

## 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, January 18, 2018 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	<b>Board Supervisor, Chairman</b>
Leah Popelka	<b>Board Supervisor, Vice Chair</b>
Paul Mayotte	<b>Board Supervisor, Assistant Secretary</b>
Adam Lerner	<b>Board Supervisor, Assistant Secretary</b>
Bob Bishop	<b>Board Supervisor, Assistant Secretary (via speaker phone)</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mike Eckert	<b>District Counsel, Hopping Green &amp; Sams, P.A. (via speaker phone)</b>
Michelle Kim	<b>District Counsel, Hopping Green &amp; Sams, P.A. (via speaker phone)</b>
David Robson	<b>District Engineer, Johnson Engineering</b>
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 inquired regarding the CDD being impacted by the new development at the front. Mr. Dady advised there will be additional homes subject to CDD assessments and operations and maintenance assessments may increase.

A resident inquired regarding dewatering. Mr. Dady advised there is a special permit for the dewatering for construction.

A resident inquired regarding there are a lot of flags at the entry to the community. Mr. Dady advised they were most likely placed for surveying due to US 41 construction. Discussion

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ensued regarding the Lakeview exit being created through Magnolia Landing between the guardhouse and US 41. Mr. Dady advised of a public meeting to be held at the St. Theresa church as US 41 on February 1<sup>st</sup> at 5:00 p.m. to discuss the changes being constructed. The resident inquired regarding further construction. Mr. Dady provided an overview of the amenities scheduled to be constructed.

**THIRD ORDER OF BUSINESS****Consideration of the Minutes of the Board of Supervisors' Meeting held on October 19, 2017**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on October 19, 2017. She asked if there were any additions, deletions, or corrections to the minutes. Corrections were noted.

On a Motion by Ms. Popelka, seconded by Mr. Lerner, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on October 19, 2017, subject to the corrections noted on the record, for the CFM Community Development District.

**FOURTH ORDER OF BUSINESS****Consideration of the Operations and Maintenance Expenditures for the Months of October and November 2017**

Ms. Blandon provided an overview of the expenditures paid for the period of October 1-31, 2017 which totaled \$31,364.40, and the period of November 1-30, 2017 which totaled \$23,880.20. She asked if there were any questions related to any item of expenditure. Ms. Popelka inquired regarding the budget forecast and requested that financials be included in future agendas.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of October 2017 (\$31,364.40), and November 2017 (\$23,880.20), for the CFM Community Development District.

**FIFTH ORDER OF BUSINESS****Establishment of an Audit Committee and Scheduling of the First Meeting of the Committee**

Ms. Blandon provided an overview of the Audit Committee purpose and process and asked for a motion of the Board to form the Committee and schedule the first meeting of the Committee.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Appointed Itself as the Audit Committee and Scheduled the First Meeting of the Audit Committee as February 15, 2018 at 11:00 a.m., 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.

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**SIXTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel  
Mr. Eckert advised he had no further report.
- B. District Engineer  
Mr. Robson advised of continuing maintenance. Discussion ensued regarding the clogged inlet near the golf course maintenance building. Mr. Dady requested that the CDD send a letter to the golf course outlining the responsibilities of the pipe and inlet.
- Ms. Blandon advised of a proposal received for erosion repair to lake 170A in the amount of \$3,485.00. Discussion ensued. Mr. Robson advised he will follow up with golf course personnel regarding the installation of rip-rap not being included in the proposal.
- Mr. Mayotte inquired regarding lake maintenance responsibility. Mr. Dady advised the entire lake system, other than the driving range, is part of the storm water management system that the CDD maintains, and the golf course pays assessments to the CDD for 18 assessed units; he advised that possibly the methodology needs to be reviewed to assign more maintenance responsibilities to the golf course.
- Mr. Robson reviewed concerns with a pipe blockage between lakes 170 and 170A; he advised he has received quotes for clearing the pipes though the prices are contingent upon not knowing how blocked the pipe is; the costs are estimated \$2,500.00 to \$3,500.00 depending on the level of the blockage. Mr. Robson advised a diver can be hired for a cost of \$770.00 to determine the extent of the blockage and then the proposals for clearing the blockage can be better determined. Mr. Dady suggested holding off at this time.
- Mr. Robson reviewed the progress of the ongoing mitigation maintenance project. Ms. Blandon advised the work commenced the first week of January 2018. Discussion ensued.
- Mr. Robson advised that at the end of April an assessment plan will need to be submitted to FDEP related to the water quality.
- Mr. Dady advised he would like to see status reports related to the ongoing mitigation maintenance project.
- C. District Manager  
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, February 15, 2018 at 11:00 a.m. She advised there was discussion related to holding the meeting onsite though she has not been able to visit the site to ensure all necessary meeting necessities are available. Mr. Dady advised he would like to have that meeting held in Rizzetta's office. Ms. Popelka advised she will not be able to attend the February 15<sup>th</sup> meeting.

Mr. Dady advised that at an HOA meeting it was requested that electrical be installed to the flag pole area in order to light the flag. He advised he has obtained proposals and they are high. Discussion ensued regarding the installation of a professional light. Mr. Dady suggested concentrating on the flag pole to have the electrical professionally trenched at a cost of approximately \$2,000.00. Ms. Blandon advised she will move forward with SunTech for the lighting of the flag pole.

Mr. Dady asked that Mr. Robson review possible encroachments onto CDD/Developer/Golf Course properties. Mr. Robson advised there is a six-inch water line that runs through an area not within an easement. Mr. Dady asked that Mr. Robson coordinate review of the encroachments and easements.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

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

Ms. Blandon opened the floor for Audience comments.

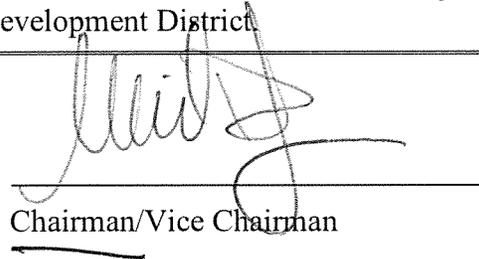
A resident inquired regarding expenses covered by the HOA vs. CDD vs. Golf Course. Mr. Dady provided an overview of responsibilities. Discussion ensued.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board adjourned the meeting at 11:48 a.m., for the CFM Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman