

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 20, 2017 at 11:00 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
Adam Lerner	Board Supervisor, Assistant Secretary
Paul Mayotte	Board Supervisor, Assistant Secretary
Bob Bishop	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Belinda Blandon	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

Ms. Blandon called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment. Questions and comments from the public were entertained.

Mr. Dady provided an update regarding US 41 access to the community which is needed for completion of the community.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
February 16, 2017**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on February 16, 2017. She asked if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 16, 2017, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of January, February, and March
2017**

Ms. Blandon provided an overview of the expenditures paid for the period of January 1-31, 2017 which totaled \$14,473.21, the period of February 1-28, 2017 which totaled \$17,318.40, and the period of March 1-31, 2017 which totaled \$16,554.74. She asked if there were any questions related to any item of expenditure. Mr. Dady spoke regarding the cost for the aerators, he asked that Staff review the electrical expense and discuss a possible reduction with the Golf Club.

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 January 2017 which totaled \$14,473.21, the Month of February 2017 which totaled \$17,318.40 and the Month of March 2017 which totaled \$16,554.74, for the CFM Community Development District.

Mr. Eckert asked for a motion of the Board to amend the Agenda to include ratification of the issuance of the RFP for Mitigation Services as well as to add approval and ratification of the evaluation criteria.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board Amended the Agenda to Include Ratification of the Issuance of the RFP for Mitigation Services as well as to Add Approval and Ratification of the Evaluation Criteria, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Issuance of the RFP
for Mitigation Services**

Mr. Dady advised the goal, aside from getting the best price for the District, is to ensure the District can work with the contractor. He advised that with exotic removal the work becomes difficult during the rainy season. Mr. Dady advised the scope of services has been revised for clarification in order to provide for more competitive bids.

Mr. Robson provided an overview of the process involved with clarification of the scope of services to include mechanical removal and not excluding stacking in place. He advised all previous bids were rejected and the process was started over in order to allow for stacking in place. Mr. Robson advised the biggest issue is timing and the schedule has been revised to lay out time periods of the work. He advised the planting schedule or requirement has been updated to state planting requirement is minimum one year maximum three years after removal. Mr.

Robson advised six firms have requested the RFP documents.

Mr. Robson advised a mandatory pre bid is being held today, and this is the opportunity for the bidders to ask questions on the specifications and the schedule. Mr. Dady inquired regarding getting a short list after the bids are received. Mr. Eckert advised the more contact outside of the RFP the more likely we are to have a bid protest. He advised the District can ask questions and addendums can be provided as a better process. Mr. Dady inquired regarding the dollar amount to trigger a public bid. Mr. Eckert advised that for maintenance activities the limit is \$195,000.00 and for construction or projects the level is \$360,000.00 to \$370,000.00. Discussion ensued regarding phasing the project on an annual basis.

Mr. Eckert provided an overview of the Evaluation Criteria. Discussion ensued. Mr. Dady provided changes to the criteria as follows: taking five points off man power and five points off maintenance and add those to the weight of cost, changing the wording on the schedule from shortest schedule to flexibility of schedule, lower references to five and add that also into cost.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Ratified the Evaluation Criteria, as modified on the record, for the CFM Community Development District.

On a Motion by Mr. Lerner, seconded by Mr. Dady, with all in favor, the Board Ratified the Issuance of the RFP for Mitigation Initial Exotic and Nuisance Species Eradication, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year
End September 30, 2016 as Prepared by
Carr, Riggs & Ingram**

Ms. Blandon provided an overview of the Audit for Fiscal Year end September 30, 2016 as prepared by Carr, Riggs & Ingram advising as per the Auditors opinion the statements present fairly in all material aspects the financial position of the governmental activities and each major fund of the District as of September 30, 2016. Mr. Dady requested that he be provided with the Audit in advance so that he can provide feedback to the Auditing firm. Discussion ensued. Ms. Blandon advised she will look into Mr. Dady's concerns. Further discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2016 as Prepared by Carr, Riggs & Ingram, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Johnson Engineering
Proposal for Preparation of a Public
Facilities Report**

Ms. Blandon advised the Public Facilities Report is required by Section 189.08 of the Florida Statutes which requires the report to be updated every seven years and posted on the District's website. Mr. Robson presented a proposal in the amount of \$6,000.00 for preparation of the report. Discussion ensued. The Board asked that Mr. Robson revise the proposal and present the revised proposal at the next meeting. Mr. Robson advised he will e-mail Mr. Dady a list of the items that are required for the Public Facilities Report. Discussion ensued.

EIGHTH ORDER OF BUSINESS Staff Reports

- A. District Counsel
 Mr. Eckert explained that every year the firm rates are reviewed and propose adjustment if necessary. He further advised the last increase occurred in 2015. Discussion ensued. The Board acknowledged the fee increase, to be effective October 1, 2017.

- B. District Engineer
 Mr. Robson advised the Mitigation pre bid meeting is scheduled for today.

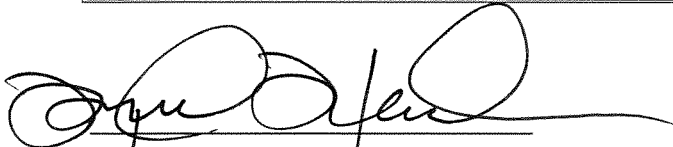
- C. District Manager
 Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, May 18, 2017 at 11:00 a.m. Mr. Mayotte advised he will not attend.

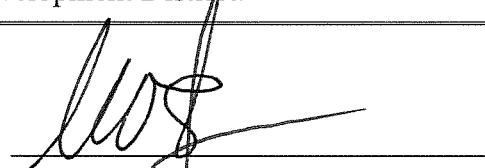
NINTH ORDER OF BUSINESS Supervisor Requests and Comments

Ms. Blandon opened the floor for Supervisor requests and comments. There were none.

TENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board adjourned the meeting at 11:53 a.m., for the CFM Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman