

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, October 19, 2017 at 11:01 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, Vice Chair
Paul Mayotte	Board Supervisor, Assistant Secretary
Adam Lerner	Board Supervisor, Assistant Secretary (via speaker phone)
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. (via speaker phone)
David Robson	District Engineer, Johnson Engineering
Mallory Clancy	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.

A resident advised of lights missing at the entry to the community. Ms. Streeter advised of a light out at the maintenance shed. Ms. Blandon advised she will contact LCEC to have the lights repaired.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on August 17, 2017

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on August 17, 2017. She asked if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 17, 2017, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Months
of August and September 2017**

Ms. Blandon provided an overview of the expenditures paid for the period of August 1-31, 2017 which totaled \$16,077.05, and the period of September 1-30, 2017 which totaled \$15,963.79. She asked if there were any questions related to any item of expenditure.

On a Motion by Mr. Mayotte, seconded by Mr. Dady, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of August 2017 (\$16,077.05), and September 2017 (\$15,963.79), for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Execution of
Documentation Relating to Release and
Relocation of Parcel A Access Easements**

Ms. Blandon provided an overview of the document as executed by the Chairman on September 8, 2017. Mr. Eckert advised that all Lerner employees may want to declare a conflict prior to discussion. Mr. Dady, Ms. Popelka, Mr. Lerner, and Mr. Bishop each declared a conflict. Mr. Dady advised that in order to facilitate the D.R. Horton closing, some platting issues needed to be cleared up; he advised this document clears up the agreements. Mr. Robson provided a description of the location of the easement. Mr. Dady advised the Lakeville exit has been secured. Discussion ensued. Mr. Dady advised the contract for construction is expected at any time and Haskins will begin staging equipment on Parcel A. Mr. Dady advised large construction equipment will be onsite; he further spoke regarding the final lift of asphalt advising the Escrow Agreement currently in place does not include Magnolia Boulevard, but D.R. Horton has agreed to split the cost with Lerner to ensure the Boulevard is completed along with the other roadways to receive the second lift.

On a Motion by Mr. Mayotte, seconded by Ms. Popelka, with all in favor, the Board Ratified Execution of Documentation Relating to Release and Relocation of Parcel A Access Easements, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Partial Release of Notice of
Delinquent Unpaid Non-Ad Valorem
Special Assessments**

Ms. Blandon advised the document was executed by the Chairman on October 10, 2017. Ms. Blandon distributed a redlined version of the document that was executed. Mr. Eckert provided an overview of the release and his comments to the same.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Approved the Redline of the Partial Release of Notice of Delinquent Unpaid Non-Ad Valorem Special Assessment in Substantial Form, as Revised by District Counsel, and Further Authorized the Chairman to Execute, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Walker Exotic Tree
Eradication Quote for Quarterly and Bi-
Annual Mitigation Maintenance**

Ms. Blandon provided an overview of the proposal received from Walker Exotic Tree Eradication for Quarterly and Bi-Annual Mitigation Maintenance. Mr. Robson provided an overview of the work and negotiations with Walker Exotic Tree Eradication. Discussion ensued.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Approved the Walker Exotic Tree Eradication Quote for Quarterly and Bi-Annual Mitigation Maintenance, Subject to Walker Exotic Tree Eradication Move Expediently on the Work, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01,
Adopting Alternative Investment
Guidelines**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. Mr. Dady asked that Ms. Blandon review the non-written policy. Ms. Blandon read the policy.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Adopted Resolution 2018-01, Alternative Investment Guidelines, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert advised he had no further report.

B. District Engineer

Mr. Robson provided an updated related to the NPDES MS4 permit; he advised the report will be submitted at the end of the month. Mr. Robson advised the amount of street sweeping and amount of debris removed is to be reported as part of the NPDES permit. Discussion ensued.

Mr. Robson advised he will be retiring at the end of February 2018.

C. District Manager

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, November 16, 2017 at 11:00 a.m.

The Board asked that Ms. Blandon coordinate with the HOA regarding construction activities.

TENTH ORDER OF BUSINESS

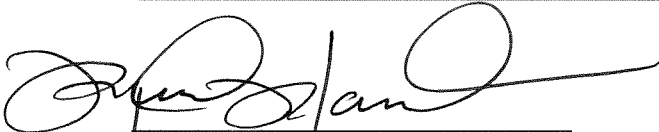
Supervisor Requests and Comments

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

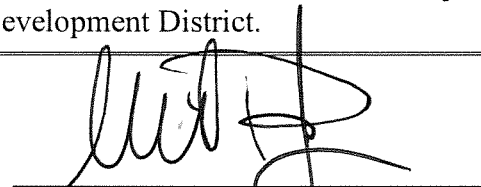
ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board adjourned the meeting at 11:38 a.m., for the CFM Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman