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**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, July 21, 2016 at 11:03 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:

Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
Leah Popelka	<b>Board Supervisor, Assistant Secretary</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Brian Wasser	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams, P.A.</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. He introduced Ms. Belinda Blandon, a District Manger with Rizzetta & Company who will be taking over responsibilities for CFM CDD.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Huber opened the floor for public comment. There were none.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on May 19, 2016**

Mr. Huber presented the Minutes of the Board of Supervisors' meeting held on May 19, 2016. He asked if there were any additions, deletions, or corrections to the Minutes. There were none.

<p>On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 19, 2016, for the CFM Community Development District.</p>
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months of May and June 2016**

Mr. Huber provided an overview of the expenditures paid for the period of May 1-31, 2016 which totaled \$11,841.07 and the period of June 1-30, 2016 which totaled \$28,086.07. He asked if there were any questions related to any item of expenditure.

On a Motion by Ms. Popelka, seconded by Mr. Blakley, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of May 2016 which totaled \$11,841.07 and June 2016 which totaled \$28,086.07, for the CFM Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-06, Re-Appointing an Assistant Secretary**

Mr. Huber briefly reviewed the resolution.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2016-06, Appointing Ms. Belinda Blandon as an Assistant Secretary, to replace Mr. Matthew Huber, for the CFM Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-07, Adopting a Meeting Schedule for Fiscal Year 2016/2017**

Mr. Huber presented the proposed meeting schedule for fiscal year 2016/2017, advising the schedule being presented is consistent with the current year schedule; meetings scheduled for the third Thursday of each month at 11:00 am.

On a Motion by Mr. Blakley, seconded by Mr. Wasser, with all in favor, the Board Adopted Resolution 2016-07, Approving a Meeting Schedule for Fiscal Year 2016/2017; Meetings to be held on the Third Thursday of each Month at 11:00 am, to be held at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the CFM Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-08, Declaring Vacancies**

Ms. Whelan provided an overview of the resolution advising that no residents qualified for the two seats that were to be on the ballot for the general election; seats 1 and 2. Discussion ensued regarding the two seats open for appointment.

On a Motion by Mr. Blakley, seconded by Ms. Popelka, with all in favor, the Board Adopted Resolution 2016-08, Declaring Seats 1 and 2 Vacant as of November 22, 2016, for the CFM Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on the Fiscal Year  
2016/2017 Budget and Assessments**

Mr. Huber provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Bishop, seconded by Ms. Popelka, with all in favor, the Board Opened the Public Hearing on the Fiscal Year 2016/2017 Budget and Assessments, for the CFM Community Development District.

Mr. Huber presented the proposed final budget for fiscal year 2016/2017. He advised the mitigation services proposed budget has been increased. Mr. Huber opened the floor for public comments. Questions and comments from the public were entertained. It was noted the final lift of asphalt will likely be completed by the new builder. Board discussion ensued.

On a Motion by Mr. Wasser, seconded by Mr. Blakley, with all in favor, the Board Closed the Public Hearing on the Fiscal Year 2016/2017 Budget and Assessments, for the CFM Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-09,  
Annual Appropriations and Approving a  
Final Budget for Fiscal Year 2016/2017**

Mr. Huber provided an overview of the resolution adopting the final budget for fiscal year 2016/2017. He asked if there were any questions. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Wasser, with all in favor, the Board Adopted Resolution 2016-09, Annual Appropriations and Approving a Final Budget for Fiscal Year 2016/2017, for the CFM Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-10,  
Imposing Special Assessments, Providing  
for the Collection and Enforcement of  
Assessments, and Certifying an  
Assessment Roll**

Mr. Huber provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Blakley, with all in favor, the Board Adopted Resolution 2016-10, Imposing Special Assessments, Providing for the Collection and Enforcement of Assessments, and Certifying an Assessment Roll, for the CFM Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Whelan advised the Board that Mr. Merritt of her office is working on land conveyance documents.
- B. District Engineer  
Mr. Robson advised that a recent inspection resulted in finding that a resident cut down vegetation within the preserve. Ms. Blandon will send a letter to the resident and Mr. Robson will provide the name of the permit holder to Ms. Blandon.
- C. District Manager  
Mr. Huber advised he brought a few resolutions to be considered by the Board. He advised Mr. Williams is retiring and it is necessary to redesignate the positions of Secretary, Assistant Treasurer, and Treasurer.

On a Motion by Mr. Blakley, seconded by Mr. Wasser, with all in favor, the Board Adopted Resolution 2016-11, Redesignating Mr. Matthew Huber as Secretary of the District, in place of Mr. Williams, for the CFM Community Development District.

On a Motion by Ms. Popelka, seconded by Mr. Bishop, with all in favor, the Board Adopted Resolution 2016-12, Redesignating Mr. Shawn Wildermuth as Assistant Treasurer of the District, in place of Mr. Joe Kennedy, for the CFM Community Development District.

On a Motion by Ms. Popelka, seconded by Mr. Wasser, with all in favor, the Board Adopted Resolution 2016-13, Redesignating Mr. Joseph Kennedy as Treasurer of the District, in place of Mr. Bill Rizzetta, for the CFM Community Development District.

Mr. Huber advised the next meeting of the Board of Supervisors is scheduled for Thursday, August 18, 2016 at 11:00 a.m.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. Huber opened the floor for Supervisor requests and comments. There were none.

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

Ms. Whelan advised the Landowner Election was previously set for November 17, 2016 at 11:00 am, to be held in the offices of Rizzetta & Company Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

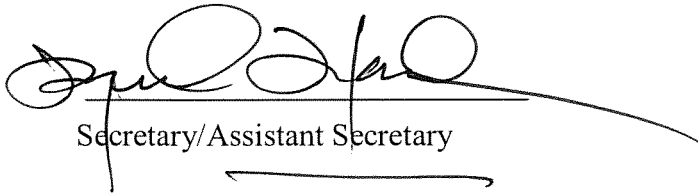
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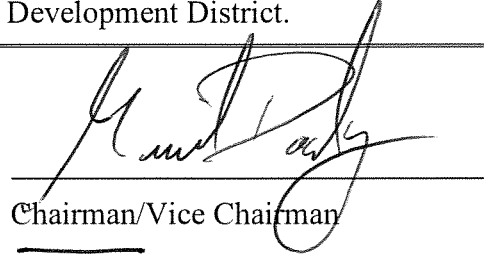
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**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Blakley, seconded by Ms. Bishop, with all in favor, the Board adjourned the meeting at 11:31 a.m., for the CFM Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman