

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, February 21, 2019 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:

Leah Popelka	Board Supervisor, Chairperson
Scott Campbell	Board Supervisor, Vice Chairman
Paul Mayotte	Board Supervisor, Assistant Secretary
Chip Jones, Jr.	Board Supervisor, Assistant Secretary

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
Brent Burford	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.

Mr. Streeter inquired regarding pressure washing of the sidewalks on Magnolia Landing Lane. Ms. Blandon advised that she will inquire with the vendor. He also inquired regarding the new lights that are being proposed for installation regarding whether or not they will have outlets as the base. Ms. Blandon advised they will not.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 20, 2018

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on December 20, 2018. She asked if there were any questions related to the minutes. Corrections to the minutes were noted.

On a Motion by Ms. Popelka, seconded by Mr. Jones, Jr., with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on December 20, 2018, Subject to Corrections Noted on the Record, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Month of December 2018**

Ms. Bandon provided an overview of the expenditures paid for the period of December 1-31, 2018 which totaled \$9,934.16 and asked if there were any questions related to any item of expenditure. Mr. Jones, Jr. inquired as to the aerator invoices. Ms. Bandon confirmed the agreement is a flat fee agreement.

On a Motion by Mr. Jones, Jr., seconded by Mr. Mayotte, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of December 2018, totaling \$9,934.16, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Magnolia Landing
Golf Proposals for Aerator Repairs
and Landscaping**

Ms. Bandon advised that a proposal was received from Magnolia Landing Golf for aerator repairs, in the amount of \$5,475.00, for items not covered in the maintenance agreement.

On a Motion by Mr. Jones, Jr., seconded by Ms. Popelka, with all in favor, the Board Approved the Magnolia Landing Golf Proposal for Aerator Repairs, Subject to Review by District Counsel to Verify the Items are Not Covered Under the Current Maintenance Agreement, Not to Exceed \$5,500.00, for the CFM Community Development District.

Ms. Bandon advised that a proposal was received from Magnolia Landing Golf for landscaping along Magnolia Landing Lane. She advised the proposal includes two options for plantings; the first is a recommendation in the amount of \$14,580.00, and the second proposal is a reduced quantity proposal in the amount of \$9,980.00. Discussion ensued. Ms. Bandon advised that she will ask Ms. Stahl for a proposal with options for different plant material.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for
Preserve Maintenance**

Ms. Bandon advised that proposals for Preserve Maintenance were received from EarthBalance, Earth Tech Environmental, Mettauer Environmental, Sandhill Environmental, Solitude Lake Management, and Woods and Wetlands. She further

advised that the budget amount for this item is \$60,000.00 and the last semi-annual event occurred in October 2018.

Mr. Robson provided an overview of the proposals received. Discussion ensued.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Approved the Earth Tech Environmental Proposal for Preserve Maintenance, Subject to Preparation of a Contract by District Counsel and Providing Authorization to the Chair for Execution of the Contract, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of LCEC Proposal for Entry Lighting

Ms. Blandon advised that she obtained the proposal from LCEC for entry lighting per direction provided by Mr. Dady. She advised that LCEC is charging \$6,800.00 for engineering costs and that the conduit will have to be installed by CFM CDD. Discussion ensued. Ms. Popelka suggested deferring this item until associated costs can be determined. The Board concurred.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Resolution 2018-05, Declaring Board Vacancies

Ms. Blandon advised that seats 3 and 4 were declared vacant as of November 20, 2018 and as per the resolution the incumbent Supervisors of those seats shall remain in office until a replacement can be located. She advised that seat 2 is also a holdover from the 2016 election cycle. Mr. Eckert advised that seats 2, 3, and 4 should be filled by residents; although sometimes residents do not show interest or cannot fill the seats due to not being permanent residents of the District. Discussion ensued. Mr. Eckert advised that anyone who is interested in serving on the Board should contact Ms. Blandon at least ten days prior to the next Board of Supervisors' meeting; he further reviewed the requirements for residents to serve on the Board.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert advised that he has been working on questions related to the second lift of asphalt as discussed as previous meetings; he advised that his understanding is that the second lift had an eighteen month deadline from November 2, 2017 which means May of 2019 and it is his understanding that DR Horton is looking to do the second lift in April of 2019. Mr. Eckert advised that another issue was raised related to the agreement; he advised the agreement is a private agreement and the CDD is not a party of the agreement; but it does call for repairs and maintenance to be conducted by DR Horton prior to the final lift. Mr. Eckert is looking into getting reimbursement for past repairs as well as funding for future repairs.

Mr. Eckert advised that he is still working on the issue of the accounts receivable for the outstanding assessment but advised they should not be written off at this point.

Mr. Eckert provided an overview of legislation currently being proposed related to sovereign immunity limits which could affect the Districts insurance rates, lowering of retainage on contracts, auditing requirements, and public records as well as public meetings related to voting conflicts and a requirement to answer any questions asked by any person who attends a public meeting.

Mr. Jones, Jr. inquired regarding the website ADA concern. Mr. Eckert provided input relating to CDD websites. Discussion ensued. Mr. Eckert advised that he has been working closely with Rizzetta & Company on the ADA website compliance issue.

Mr. Mayotte discussed potholes that are in need of repair.

B. District Engineer

Mr. Robson advised that he had no report.

C. District Manager

Ms. Bandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, March 21, 2019 at 11:30 a.m.

TENTH ORDER OF BUSINESS

Supervisor Requests

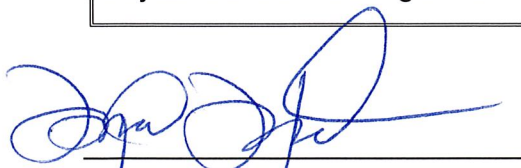
Ms. Bandon opened the floor for Supervisor requests and comments. There were none.

ELEVENTH ORDER OF BUSINESS

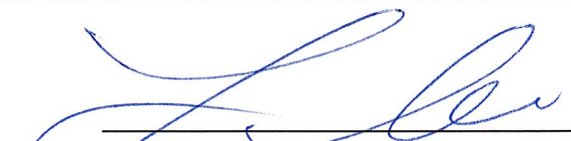
Adjournment

Ms. Bandon advised there is no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Ms. Popelka, seconded by Mr. Jones, Jr., with all in favor, the Board adjourned the meeting at 12:19 p.m., for the CFM Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman