



Rizzetta & Company

# CFM Community Development District

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**Board of Supervisors' Meeting  
November 16, 2023**

**District Office:  
9530 Marketplace Road, Suite 206  
Fort Myers, Florida 33912  
(239) 936-0913**

[www.cfmccd.org](http://www.cfmccd.org)

**CFM  
COMMUNITY DEVELOPMENT DISTRICT**

District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.cfmccd.org

<b>Board of Supervisors</b>	Paul Mayotte Sue Streeter Brian McGibbon Rodney Allen Terry Jo Gile	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tucker Mackie	Kutak Rock, LLP
<b>District Engineer</b>	Brent Burford	Johnson Engineering, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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November 08, 2023

Board of Supervisors  
**CFM Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, November 16, 2023, at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT – AGENDA ITEMS ONLY**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on October 19, 2023 ..... Tab 1
  - B. Ratification of the Operations and Maintenance Expenditures for the Month of September 2023 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Discussion and Consideration of Proposals of Plants for Conservation Area (under separate cover)
  - B. Review of Conservation Area Policy
  - C. Consideration of Resolution 2024-02 Adapting Conservation Area Policy ..... Tab 3
  - D. Consideration of Proposal for Annual Ground Cover ..... Tab 4
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager ..... Tab 5
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

*Belinda Blandon*

Belinda Blandon  
District Manager

cc: Tucker Mackie, Kutak Rock, LLP

# Tab 1

**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 special meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, October 19, 2023, at 11:31 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Paul Mayotte	<b>Board Supervisor, Chairman</b>
Sue Streeter	<b>Board Supervisor, Vice Chairman</b>
Brian McGibbon	<b>Board Supervisor, Assistant Secretary</b>
Rodney Allen	<b>Board Supervisor, Assistant Secretary</b>
Terry Jo Gile	<b>Board Supervisor, Assistant Secretary</b>
	<b>(via Teams)</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, Kutak Rock, LLP (via Teams)</b>
Brent Burford	<b>District Engineer, Johnson Engineering</b>
Sonny Backes	<b>Mettauer Environmental</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 announced there were members of the public present. None of the audience members present had comments. As there were no public comments, Ms. Blandon moved forward with the agenda.

**THIRD ORDER OF BUSINESS**                      **Consideration of the Minutes of the Board of Supervisors' Meeting held on August 17, 2023**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on August 17, 2023. She asked if there were any questions related to the minutes. There

47 were none.

48

49 On a Motion by Ms. Streeter, seconded by Mr. Mayotte, with all in favor, the Board  
50 Approved the Minutes of the Board of Supervisors' Meeting held on August 17, 2023, for  
51 the CFM Community Development District.

52

53 **FOURTH ORDER OF BUSINESS**

**Ratification of the Operations and  
Maintenance Expenditures for the  
Months of July and August 2023**

54

55

56

57 Ms. Bandon advised that the operations and maintenance expenditures for the  
58 period of July 1-31, 2023, totaled \$33,457.23, and the expenditures for the period for  
59 August 1-31, 2023, totaled \$155,156.83. She asked if there were any questions. There  
60 were none.

61

62 On a Motion by Mr. Mayotte, seconded by Mr. McGibbon, with all in favor, the Board  
63 Ratified the Operations and Maintenance Expenditures for the Month of July 2023,  
64 (\$33,457.23) and August 2023 (\$155,156.83), for the CFM Community Development  
65 District.

66

67 **FIFTH ORDER OF BUSINESS**

**Ratification of Special Assessment  
Bonds, Series 2021 Requisitions for  
Payment #48**

68

69

70

71 Ms. Bandon advised that the Special Assessment Bonds, Series 2021 requisitions  
72 for payment #48 totaled \$792.50. She asked if there were any questions. There were  
73 none.

74

75 On a Motion by Ms. Streeter, seconded by Mr. Allen, with all in favor, the Board Ratified  
76 Payment of Special Assessment Bonds, Series 2021 Requisitions for Payment #48, for  
77 the CFM Community Development District.

78

79 **SIXTH ORDER OF BUSINESS**

**Discussion Regarding Conservation  
Areas and Dead Tree Removal**

80

81

82 Ms. Bandon advised the Board that Ms. Streeter requested the conservation areas  
83 be addressed. Ms. Streeter stated that several new residents that have moved on to  
84 Plumwood Loop, back near the conservation area have approached her and sent her  
85 pictures of the conservation area showing several dead trees and debris that residents  
86 feel is left over from Hurricane Ian. Mr. Backes reviewed the area, and advised that the  
87 debris is both Hurricane Ian and pre-hurricane debris. Mr. Backes advised that the pre-  
88 hurricane debris is from the exotic plant removal when the Melaleuca trees were cut down  
89 and stacked up. He advised at the time of the removal the trees were stacked deep inside  
90 of the conservation before the houses were built. Board discussion ensued regarding the

91 homes along the edge of conservation area specifying issues related to wildfires. Mr.  
92 Backes advised that the conservation area is a living habitat for animals and good for the  
93 eco system; he stated the only option at this time for the conservation area is to apply for  
94 a fire debris removal permit. Mr. Burford stated that the SFWMD will allow the removal of  
95 the debris if it is within 60 feet of a home. The District Engineer stated he will speak with  
96 Andy Tilton regarding the conservation area. Mr. Backes stated the Board can plant  
97 bushes near the conservation area to hide the lower unsightly debris in the conservation  
98 area. Board discussion ensued regarding types of plants that could be planted in the area.  
99 The Board agreed to have Mr. Backes do research and provide proposals for plantings  
100 along the conservation area and present the proposals to the Board at the next meeting.  
101 Ms. Mackie recommended a conservation area policy that will allow residents to have a  
102 written communication which advises them what the District is restricted from doing in the  
103 conservation area and what can be done when a tree or branch starts to become a threat  
104 to private property from the edge of the conservation area. Ms. Blandon advised that the  
105 District does not have a current policy and she would welcome one. Ms. Mackie advised  
106 that she would draft a policy to be added to the next District meeting agenda. District  
107 Manager will email the homeowner on Plumwood Loop who has expressed concerns  
108 about the conservation area and inform her of the Boards review of options.

109  
110 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,  
Amending the Budget for Fiscal Year  
2022/2023**

111  
112  
113  
114 Ms. Blandon presented Resolution 2024-01, Amending the Budget for Fiscal Year  
115 2022/2023. Ms. Blandon advised that the Budget was amended by \$155,000. Ms. Blandon  
116 asked if there were any questions, there were none.

117  
118 On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board  
119 Approved the Resolution 2024-01, Amending the Budget for Fiscal Year 2022/2023, for  
120 the CFM Community Development District.

121  
122 **EIGHTH ORDER OF BUSINESS**

**Staff Reports**

123  
124 District Counsel

125 Ms. Mackie has advised she does not have a report. She advised that she would  
126 answer any questions from the board, there were none.

127  
128 District Engineer

129 Mr. Burford advised that on Plumwood Loop there is a low spot on the curb that is  
130 holding water; he advised that he has followed up with Mr. Ratz from Forestar. Mr.  
131 Burford advised that when Forestar comes in to complete the second lift of asphalt,  
132 it will be addressed at that time. Mr. Burford advised Forestar via email that before  
133 they complete the second lift on the roadways, they need to notify the District as  
134 the District Engineer wants to complete an inspection.

135

136 Mr. Burford advised the Board that the NPDES report has been completed and  
137 submitted to Lee County.

138  
139 Mr. Burford advised the Board of an issue on Crosswater. He advised the area had  
140 inlet protectors that needed to be cleaned of sediment. Mr. Burford advised the  
141 Board that Mitchell and Stark were notified to clean out the inlet protectors. He  
142 advised he will follow up with Mitchell and Stark to confirm the inlet protectors have  
143 been cleaned out.

144  
145 Ms. Blandon asked if there were any questions for Mr. Burford. Ms. Streeter asked  
146 Ms. Mackie regarding Mr. Burford's comment. She asked if it was necessary to  
147 send Forestar a legal notification that the District needs to be notified before the  
148 second lift so the District Engineer can inspect the streets and gutters. Ms. Mackie  
149 stated that the District Engineer is asking to keep the communication informal.

150  
151 Mr. Burford advised that he was notified that there is flooding issues in front of the  
152 golf maintenance facility area. Board discussion ensued. Ms. Blandon advised she  
153 would notify the golf club manager to keep the area clean of debris.

154  
155 District Manager  
156 Ms. Blandon advised that the next meeting of the Board of Supervisors' is  
157 scheduled to be held on Thursday, November 16, 2023, at 11:30 a.m.

158  
159 Ms. Blandon advised that the entry monument lighting project has been completed,  
160 and that there are some issues with the illumination reaching the top portion of the  
161 trees and the trees need be trimmed. She advised that the shrubbery in front of  
162 the monument sign should be replaced with annuals that can be replaced on a  
163 quarterly basis. Ms. Blandon stated she would get proposals for the Board. Board  
164 discussion ensued regarding the stones that were removed. The Board requested  
165 that Ms. Blandon have the stones reinstalled.

166  
167 **NINTH ORDER OF BUSINESS** **Supervisor Requests and Audience**  
168 **Comments**

169  
170 Ms. Blandon opened the floor for Supervisor requests and audience comments.

171  
172 Mr. Mayotte advised at the August District meeting Mr. Allen brought up the  
173 possibility of putting up a sign for the south bound side of the road showing where  
174 the District entrance is. Board discussion ensued. Mr. Burford advised he will  
175 provide a detail to Ms. Blandon so she can obtain proposals for the sign.

176  
177 Ms. Streeter requested an update on the sign repairs. Ms. Blandon stated that the  
178 signs have been completed and she has pictures of many of them. Ms. Streeter  
179 was notified by a few residents that they have not been completed. Ms. Streeter  
180 stated that she would drive through the District on Thursday and take pictures of  
181 the signs.

182



183 Mr. Allen stated that he believed that someone from Solitude would be at the  
184 October meeting. Ms. Blandon stated that the representative from Solitude will be  
185 available at the next meeting to talk about the Littorals in the lakes that are taking  
186 over.

187  
188 Mr. Allen requested an update on the property appraiser not showing property  
189 purchased from Forestar being in the District's name. District Counsel reported  
190 that the deeds were filed, and it is a delay on the property appraiser part. Board  
191 discussion ensued.

192  
193 Ms. Gile left the teams meeting at 12:16 p.m.

194  
195 Board discussion ensued regarding the streetlights and LCEC.

196  
197 **TENTH ORDER OF BUSINESS** **Adjournment**

198  
199 Ms. Blandon advised there is no further business to come before the Board and  
200 asked for a motion to adjourn.

201  
202 On a Motion by Mr. Allen, seconded by Ms. Streeter, with all in favor, the Board Adjourned  
203 the meeting at 12:22 p.m., for the CFM Community Development District.

204

205

206

207

208

209 \_\_\_\_\_  
Secretary/Assistant Secretary

209 \_\_\_\_\_  
Chairman/Vice Chairman

210

# Tab 2

# CFM COMMUNITY DEVELOPMENT DISTRICT

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District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.cfmccd.org](http://www.cfmccd.org)

## **Operation and Maintenance Expenditures September 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$61,718.62**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
DR Horton, Inc.	100218	2034	LCEC Utility Bills Reimbursement 08/23	\$ 478.46
Egis Insurance Advisors, LLC	100224	19818	Policy #100123606 10/01/2023-10/01/2024	\$ 11,552.00
Johnson Engineering, Inc.	100225	20044888-001-189	General Engineering 09/23	\$ 1,835.00
Johnson Engineering, Inc.	100214	20214225-002-10	Magnolia Landing Surface Water Quality Monitoring Through 08/20/23	\$ 1,408.75
Johnson Engineering, Inc.	100219	20214225-002-6	Magnolia Landing Surface Water Quality Monitoring Through 02/23	\$ 1,311.60
Johnson Engineering, Inc.	100214	20236011-000-7	Magnolia Landing Water Use Permit Compliance Assistance 08/23	\$ 1,000.00
LCEC	100226	6571809552 9/23	Electric Summary 09/23	\$ 9,770.63
Lykins Signtek, Inc.	100220	204358	Driveway Signs for Magnolia Landing - Final 50% Balance 09/23	\$ 990.00
Magnolia Landing Golf, LLC	100221	2226	Trim Oaks 02/23	\$ 550.00
Magnolia Landing Golf, LLC	100216	CL00002251	Aerator Utility Cost 02/23	\$ 1,400.00
Magnolia Landing Golf, LLC	100216	CL00002252	Aerator Agreement & Water 02/23	\$ 625.00
Magnolia Landing Golf, LLC	100216	CL00002287	Aerator Utility Cost 03/23	\$ 1,400.00
Magnolia Landing Golf, LLC	100216	CL00002288	Aerator Agreement & Water 03/23	\$ 625.00

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Magnolia Landing Golf, LLC	100216	CL00002315	Aerator Utility Cost 05/23	\$ 1,400.00
Magnolia Landing Golf, LLC	100217	CL00002316	Aerator Agreement & Water 05/23	\$ 625.00
Magnolia Landing Golf, LLC	100216	CL00002350	Aerator Agreement & Water 06/23	\$ 625.00
Magnolia Landing Golf, LLC	100216	CL00002351	Aerator Utility Cost 06/23	\$ 1,400.00
Magnolia Landing Golf, LLC	100216	CL00002695	Remove Trees 05/23	\$ 3,500.00
Magnolia Landing Golf, LLC	100216	CL00002696	Remove Shrubs 05/23	\$ 3,800.00
Magnolia Landing Golf, LLC	100216	CL00002697	Tree Removal 05/23	\$ 400.00
Magnolia Landing Golf, LLC	100216	CL00002698	Irrigation Repairs 05/23	\$ 457.25
Magnolia Landing Master Association, Inc.	100222	MLM 09182023	Monthly Landscaping 09/23	\$ 6,357.52
Rizzetta & Company, Inc.	100213	INV0000083228	District Management Fees 09/23	\$ 4,263.41
Solitude Lake Management, LLC	100223	PSI011179	Lake & Pond Management Services 09/23	\$ 2,449.00
Suntech Electrical Contractors, Inc.	100215	5491-5	Electrical Repair 08/23	<u>\$ 3,495.00</u>

# CFM Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
<b>Report Total</b>				<b><u>\$ 61,718.62</u></b>

# Tab 3

## RESOLUTION 2024-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING MAINTENANCE OF CONSERVATION AREAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the CFM Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida;

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business;

**WHEREAS**, numerous designated conservation areas (“**Conservation Areas**”) exist within the boundaries of the District which are subject to governmental regulation and are not intended nor permitted to be maintained like ordinary landscaped areas;

**WHEREAS**, the District desires to provide District residents with guidance as to the maintenance of trees and/or vegetation that encroaches on or may pose a threat of damage to resident owned property in a manner consistent with the intent of such Conservation Areas and with governmental regulations (“**Policy**”); and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution a maintenance policy for the Conservation Areas for immediate use and application; and

**WHEREAS**, the District desires to provide for future amendment of the Policy.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTION OF POLICY REGARDING MAINTENANCE OF CONSERVATION AREAS.** The Board hereby adopts the policy attached hereto as **Exhibit A** regarding maintenance of the Conservation Areas located within the boundaries of the District.

**SECTION 2. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.



**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the CFM Community Development District.

**PASSED AND ADOPTED** on the 16th day of November, 2023.

ATTEST:

**CFM COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A:** Conservation Area Maintenance Policy

## EXHIBIT A

### CFM Community Development District Conservation Area Maintenance Policy

1. General Policy Statement: The following is the policy statement of the CFM Community Development District (the “**District**”) relating to the natural buffers, environmentally sensitive areas, and wetland conservation areas that are scattered in large numbers throughout the District (“**Conservation Areas**”). A general depiction of the Conservation Areas is shown on **Attachment 1**. The policy statement (“**Policy**”) is consistent with the policies of other governments including Lee County and the South Florida Water Management District as it regards their natural upland and wetland conservation/preservation areas.

Removal of native vegetation within and immediately surrounding the Conservation Areas is strongly discouraged and may be restricted or prohibited by Lee County, South Florida Water Management District, or other governmental regulations. Maintenance of the Conservation Areas, disposal of personal property within the Conservation Areas, and other activities within the Conservation Areas are strictly prohibited, except by authorized representatives of the District.

Conservation Areas placed into conservation easements in favor of the South Florida Water Management District are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Any vegetation that dies or is damaged by storms or other “acts of God” in these areas is to remain in its existing configuration to fulfill its role in nature’s process. The goal is to minimize disturbance to these areas.

2. Maintenance by the District: If it appears that a tree(s) and/or vegetation from the Conservation Areas is encroaching or poses a threat of damaging resident-owned property, such residents should contact the District Manager at (239) 936-0913. The District Manager will have the tree(s) and/or other vegetation evaluated, and to the extent that it is determined that the District is responsible for any items, take any necessary action to address the same, consistent with applicable law and regulatory approvals.
3. Maintenance by Residents: In the event that a tree(s) and/or vegetation from the Conservation Areas encroaches on property owned by a resident of the District, such resident has the right to trim or cut back such tree(s) and/or vegetation to such resident’s property line. In the event that a resident intends to trim or cut back any encroaching tree(s) and/or vegetation from the Conservation Areas on such resident’s property, such resident shall be responsible for determining whether any regulatory approvals are required and to obtain such approvals prior to commencing any maintenance. With regard to such approvals, District Staff is authorized to provide, subject to review of the resident request, a “no objection” letter from the District to the applicable regulatory authorities.

Removal of native vegetation within and immediately surrounding other natural areas and environmentally sensitive areas not shown in **Attachment 1** is also discouraged and may be

restricted or prohibited by Lee County and/or the South Florida Water Management District to protect the upland/wetland area or water body. The abutting owner is responsible for making sure their action complies with all relevant state and local regulations.

No one is allowed to encroach into the Conservation Areas for maintenance or placement of personal property of any kind.

4. Amendment. This Policy may be amended as the District Board of Supervisors deems necessary.
5. Liability. Failure to comply with this Policy may result in fines and/or penalties, civil liability, or criminal prosecution, and the District reserves all rights to enforce the same. The District shall in no way be liable for injury or death to person or damage to resident-owned property in connection with maintenance of a tree(s) and/or vegetation within or immediately surrounding the Conservation Areas regardless of whether such maintenance is conducted by a resident or by the District. In the event that District property is damaged in connection with maintenance of a tree(s) and/or vegetation from Conservation Areas by a resident, such resident shall be solely responsible for the repair and/or replacement of such District property.
6. Severability. If any section, paragraph, clause or provision of this Policy shall be held to be invalid or ineffective for any reason, the remainder of this Policy shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Policy would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause of provision.

*Adopted by the CFM Community Development District Board of Supervisors on November 16th, 2023.*

# Tab 4

# Proposal

**To:**  
 CFM CDD  
 9530 Market Place Rd Suite 206  
 Fort Myers, FL 33912  
 Phone 239.936.0913

**Date:** November 2, 2023  
**Quotation #:** 2023055  
**Customer ID:** 6014  
**Quotation valid until:** November 17, 2023

**For:**  
 Annual Ground Cover

Description	Type	Sq Ft	Bags/Bales	Per Unit	Ext. Price	Amount
<b>Strap # 04-43-24-L4-13RD1.0000</b>						<b>\$ 9,000.00</b>
Magnolia Landing Ln ROW (between Parcel A and E)*	Pine Straw	15,300	1,200	\$ 7.50	\$ 9,000.00	
<b>Strap # 03-43-24-L3-13LS1.0000</b>						<b>\$ 150.00</b>
Parcel J, West of Lot 1	Pine Straw	750	20	\$ 7.50	\$ 150.00	
<b>CFM CDD Owned Areas</b>						<b>\$ 10,515.00</b>
Along North Wall	Pine Straw	15,300	403	\$ 7.50	\$ 3,022.50	
Long Pond Cul-de-sac	Pine Straw	980	26	\$ 7.50	\$ 195.00	
Redstone Cul-de-sac	Pine Straw	1,000	27	\$ 7.50	\$ 202.50	
NW Corner MLL & Chestnut Ridge	Pine Straw	5,500	145	\$ 7.50	\$ 1,087.50	
NE Corner MLL & Chestnut Ridge	Pine Straw	2,000	53	\$ 7.50	\$ 397.50	
N Sky Meadow	Pine Straw	5,700	150	\$ 7.50	\$ 1,125.00	
S Sky Meadow	Pine Straw	8,300	219	\$ 7.50	\$ 1,642.50	
Sky Meadow Planter	Pine Straw	3,400	90	\$ 7.50	\$ 675.00	
Medians	Pine Straw	6,940	183	\$ 7.50	\$ 1,372.50	
Crosswater N End	Pine Straw	4,000	106	\$ 7.50	\$ 795.00	
<b>Strap # 03-43-24-11-0000L.0000</b>						<b>\$ 1,100.00</b>
Castle Pines Cul-de-sac	Mulch	1,760	220	\$ 5.00	\$ 1,100.00	
<b>Parcel J</b>						<b>\$ 1,570.00</b>
Median	Mulch	655	82	\$ 5.00	\$ 410.00	
Cul-de-sac	Mulch	690	87	\$ 5.00	\$ 435.00	
Tree beds along Avenida Del Vera	Mulch	463	45	\$ 5.00	\$ 225.00	
Lift station buffer	Mulch	800	100	\$ 5.00	\$ 500.00	
<b>Entry and Parcel A Common Areas</b>						<b>\$ 5,365.00</b>
MLL ROW Parcel # 04-43-24-L4-13LS2.0000	Mulch	3,000	375	\$ 5.00	\$ 1,875.00	
Planters along Magnolia Landing Ln	Mulch	3,000	375	\$ 5.00	\$ 1,875.00	
Trees along Magnolia Landing Ln	Mulch	1,200	150	\$ 5.00	\$ 750.00	
Cul-de-sacs	Mulch	1,380	173	\$ 5.00	\$ 865.00	
<b>TOTAL</b>						<b>\$ 27,700.00</b>

\_\_\_\_\_  
 Approved by

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Title

**THANK YOU FOR YOUR BUSINESS!**

Magnolia Landing Golf, LLC.  
 3501 Avenida Del Vera North Fort Myers, FL 33917  
 P: 239.543.4146 F: 239.652.6676

# Tab 5



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** December 21, 2023
- **FY 2022-2023 Audit Completion Deadline:** June 2023
- **Next Election (Seats 1,2 & 5):** November 5, 2024

District  
Manager's  
Report

November 8

**2023**

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**FINANCIAL SUMMARY**

**9/30/2023**

General Fund Cash & Investment Balance	\$580,926
Debt Service Fund Investment Balance	\$589,320
Capital Projects Fund Investment Balance	\$72,082
<b>Total Cash and Investment Balances</b>	<b>\$1,242,328</b>

**General Fund Expense Variance:                      \$140,446    Over Budget**

**\* The District Board approved an amended budget at the BOS Meeting held on October 19, 2023.**



Rizzetta & Company

**Damaged Street Signs:** A sign post was hit by a car on Magnolia Landing Lane and Chestnut Ridge. A temporary stop sign has been installed we are working for the replacement. The street sign names for Cherry Palm Drive and Avenida were ripped off. This could be due to vandalism. The sign for Cherry Palm was replaced back in April. Below are photos.







Rizzetta & Company

Notice of Non-Compliance: We received a notice of non-compliance from the South Florida Water Management District regarding maintenance of the upland buffers and wetland D. They are also claiming that there is required signage that is missing. This is being reviewed by District Staff including Mettaufer. Sonny is coordinating a meeting onsite with the South Florida Water Management District.