

CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

WWW.CFMCDD.ORG

**CFM
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
MAY 19, 2016**

**CFM COMMUNITY
DEVELOPMENT DISTRICT AGENDA
May 19, 2016 at 11:00 a.m.**

www.cfmccd.org

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912

District Board of Supervisors	Mike Dady Bob Bishop Brian Wasser John Blakley Leah Popelka	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Mike Eckert	Hopping Green & Sams, P.A.
District Engineer	David K. Robson	Johnson Engineering, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **11:00 a.m.** with the first section which is called **Public Comment**. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three (3) **minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager's office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9530 MARKETPLACE ROAD, SUITE 206, FORT MYERS, FL 33912

www.cfmccd.org

May 12, 2016

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, May 19, 2016 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc. located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the advance agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on April 21, 2016..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures For the Month of April 2016..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2016-03, Re-Appointing an Assistant Secretary..... Tab 3
 - B. Consideration of Resolution 2016-04, Setting the Landowner Election Tab 4
 - C. Presentation of the Proposed Budget for Fiscal Year 2016/2017 (Under Separate Cover)
 1. Consideration of Resolution 2016-05, Approving a Proposed Budget for Fiscal Year 2016/2017 and Setting a Public Hearing Thereon Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

Matthew Huber

Matthew Huber
District Manager

cc: Mike Eckert, Hopping Green & Sams, P.A.

Tab 1

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	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Vice Chairman (via speaker phone)
Brian Wasser	Board Supervisor, Assistant Secretary
Leah Popelka	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Matthew Huber	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

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 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 the home builder to platt 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 platt 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 1st 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

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

Operation and Maintenance Expenditures April 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2016 through April 30, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,174.26**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2016 Through April 30, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alpha Environmental Management Corp LLC	001987	16-101071381	Power Washing 04/16	\$ 3,461.76
Carr Riggs & Ingram LLC	001982	16108959	Audit Services FY 14/15 - Third Billing	\$ 500.00
Johnson Engineering Inc	001983	20044888-001 Inv 100	General Engineering Services thru 03/13/16	\$ 735.00
Lake Masters Aquatic Weed Control, Inc.	001984	16-03208	Lake Maintenance 03/16	\$ 1,753.00
LCEC	001985	6571809552 03/16	Street Lights 3000 Magnolia Landing Ln 03/16	\$ 1,686.66
Magnolia Landing Golf, LLC	001989	647	Aerator 04/16	\$ 625.00
Magnolia Landing Golf, LLC	001989	648	Aerator/ Utility Cost 04/16	\$ 500.00
Magnolia Landing Golf, LLC	001988	655	Post No Trespass Signs	\$ 300.00
Rizzetta & Company, Inc.	001980	2964	District Management Fees 04/16	\$ 3,394.34
Rizzetta Technology Services, LLC	001981	INV0000001197	Website Hosting & Email Services 04/16	\$ 175.00
The Daily Breeze	001986	039064	Legal Advertising 03/16	<u>\$ 43.50</u>
Report Total				<u>\$ 13,174.26</u>



Alpha EMC

1511 East State Road 434, Suite #3017
Winter Springs, FL 32708
Tel: (407) 542-0300 Fax: (407) 365-4192
www.alphaemc.com

Invoice

Kristen Suit
CFM CDD
9530 Marketplace Road, Suite 206
Ft. Myers, FL 33912

Invoice Date: Apr 11, 2016
Invoice Num: 16-101071381

Cost Code:

Magnolia Landing (Magnolia Landing - CFM CDD):

Professional Services:

Date	Description	PO#	LOT#	Units	Rate	Amount
4/7/2016	Power wash all of the Islands			1,678.00	\$0.18	\$302.04
4/7/2016	Power wash Sky Meadow Lane			2,256.00	\$0.18	\$406.08
4/7/2016	Power wash Chestnut Ridge			4,976.00	\$0.18	\$895.68
4/7/2016	Power wash Castle Pines Court			4,372.00	\$0.18	\$786.96
4/7/2016	Power wash Crosswater Dr.			4,140.00	\$0.18	\$745.20
4/7/2016	Power wash Long Pond Road			1,810.00	\$0.18	\$325.80

Total Services: **\$3,461.76**

Project (Magnolia Landing - CFM CDD:) Total Amount Due: **\$3,461.76**

Amount Due This Invoice: **\$3,461.76**

This invoice is due on 5/11/2016

Account Summary

Billed To Date	Paid To Date	Balance Due
\$ 3,461.76	\$ 0.00	\$ 3,461.76

RECEIVED

Date Rec'd Rizzetta & Co., Inc. APR 14 2016
D/M approval Meh Date 4/19
Date entered APR 14 2016
Fund 001 GL 54100 OC 4611
Check # _____

Thank you for your partnership!



CRI CARR
RIGGS &
INGRAM

CPAs and Advisors

500 Grand Boulevard, Suite 210
Miramar Beach, FL 32550
850-837-3141
Federal ID 72-1396621

APR 05 REC'D

CFM Community Development District
c/o Rezzetti & Co
9530 Marketplace Road #206
Fort Myers, FL 33912

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval RS Date _____

Date entered APR 06 2016

Fund 001 GL 51300 OC 3202

Check # _____

Invoice No. 16108959 (include on check)
Date 03/30/2016
Client No. 20-03862.000

Professional services rendered as follows:

Final billing on audit of financial statements
as of September 30, 2015

Progress Applied \$ 4,000.00
Current Amount Due (3,500.00)
\$ 500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 03/30/2016 Client No: 20-03862
Invoice Number: 16108959 Total Amount Due: \$ 500.00 CFM Community Development District

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

Payment Amount: _____ Signature: _____

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046 Fax: 239.334.3661

Invoice

Project Manager David Robson

March 30, 2016
 Project No: 20044888-001
 Invoice No: 100

Accounts Payable
 CFM CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614

FEID #59-1173834

Project 20044888-001 CFM CDD General Engineering

Professional Services through March 13, 2016

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount	
Engineer VI					
Robson, David	3/8/2016	1.00	150.00	150.00	
Respond to M Dessources, SFWMD re HG conservation area fire planning.					
Robson, David	3/10/2016	.50	150.00	75.00	
Respond to M Dady re FWC map and Lakeville trespassing.					
Environmental Scientist III					
Thomas, Anastacia	3/8/2016	4.00	85.00	340.00	
CFM CDD NPDES annual report charts.					
Thomas, Anastacia	3/9/2016	2.00	85.00	170.00	
CFM CDD NPDES annual report charts.					
Totals		7.50		735.00	
Total Labor					735.00
				Total this Phase	\$735.00
				Total this Invoice	\$735.00

APPROVED
 APR 06 2016
 M approval *HS* Date
 Date entered
 und 001 GL 5/300 OC 3103

Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

Invoice

DATE	INVOICE #
3/31/2016	16-03208

Bill To:
CFM CDD - MAGNOLIA LANDING 3434 COLWELL AVENUE., SUITE 200 TAMPA, FL 33614

susan.oraczewski@lakemasters.com	P.O. NO.	TERMS	REP	PROJECT
		Net 30		

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL - PER NEW CONTRACT SIGNED 08/15	1,753.00	1,753.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. APR 01 2016

D/M approval HS Date _____

Date entered APR 06 2016

Fund 001 GL 53800 OC 4605

Check # _____

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.	Total	\$1,753.00
	Payments/Credits	\$0.00
	Balance Due	\$1,753.00

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **04/19/2016**

Account Summary as of March 29, 2016

Previous Balance	1686.66
Payment Received - 03/15/2016	-1686.66
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1686.66
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,686.66

Service Address: **3000 MAGNOLIA LANDING LN CASE ID#6806754959-T69628 NORTH FORT MYERS, FL 33917**

SA ID# 6571809975 Security Lt-Comm

Service From 02/27/2016 to 03/29/2016

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
2 units 100 HPS Light Energy Charge at \$4.49 each	8.98
2 units 100 HPS Light Fixture Charge at \$5.67 each	11.34
Power Cost Adj. (3,035.9995 kWh at \$0.01035)	31.42
Summary Of Light Related Charges	350.44
Summary Of Non Electric Fixtures	663.16
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.83
Franchise Fee-Unincorporated Lee Co. Government	75.73
Current Charge Subtotal	\$1,686.66

RECEIVED
APR 04 2016
ate necc nizzetta & co., inc.
M approval *KS* Date
ate entered APR 06 2016
ind 001 GL 53100 00 4307

tear here

tear here

Pay your electric bill with your MasterCard, VISA, Discover or American Express card by calling 239-656-2300 or at www.lcec.net. Payments made before 4 pm post to your LCEC account within 6 hours; after 4 pm post the next day.

Page 1 of 1

Please check box if address is incorrect and indicate change(s) on back



Past Due/Prev Balance	Current Charges	Total Amount Due	Current Charges Due	Amount Paid
\$0.00	\$1,686.66	\$1,686.66	04/19/2016	

Please detach and return with your payment. Make checks payable to LCEC. Checks must be in U.S. funds and drawn on a U.S. bank.

ACCOUNT NUMBER: **6571809552**

ADDRESSEE

2997 1 MB 0.436 26-14



CFM COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

REMIT TO



LCEC
P.O. BOX 31477
TAMPA, FL 33631-3477



Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
4/25/2016	647

Bill To
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, FL 33912

Due Date	Billing Period
5/11/2016	April 2016

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use	625.00	625.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>MAR 25</u> REC'D D/M approval <u>[Signature]</u> Date _____ Date entered <u>MAR 30 2016</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____</p>			
Total			\$625.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
4/30/2016	648

Bill To
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, Fl 33912

Due Date	Billing Period
5/11/2016	April 2016

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>MAR 25 REC'D</u> D/M approval <u>[Signature]</u> Date _____ Date entered <u>MAR 30 2016</u> Fund <u>001</u> GL <u>53100</u> OC <u>4304</u> Check # _____</p>		Total	\$500.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
4/11/2016	655

Bill To
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, FL 33912

Due Date	Billing Period
4/20/2016	

Quantity	Description	Rate	Amount
6	Post No Trespass Signs in the preserve near Long Pond Road	50.00	300.00
RECEIVED Date Rec'd Rizzetta & Co., Inc. <u>APR 11 2016</u> D/M approval <u>RS</u> Date _____ Date entered <u>APR 12 2016</u> Fund <u>001</u> GL <u>52900</u> OC <u>4700</u> Check # _____			
Total			\$300.00

RIZZETTA & COMPANY, INC.
 5020 W Linebaugh Avenue
 Suite 200
 Tampa, FL 33624

DATE	INVOICE NO.
4/1/2016	2964

BILL TO
CFM COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	545 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services 3101		1,361.00	1,361.00
ADMIN	Administrative Services 3100		450.00	450.00
ACTG	Accounting Services 3201		1,166.67	1,166.67
FC	Financial Consulting Services 3111		416.67	416.67
	Services for the period April 1, 2016 through April 30, 2016			
	RECEIVED			
	Date Rec'd Rizzetta & Co., Inc. <u>MAR 28 2016</u>			
	D/M approval <u>MS</u> Date _____			
	Date entered <u>MAR 30 2016</u>			
	Fund <u>001</u> GL <u>51300</u> OC <u>*</u>			
	Check # _____			

Total	\$3,394.34
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Rizzetta Technology Services

5020 W Linebaugh Ave.
 Suite 200
 Tampa FL 33624

Invoice

Date	Invoice #
4/1/2016	INV0000001197

Bill To:

CFM CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
April		00545

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAR 29 2016
 D/M approval [Signature] Date _____
 Date entered MAR 30 2016
 Fund 001 GL 51300 OC 5103
 Check # _____

Subtotal	\$175.00
Total	\$175.00



BREEZE NEWSPAPERS

P.O.Box 151306
 CAPE CORAL, FL 33915-1306

STATEMENT NUMBER	BILLING DATE
039064	3/31/16
ACCOUNT NUMBER	BILLING PERIOD
L03434	MARCH 2016
TOTAL AMOUNT DUE	
43.50	

WRITE AMOUNT
 ENCLOSED

ADVERTISING INVOICE/STATEMENT

BILL ACCOUNT NAME AND ADDRESS	REMITTANCE ADDRESS
CFM CDD 3434 COLWELL AVE. SUITE 200 TAMPA, FL 33614 ATTN: ACCOUNTS PAYABLE	THE DAILY BREEZE C/O THE BREEZE CORP. P.O. BOX 151306 CAPE CORAL, FL 33915

Please Detach Upper Portion And Return With Payment

DAY	REFERENCE	DESCRIPTION	DIMENSIONS	BILL UNITS	RATE	AMOUNT
11	000102208	PREVIOUS BALANCE				43.50
		Notice of Public Mee				43.50
	PRINTED IN:	BZ,OB				
14	AD102208	PAYMENT THANK YOU				43.50
		BZ DAILY BREEZE	OB FMB OBSERVER			

RECEIVED
 APR 04 2016
 Date received: APR 06 2016
 Fund 001 GL 51300 OC 4801

MESSAGE

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL AMOUNT DUE
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	
.00	43.50	43.50	.00	43.50	.00	.00	43.50

STATEMENT NUMBER	BILLING DATE	TERMS
039064	3/31/16	Balance due upon receipt of this invoice/statement
ACCOUNT NUMBER	BILLING PERIOD	
L03434	MARCH 2016	
CONTRACT INFORMATION		
EXPIRATION DATE	REQUIREMENT	NAME OF ADVERTISER
		CFM CDD
CURRENT MONTH	CUMULATIVE	SALESPERSON
		SUSAN DATO

ADVERTISING
 INVOICE/STATEMENT

 BREEZE NEWSPAPERS
 PO Box 151306
 Cape Coral, FL 33915-1306

Tab 3

RESOLUTION 2016-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM
COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, CFM Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously appointed **Kristen Suit** as an Assistant Secretary pursuant to Resolution 2015-06; and

WHEREAS, the Board now desires to reappoint an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF CFM COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. **Matthew Huber** is appointed as an Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2016.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 4

RESOLUTION 2016-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CFM Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the District's Board of Supervisors ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the effective date of Ordinance No. 02-01 creating the District was the 14th day of January, 2002; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT:

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect one (1) supervisor of the District, shall be held on the 17th day of November, 2016, at 11:00 a.m. at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 19, 2016 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Rizzetta and Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2016.

CFM COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within CFM Community Development District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 980.96 acres, located east of US41, north of Nalle Grade Road, in Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Thursday, November 17, 2016
TIME: 11:00 a.m.
PLACE: Rizzetta & Company, Inc.
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (239) 936-0913, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION.

EXHIBIT A

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CFM COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 17, 2016**

TIME: **11:00 A.M.**

LOCATION:

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. Two (2) seats will be up for election in the General Election held by the Lee County Supervisor of Elections, which terms are also four year periods. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

CFM COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 17, 2016

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the CFM Community Development District to be held at Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, on Thursday, November 17, 2016, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2015), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

OFFICIAL BALLOT
CFM COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 17, 2016

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the CFM Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
2. _____	_____
3. _____	_____

Date: _____

Signed: _____
Printed Name: _____

Tab 5

RESOLUTION 2016-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2016/2017 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the CFM Community Development District (the "Board") prior to June 15, 2016, a proposed operating budget, debt service budget and capital projects budget for Fiscal Year 2016/2017; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT:

1. The operating, debt service and capital projects budgets proposed by the District Manager for Fiscal Year 2016/2017 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: July 21, 2016

HOUR: 11:00 a.m.

LOCATION: Rizzetta & Company, Inc.
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

3. The District Manager is hereby directed to submit a copy of the proposed budgets to Lee County at least 60 days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post these approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2016.

ATTEST:

**CFM COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A