

**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, August 16, 2018 at 11:30 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 Chairman</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.</b>
Michelle Rigoni	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Mallory Clancy	<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.

Ms. Streeter addressed concerns regarding lighting at the fitness center; she advised that lighting is needed along the backside of the parking lot. Mr. Dady advised that the parking lot lighting may need to be addressed by the HOA.

Mr. Dady advised that the builder has requested that the District provide better lighting to the front entry. Ms. Blandon advised that Ms. Clancy is working on the entry lighting with their lighting engineer.

A resident stated they are appreciative of the new entry from US 41.

Ms. Streeter stated she is appreciative of the new fountains.

49 **THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meeting held on June 28,  
2018**

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Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on June 28, 2018. She asked if there were any questions related to the minutes. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on June 28, 2018, for the CFM Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the Months  
of June and July 2018**

Ms. Blandon provided an overview of the expenditures paid for the period of June 1-30, 2018 which totaled \$253,057.61 and for the period of July 1-31, 2018 which totaled \$14,513.51 and asked if there were any questions related to any item of expenditure.

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 June 2018, totaling \$253,057.61 and for the Month of July 2018, totaling \$14,513.51, for the CFM Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of the Proposal from  
Suntech Electrical for Parking Lot  
Lighting**

Ms. Blandon advised that at the request of the Board she obtained an estimate from Suntech for the installation of two light poles to illuminate the amenity center parking lot. She advised the proposal totals \$11,250.00. Discussion ensued. Mr. Dady advised the lighting issue should be taken on by the HOA.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-04, Re-  
Appointing an Assistant Secretary of the  
District**

Ms. Blandon provided an overview of the Resolution advising that Mr. Joe Roethke is now the Regional District Manager who oversees the Fort Myers office.

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On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Adopted Resolution 2018-04, Re-Appointing Mr. Joe Roethke as Assistant Secretary, for the CFM Community Development District.

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83 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-05,**  
84 **Declaring Vacancies**  
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86 Mr. Eckert advised that in accordance with *Florida Statute* 190.006(3)(b), seats 3 and 4 will  
87 be declared vacant as of November 20, 2018  
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On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Adopted Resolution 2018-05, Declaring Seats 3 and 4 Vacant as of November 20, 2018, for the CFM Community Development District.

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90 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2018-06,**  
91 **Adopting a Meeting Schedule for Fiscal**  
92 **Year 2018/2019**  
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94 Ms. Blandon provided an overview of the Resolution and advised that the schedule being  
95 presented is consistent with the current year schedule with meetings being scheduled for the third  
96 Thursday of each month at 11:30 a.m.  
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98 On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Adopted Resolution  
99 2018-06, Adopting a Meeting Schedule for Fiscal Year 2018/2019, for the CFM Community  
100 Development District.

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102 **NINTH ORDER OF BUSINESS** **Public Hearing to Consider the Adoption**  
103 **of the Fiscal Year 2018/2019 Budget and**  
104 **Public Hearing to Consider the Imposition**  
105 **of Operations and Maintenance Special**  
106 **Assessments; Adoption of an Assessment**  
107 **Roll, and the Levy, Collection, and**  
108 **Enforcement of the Same**  
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110 Ms. Blandon provided an overview of the public hearing process and asked for a motion to  
111 open the public hearing. Ms. Blandon advised that the two public hearings will be consolidated into  
112 one so if the members of the audience have any questions related to either of the public hearings they  
113 should be brought up during the one public hearing.  
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115 On a Motion by Mr. Lerner, seconded by Ms. Popelka, with all in favor, the Board Opened the Public  
116 Hearing to Consider the Adoption of the Fiscal Year 2018/2019 Budget and Public Hearing to  
117 Consider the Imposition of Operations and Maintenance Special Assessments; Adoption of an  
118 Assessment Roll; and the Levy, Collection, and Enforcement of the Same, for the CFM Community  
119 Development District.

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121 **TENTH ORDER OF BUSINESS** **Presentation of the Proposed Final Budget**  
122 **for Fiscal Year 2018/2019**  
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125 Ms. Popelka inquired regarding notice of the projected increase to assessments. Ms.  
126 Blandon confirmed that notices were mailed.

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128 Ms. Blandon advised the \$10,464.00 increase is primarily due to utility services for new  
129 lighting and fountains.

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131 Discussion ensued regarding the landscape budget.

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133 The hearing was opened to public comment. There were no comments from the public.  
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135 On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Closed the Public  
136 Hearing to Consider the Adoption of the Fiscal Year 2018/2019 Budget and Public Hearing to  
137 Consider the Imposition of Operations and Maintenance Special Assessments; Adoption of an  
138 Assessment Roll; and the Levy, Collection, and Enforcement of the Same, for the CFM Community  
139 Development District.

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141 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-07,**  
142 **Annual Appropriations and Adopting the**  
143 **Budget for Fiscal Year 2018/2019**  
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145 Ms. Blandon provided an overview of the resolution advising that section two would be  
146 completed as follows: total general fund budget \$376,833.00, debt service fund \$467,117.88, total  
147 budget \$843,950.88.

149 On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Adopted  
150 Resolution 2018-07, Annual Appropriations and Adopting the Budget for Fiscal Year 2018/2019, in  
151 the Amount of \$843,950.88 for the CFM Community Development District.

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153 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2018-08,**  
154 **Making a Determination of Benefit and**  
155 **Imposing Special Assessments for Fiscal**  
156 **Year 2018/2019; Providing for the**  
157 **Collection and Enforcement of Special**  
158 **Assessments; Certifying an Assessment**  
159 **Roll**  
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161 Ms. Blandon provided an overview of the resolution and asked if there were any questions.  
162 Mr. Dady advised that he is continuing to work with the builder as products may continue to change  
163 and therefore the assessment methodology may need to be revised in the future.

165 On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board Adopted Resolution  
166 2018-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year  
167 2018/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an  
168 Assessment Roll, for the CFM Community Development District.

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170 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Johnson Engineering**  
171 **Proposal for Preparation of a Public**  
172 **Facilities Report**  
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174 Mr. Dady inquired regarding whether or not a public facilities report is necessary. Ms.  
175 Blandon and Mr. Eckert confirmed.  
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177 On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Approved the  
178 Proposal from Johnson Engineering for Preparation of a Public Facilities Report, in the Amount of  
179 \$6,000.00, for the CFM Community Development District.

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181 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Proposals for Roadway**  
182 **Repairs**  
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184 Ms. Blandon advised that proposals were received for roadway repairs from PMI and from  
185 Russ Berner Construction. She advised the proposal from PMI totaled \$12,785.00 and the proposal  
186 from Russ Berner Construction totaled \$21,500.00. Mr. Dady advised that DR Horton will be  
187 providing the final lift of asphalt at a cost higher than DR Horton originally anticipated. He further  
188 advised that the roads are not in suitable condition for the final lift; and having the roads in a suitable  
189 condition is the responsibility of the District. Discussion ensued regarding the difference in the two  
190 proposals.  
191

192 On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board Approved the  
193 Proposal from PMI for Roadway Repairs, in the Amount of \$12,785.00, Subject to Positive Research  
194 by Ms. Clancy into the Vendor, for the CFM Community Development District.

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196 On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Provided a Back  
197 Up Motion that Ultimately if there is Information Delivered by the District Engineer on PMI that is  
198 Not Satisfactory and that Information is Delivered to the Chairman, then the Chairman May Authorize  
199 Use of the Alternative Firm, Russ Berner Construction, for the CFM Community Development  
200 District.

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202 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports**  
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204 A. District Counsel  
205 Ms. Rigoni provided an update regarding ADA compliance related to website  
206 accessibility. She advised that they have been working with District staff to remedy  
207 the concerns.  
208

209 B. District Engineer  
210 Ms. Clancy advised that per Mr. Dady's request; parcel A temporary certification  
211 has been received for phases one and two. She advised that Phase three is still in  
212 progress; utilities and drainage have been installed. Ms. Clancy advised the land  
213 has been cleared for the amenity center; parcel J is approximately 60% complete as  
214 utilities have been installed, it is platted, though roads are not paved. She advised  
215 that US 41 is approximately 75% complete and the turn lane into Magnolia Landing

216 is in process. Ms. Clancy advised that she has looked at golf course easements  
 217 although a separate contract would be needed in order to conduct the research  
 218 necessary to determine which tracts need to be cleaned up. Mr. Dady stated that  
 219 Jason Merritt of Hopping Green & Sams is working on some of the easements. Mr.  
 220 Eckert advised that his office is also working on correction of the public right of  
 221 ways. Ms. Clancy advised that Walker Exotic Tree Eradication has completed  
 222 exotics removal and another event will be completed next month. Mr. Dady  
 223 inquired regarding a certificate of completion from the government. Ms. Clancy  
 224 advised that certificate will probably come after Earth Balance has completed their  
 225 plantings. Ms. Clancy advised she is continuing work on the landscape and  
 226 maintenance ownership map.

227  
 228 Mr. Eckert left the meeting in progress at 12:14 p.m.

229  
 230 Mr. Mayotte inquired regarding any future conservation area concerns. Ms. Clancy  
 231 advised the District has a contract with Walker Exotic for maintenance and these  
 232 areas should be added to that existing contract.

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 234 C. District Manager  
 235 Ms. Bandon advised the next meeting of the Board of Supervisors is scheduled for  
 236 Thursday, September 20, 2018 at 11:30 a.m.

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 238 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**  
 239 **Comments**

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 241 Ms. Bandon opened the floor for Supervisor requests and comments.

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 243 Mr. Dady spoke regarding severe instances of trespassing in the conservation area. He  
 244 advised he has spoken with the Sheriff department as well as Florida Fish & Wildlife and he has  
 245 provided authority to prosecute should the trespassers be caught. Discussion ensued.

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 247 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**  
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On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board adjourned the meeting at 12:21 p.m., for the CFM Community Development District.

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 253 Secretary/Assistant Secretary

  
 Chairman/Vice Chairman