

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, December 15, 2016 at 11:17 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 |
| Bob Bishop | Board Supervisor, Vice Chairman (via speaker phone) |
| Leah Popelka | Board Supervisor, Assistant Secretary |
| John Blakley | Board Supervisor, Assistant Secretary (via speaker phone) |
| Adam Lerner | Board Supervisor, Board Supervisor |

Also present were:

| | |
|-----------------|---|
| Belinda Blandon | District Manager, Rizzetta & Company, Inc. |
| Lindsay Whelan | District Counsel, Hopping Green & Sams, P.A. |
| David Robson | District Engineer, Johnson Engineering |
| Audience | |

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and read the roll call. She stated for the record that Mr. Lerner received the oath of office prior to the onset of today's meeting and Mr. Lerner has accepted supervisor compensation.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon 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
September 15, 2016**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on September 15, 2016. She asked if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Mr. Lerner, seconded by Mr. Dady, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on September 15, 2016, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Landowners' Meeting held on November
17, 2016**

Ms. Blandon presented the Minutes of the Landowners' meeting held on November 17, 2016. She asked if there were any questions related to the minutes. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Lerner, with all in favor, the Board accepted the Minutes of the Landowners' Meeting held on November 17, 2016, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of September and October 2016**

Ms. Blandon provided an overview of the expenditures paid for the period of September 1-30, 2016 which totaled \$43,233.66 and the period of October 1-31, 2016 which totaled \$15,843.31. She asked if there were any questions related to any item of expenditure. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of September 2016 which totaled \$43,233.66 and the Month of October 2016 which totaled \$15,843.31, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Canvassing and Certifying Results of the
November 17, 2016 Landowner Election**

Ms. Blandon briefly reviewed the resolution.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board adopted Resolution 2017-01, Canvassing and Certifying Results of the November 17, 2016 Landowner Election, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Redesignating Officers of the District**

Ms. Blandon briefly reviewed the resolution. She advised the current designations are Mr. Dady serving as Chairman, Mr. Bishop serving as Vice Chairman, and Ms. Popelka and Mr. Blakley serving as Assistant Secretaries. Ms. Blandon advised seats 1 and 2 currently held by

Mr. Bishop and Mr. Blakley were declared vacant as of November 22, 2016 by resolution 2016-08.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board Appointed Mr. Paul Mayotte to Seat 1, with a term to expire in November 2020, for the CFM Community Development District.

Mr. Dady thanked Mr. Blakley for his service to the CFM CDD Board of Supervisors.

Ms. Blandon administered the Oath of Office to Mr. Mayotte and asked if he would like to receive or decline Supervisor Compensation. Mr. Mayotte stated he would like to receive Supervisor Compensation. Ms. Whelan advised Mr. Mayotte that she would sit with him after the meeting to provide an overview of the Sunshine laws and Ethics considerations. Ms. Blandon provided a Form1 to Mr. Mayotte and provided information on proper filing.

Ms. Blandon asked for a motion to redesignate officers of the District.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Adopted Resolution 2017-02, Designating Officers of the District as follows: Mr. Mike Dady to serve as Chairman, Ms. Leah Popelka to serve as Vice Chairman, and Mr. Bob Bishop, Mr. Adam Lerner, Mr. Paul Mayotte, Mr. Matthew Huber, and Ms. Belinda Blandon to serve as Assistant Secretaries, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Review and Consideration of Prompt
Payment Policies, Resolution 2017-03**

Ms. Whelan explained the resolution to the Board and explained the provisions that outline how the District will deal with disputes. She also explained the protection the policies will provide to the District. Mr. Dady inquired as to whether or not a vendor can lien the District. Ms. Whelan advised they cannot.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Adopted Resolution 2017-03, Prompt Payment Policies, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Crosswater
Development Parcels 3, 4, & 5 Deed
Transfers from CFM CDD to Maxcy
Development Group Holdings-CFM, Inc.**

Mr. Dady explained the process when Wyndham was removed as property owner, the golf course parcels were retained by Wyndham and the residential parcels were turned over to the SPE. Wyndham retained ownership of various properties, including some roads, due to golf cart crossings. Mr. Dady advised this is a clean up issue to further provide for future development. Mr. Robson advised the parcels all deal with Crosswater Road.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Approved the Crosswater Development Parcels 3, 4, & 5 Deed Transfers from CFM CDD to Maxcy Development Group Holdings-CFM, Inc., for the CFM Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Access Easement Agreement between CFM CDD and Maxcy Development Group Holdings-CFM, Inc. for Construction of an Access Road between Brooklawn Drive and Magnolia Landing Lane

Ms. Blandon advised the document was executed by the Chairman on December 5, 2016. Mr. Dady explained there would be a District road through the entrance road of the community; the present intersection is being changed. Mr. Robson explained FDOT limits regarding median cuts.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Ratified Execution of the Access Easement Agreement between CFM CDD and Maxcy Development Group Holdings-CFM, Inc. for Construction of an Access Road between Brooklawn Drive and Magnolia Landing Lane, for the CFM Community Development District.

ELEVENTH ORDER OF BUSINESS

Review and Consideration of RFP for Mitigation Services

Mr. Robson provided an overview of the RFP as well as the bidders list. Mr. Dady asked if companies he added were on it; Lakes and Wetlands were not included per Mr. Robson because of concerns and issues they have experienced in other Districts. Mr. Dady inquired regarding the Johnson Engineering Environmental department. Mr. Robson advised they are on the other coast. Mr. Dady advised the list can be updated. Mr. Mayotte stated the lowest bidder is not always the best option. Ms. Popelka inquired as to whether the areas covered in the RFP have been reviewed. Mr. Robson confirmed. Mr. Dady asked if the District Engineer is the liaison between the CDD and the bidders. Mr. Robson confirmed.

On a Motion by Mr. Lerner, seconded by Ms. Popelka, with all in favor, the Board Approved the RFP for Mitigation Services, for the CFM Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised she had no report.

- B. District Engineer
Mr. Robson addressed a concern regarding a section of roadway gutters retaining water. He was made aware of a valley gutter holding irrigation water. Mr. Robson advised repairs to this area can be coordinated with the final lift of asphalt on the

roadways. Mr. Robson estimated a cost of \$1,200.00 to repour 40 feet of gutter/valley.

C. District Manager

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, January 19, 2017 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon opened the floor for Supervisor requests and comments.

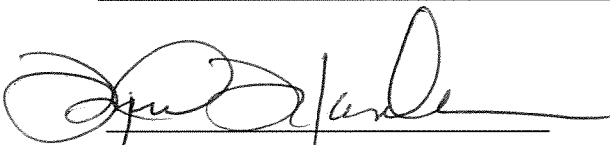
Ms. Popelka inquired regarding moving the CDD meetings to the fitness center at the community. She asked that staff obtain costs to re-advertise the meetings.

Ms. Blandon opened the floor to Audience Comments. There were none.


FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board adjourned the meeting at 12:06 p.m., for the CFM Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman