

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, May 19, 2016 at 11:09 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
Leah Popelka	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Mike Eckert	District Counsel, Hopping Green & Sams, P.A.
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 April 21, 2016

Mr. Huber presented the Minutes of the Board of Supervisors' meeting held on April 21, 2016. He asked if there were any additions, deletions, or corrections to the Minutes. Mr. Eckert and Mr. Dady provided amendments to the minutes.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on April 21, 2016, as amended, for CFM Community Development District.
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FOURTH ORDER OF BUSINESS

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

Mr. Huber provided an overview of the expenditures paid for the period of April 1-30, 2016 which totaled \$13,174.26. He asked if there were any questions related to any item of expenditure.

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 April 2016 which totaled \$13,174.26, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-03, Re-
Appointing an Assistant Secretary**

Mr. Huber briefly reviewed the resolution.

On a Motion by Ms. Popelka, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2016-03, Appointing Mr. Matthew Huber as an Assistant Secretary, to replace Ms. Kristen Suit, for CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04,
Setting the Landowner Election**

Mr. Eckert provided an in depth overview of the resolution and exhibits. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board Adopted Resolution 2016-04, Setting the Landowner Election for Thursday, November 17, 2016 at 11:00 a.m. at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of the Proposed Budget for
Fiscal Year 2016/2017**

Mr. Huber provided an overview of the proposed budget for fiscal year 2016/2017. Discussion ensued regarding various line items.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board Approved the increase to the Wetland Monitoring and Maintenance line item, the District Engineering line item, and the District Counsel line item as noted on the record, for CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2016-05,
Approving a Proposed Budget for Fiscal
Year 2016/2017 and Setting a Public
Hearing Thereon**

Mr. Huber provided an overview of the resolution.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board Adopted Resolution 2016-05, Approving a Proposed Budget for Fiscal Year 2016/2017, as amended, and Setting the Public Hearing Thereon for Thursday, July 21, 2016 at 11:00 a.m. at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for CFM Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert advised of legislation that has passed regarding contract language changes related to public records and changes related to website requirements.

- B. District Engineer
Mr. Robson advised he had no report.

- C. District Manager
Mr. Huber advised the next meeting of the Board of Supervisors is scheduled for June 16, 2016 at 11:00 am.

Mr. Huber advised the Brad's Pressure washing proposal previously approved has been increased to include the fitness center sidewalks. The Board directed staff to move forward.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Blakley inquired as to the requirement for posting the election information on the District website.

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

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board adjourned the meeting at 11:59 a.m., for CFM Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman