today. Mr. Wasser advised most of the property is fenced and only a small area is not.

Mr. Dady asked Mr. Wasser to coordinate having the road blocked with a debris field. Mr. Dady asked Mr. Robson to obtain the linear footage from Magnolia Boulevard, North to the Lakeview boundary with CFM for installation of a fence. Discussion ensued.

Mr. Dady advised that if someone sees a trespasser, they should contact 911, contact Officer Stahl from FWC and the deputy who investigates at Magnolia Landing, and then also document the occurrence with the guardhouse. The next step would be a debris field to deter four wheelers, and finally fence the area.

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, March 17, 2016 at 11:37 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

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| Mike Dady | Board Supervisor, Chairman |
| Brian Wasser | Board Supervisor, Assistant Secretary |
| Leah Popelka | Board Supervisor, Assistant Secretary |
| John Blakley | Board Supervisor, Assistant Secretary (via speaker phone) |

Also present were:

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| Kristen Suit | District Manager, Rizzetta & Company, Inc. |
| Mike Eckert | District Counsel, Hopping Green & Sams, P.A. (via speaker phone) |
| David Robson | District Engineer, Johnson Engineering |
| Audience | |

FIRST ORDER OF BUSINESS

Call to Order

Ms. Suit called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Suit stated for the record that Public Comment was held prior to the establishment of a quorum.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on November 19, 2015

Ms. Suit presented the Minutes of the Board of Supervisors' meeting held on November 19, 2015. She asked if there were any questions related to the Minutes. There were none.

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| On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on November 19, 2015, for CFM Community Development District. |
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FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of November and December 2015 and January and February 2016

Ms. Suit provided an overview of the expenditures paid for the period of November 1-30, 2015 which totaled \$19,884.49, the period of December 1-31, 2015 which totaled \$15,830.61, the period of January 1-31, 2016 which totaled \$22,406.46, and the period of February 1-29, 2016 which totaled \$13,580.75. She asked if there were any questions related to any item of expenditure. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of November 2015 which totaled \$19,884.49, the Month of December 2015 which totaled \$15,830.61, the Month of January 2016 which totaled \$22,406.46, and the Month of February 2016 which totaled \$13,580.75, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Regarding Pressure Washing Sidewalks

Ms. Suit advised that companies she has reached out to for pressure washing services had concerns that they do not have a water source, and some companies did not respond. Discussion ensued. Mr. Dady requested that Ms. Suit reach out to the Fire Department and ask if it is possible for the pressure washers to use a fire hydrant as a water source to be able to pressure wash the sidewalks on CDD property. It was advised that District Management contact Brad's Pressure Washing to solicit a proposal.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Street Gutter Cleaning

Ms. Suit provided an overview of the proposal received from Alpha EMC for street gutter cleaning in the amount of \$6,844.32. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Proposal from Alpha EMC, excluding the Magnolia Landing Lane portion of the proposal in the amount of \$3,382.56, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-02, Implementing Section 190.006(3)(A)(2)(c), Florida Statutes and Instructing the Lee County Supervisor of Elections to Begin Conducting the District's General Election

Ms. Suit presented the resolution, advising the District has exceeded six years since establishment and has more than 250 residents which triggers the General Election process. Discussion ensued.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board adopted Resolution 2016-02, Implementing Section 190.006(3)(A)(2)(c), Florida Statutes and Instructing the Lee County Supervisor of elections to Begin Conducting the District's General Election, for CFM Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of the Chairman's Execution of the First Amendment to the Landscape Maintenance Services Agreement Between the CFM Community Development District and Magnolia Landing Master Association, Inc.

Ms. Suit advised that for the time the District did not pay for Landscape services, the District would not be required to pay that back to the HOA; but on a go forward basis starting in April 2016, the District will pay \$3,494.58 per month. Mr. Dady provided background as to the District not paying for the services.

On a Motion by Mr. Wasser, seconded by Ms. Popelka, with all in favor, the Board ratified the previously executed First Amendment to the Landscape Maintenance Services Agreement Between the CFM Community Development District and Magnolia Landing Master Association, Inc., for CFM Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding Roads and Infrastructure

Mr. Dady advised typically a developer would wait until the community is at 80% complete prior to applying the final lift of asphalt. He advised money has been held in trust for the second lift. He advised if all goes well he hopes that toward the end of the year the US 41 intersection work will commence as well as a home builder working on Parcel A2 so that would be the opportune time to piggy back on a large contract to have the CDD roads done at the same time as the intersection work. Mr. Dady opened the item to public comment. Mr. Hoffman advised his concern is the ability to resurface the roads due to the timeframe since the initial lift as asphalt was placed. He advised the roads where construction is complete should have the drive surfaced placed. Discussion ensued. Ms. Suit stated the second lift of asphalt is a developer responsibility, not a CDD responsibility. Mr. Dady asked District Counsel to advise on this matter; asking if the District can hold the contract but obtain the funds from other sources. Mr. Eckert confirmed that could be done. Mr. Dady advised he would like to hold off until such time as the CDD can piggy back off the bulk contract at the entrance. Mr. Hoffman asked when Mr. Dady intended to do the work; Mr. Dady advised he would hope to address something by year end.

Mr. Hoffman inquired as to perceived failing infrastructure. Discussion ensued.

TENTH ORDER OF BUSINESS

**Discussion Regarding the Placement of
the No Trespassing Signs**

This item was discussed during the public comment section at the onset of the meeting, prior to calling the meeting to order.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert provided an update regarding Legislative Session; he advised it is over and he doesn't believe anything passed that would harm CDD's; one thing that did pass would make the boundary amendment process easier but it has not yet been signed by the Governor.

- B. District Engineer
Mr. Robson provided an update regarding the NPDES MS4 permit 4 year report; he advised it is almost complete and will have it to send to Mr. Dady to be signed.

- C. District Manager
Ms. Suit stated that the next meeting of the Board of Supervisors is scheduled for April 21, 2016 at 11:00 am. She further advised she will present the proposed budget to the Board at the May meeting for discussion and consideration.

Ms. Suit provided an overview of the fiscal year 2015 Audit as prepared by Carr, Riggs & Ingram. Discussion ensued. Mr. Dady questioned the auditor calling out the ills of the District with regard to the SPE but did not note that the project was in foreclosure and in bond default and the workout allowed for continuation of the District. He advised he would like to know if changes can be made prior to finalization. Ms. Suit advised it was an unqualified opinion, but did have adverse findings. She advised the District has responded to the adverse findings. Mr. Eckert advised the auditor typically will not change findings, though you can provide your input to the findings. He further advised there is typically a termination provision in the contract. Mr. Dady asked if he can personally contact the auditor. Mr. Eckert advised Mr. Dady that he can reach out to the auditor.

On a Motion by Mr. Wasser, seconded by Mr. Dady, with all in favor, the Board accepted the Audit for Fiscal Year 2015, as Prepared by Carr, Riggs & Ingram, with the provision that the Chairman will Reach Out to the Auditor; If the audit has not been filed with the State, if it has been filed with the State there will be no changes requested for the current year, but review and comment on the draft audit will be requested on a go forward basis, for CFM Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Comments

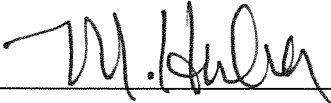
Ms. Suit opened the floor to Audience Comments. Questions and comments from the audience were entertained.

Ms. Suit opened the floor for Supervisor requests and comments. There were none.

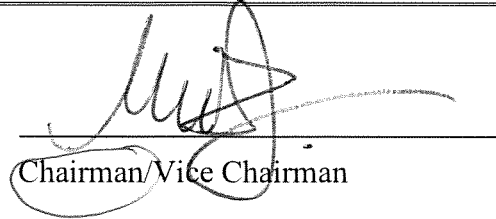
THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 12:30 p.m., for CFM Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman