

---

---

**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**

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, April 21, 2016 at 11:05 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:

Mike Dady	<b>Board Supervisor, Chairman</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b> <b>(via speaker phone)</b>
Brian Wasser	<b>Board Supervisor, Assistant Secretary</b>
Leah Popelka	<b>Board Supervisor, Assistant Secretary</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b> <b>(via speaker phone)</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mike Eckert	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b> <b>(via speaker phone)</b>
David Robson	<b>District Engineer, Johnson Engineering</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Huber opened the floor for public comment. Questions and comments from the public were entertained.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on March 17, 2016**

Mr. Huber presented the Minutes of the Board of Supervisors' meeting held on March 17, 2016. He asked if there were any questions related to the Minutes. There were none.

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 March 17, 2016, for CFM Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Month of March 2016**

Mr. Huber provided an overview of the expenditures paid for the period of March 1-31, 2016 which totaled \$15,953.00. He asked if there were any questions related to any item of expenditure. Mr. Dady advised of a possible conflict of interest, for all Lerner employees on the Board, and further stated a form 8B is currently on file related to the Disclosure Agent invoice.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of March 2016 which totaled \$15,953.00, for CFM Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Pressure Washing of Sidewalks**

Mr. Huber advised proposals for pressure washing of the sidewalks were received from Alpha EMC and Brad's Pressure Washing.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board approved the Proposal from Brad's Pressure Washing, for Item #1, Magnolia Landing Lane, Inclusive of Sidewalks at the Fitness Center, for CFM Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Magnolia Landing Golf Proposal for Striping of Roads**

Mr. Huber advised the proposal received from Magnolia Landing Golf for repainting of the yellow stripe in the center of Magnolia Landing Lane has two options; 1) to paint approximately 900 feet where the center line already exists at a cost of \$450.00, and 2) for an additional 700 feet also on Magnolia Landing Lane at a cost of \$350. The total for both is \$800.00. Discussion ensued.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board approved the Proposal from Magnolia Landing Golf, in the amount of \$800.00, for Striping of Magnolia Landing Lane, for CFM Community Development District.

---

---

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Dady discussed the property swap issue with parcel A, at the front of the project next to the clubhouse, and parcel J which is the parcel south of the Golf Course Clubhouse and the sale to a National Home Builder.

Mr. Dady advised parcel A is perpendicular to Magnolia Boulevard and includes an easement that was granted to the CDD by the developer several years ago. The easement was for a possible plan change to deviate Magnolia Boulevard to the South and create an enhanced lot layout but the easement encumbered a portion of parcel A. The Lee County Property Appraisers office has now noted this easement as ownership by the CDD, which is incorrect. He would like Counsel to work to remove the easement, or vacate the easement; additionally he would like the District Engineer to coordinate with the Lee County Property Appraisers office to notify them of the correct ownership. The roadway in question, Magnolia Boulevard, is currently not platted and he will be discussing with the home builder that that portion of the road be included with parcel A so that access to the future home sites will show legal access and the CDD will know that the right of way has been properly platted and deeded to the District for future maintenance.

Mr. Dady advised that regarding Parcel J, the cul-de-sac South of the clubhouse. This parcel has already had work of the District accomplished in that a re-claimed line was extended down the line where the road should to occur. It has been surmised that the previous developer worked with the District to deed the necessary right of way to accommodate a future road where the re-claimed would be, and now we have a parcel of land owned by the SPE with the future right of way owned by the District. The developer is now in the process of working with a home builder to plat that area and the road will be constructed and upon completion will be platted and then formally dedicated back to the CDD. He advised he would expect that at the conclusion of that action, the CDD would join in on the future plat as a signatory so that the roadway can be properly platted and dedicated. He asked that Counsel prepare a conveyance document for two parcels currently owned by the former developer to be conveyed to the District for the completion of that right of way.

Mr. Eckert advised he had no report.

B. District Engineer

Mr. Robson provided an update regarding the NPDES MS4 permit 4 year report; he advised there is not going to be an audit on the CFM CDD.

C. District Manager

Mr. Huber introduced himself as the interim District Manager. He stated that the next meeting of the Board of Supervisors is scheduled for May 19, 2016 at 11:00 am.

Mr. Huber asked if Parcels A & J will come on during the 16/17 fiscal year and should there be any budget concerns for those items. Mr. Dady advised items to consider for the budget are the Lake View connection, Wetland mitigation, District Engineering fees, and the second lift of asphalt on Magnolia Landing Boulevard.

Mr. Huber advised that per Florida Statutes the District is required, prior to June 1<sup>st</sup> of each year, to announce the number of registered voters residing within the District as of April 15 of that year. Mr. Huber announced that as of April 15, 2016 there are currently 337 persons registered to vote residing within the CFM Community Development District, as provided by the Lee County Supervisor of Elections.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. Huber opened the floor for Supervisor requests and comments.

Mr. Wasser addressed tires and debris off Long Pond Road, he advised they cannot be found and could be on Herons Glen property. Mr. Riger will get with Mr. Sandusky to find the debris.

Mr. Dady advised Florid Fish and Wildlife and the Lee County Sheriff Department have been contacted and are working with the residents regarding the trespassing of the preserve areas. Discussion ensued.

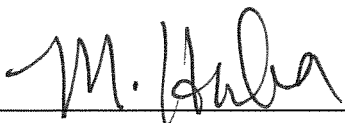
Mr. Wasser asked if the County would be agreeable to releasing portions of the asphalt lift escrow as work is completed. Mr. Dady advised they would probably not.

Mr. Huber opened the floor to Audience Comments. There were none.

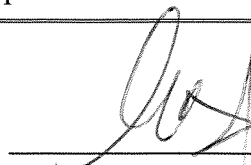
**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 11:45 a.m., for CFM Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman