



Rizzetta & Company

# **CFM**

## **Community Development District**

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**Board of Supervisors' Meeting  
February 21, 2019**

**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**

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

**Board of Supervisors**

Leah Popelka	Chairman
Scott Campbell	Vice Chairman
Paul Mayotte	Assistant Secretary
Bob Bishop	Assistant Secretary
Chip Jones	Assistant Secretary

**District Manager**

Belinda Blandon	Rizzetta & Company, Inc.
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**District Counsel**

Michael Eckert	Hopping Green & Sams, P.A.
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**District Engineer**

David Robson	Johnson Engineering, Inc.
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**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.

**CFM COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 9530 MARKETPLACE ROAD • SUITE 206 • FORT MYERS • FLORIDA • 33912**

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

February 14, 2018

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, February 21, 2019 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**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 20, 2018 ..... Tab 1
  - B. Consideration of the Operations and Maintenance Expenditures for the Month of December 2018 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Magnolia Landing Golf Proposals ..... Tab 3
    1. Aerator Repairs
    2. Landscaping
  - B. Consideration of Proposals for Preserve Maintenance ..... Tab 4
    1. EarthBalance
    2. Earth Tech Environmental
    3. Mettauwer Environmental
    4. Sandhill Environmental Services
    5. Solitude Lake Management
    6. Woods and Wetlands
  - C. Consideration of LCEC Proposal for Entry Lighting ..... Tab 5
  - D. Discussion Regarding Resolution 2018-05, Declaring Board Vacancies ..... Tab 6
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. 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: Mike Eckert, Hopping Green & Sams, P.A.

# 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 regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, December 20, 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:

Leah Popelka	<b>Board Supervisor, Chairperson</b>
Scott Campbell	<b>Board Supervisor, Vice Chairman</b>
Chip Jones, Jr.	<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>
David Robson	<b>District Engineer, Johnson Engineering</b>
Brent Burford	<b>District Engineer, Johnson Engineering</b>
Audience	

**FIRST ORDER OF BUSINESS**                      **Call to Order**

Ms. Blandon called the meeting to order at 11:34 a.m. and read the roll call.

**SECOND ORDER OF BUSINESS**                      **Public Comment**

Ms. Blandon opened the floor for public comment. Questions and comments from the audience were entertained. A resident spoke regarding a conversation she had with a DR Horton representative who has advised that the final lift of asphalt will not be installed until completion of Parcel K. She asked if the CDD has any further information and also where the communication breakdown may be. Mr. Campbell advised that there is an agreement in place for DR Horton to complete the final lift and he would need to review that agreement. Mr. Jones, Jr. inquired regarding the existence of an agreement between DR Horton, the SPE, and the CDD related to the asphalt work. Mr. Eckert advised there is an agreement in place, which allows for the substitution of security with the County related to the final lift although he does not believe there is a deadline for the final lift; he advised that he will review the agreement. A resident inquired regarding a drainage concern at 20529 Chestnut Ridge. Mr. Robson advised that he has done research for the area of question; he reviewed the drainage plans for Chestnut Ridge and Redstone Circle. Discussion ensued. A resident discussed concerns with the lack of

51 lighting at the entrance. Mr. Campbell advised that the DR Horton is in the process of  
52 installing additional streetlights on Magnolia Landing Lane and he asked that Staff follow  
53 up with DR Horton regarding the location of the new streetlights to be installed. He further  
54 asked that Staff obtain a quote to improve the entry monument lighting. A resident spoke  
55 regarding the escrow and reserve account for the final lift being released to DR Horton  
56 without an end date for the lift to be completed. Mr. Eckert advised that the District was  
57 involved only in an agreement related to the substitution of security related to the final lift.  
58 Mr. Eckert advised that he will review the agreements and provide a report at the next  
59 meeting. Ms. Streeter spoke regarding the drainage issue and the height of the berms  
60 and the elevation of the additional buildings in the area. Ms. Bandon advised that she will  
61 provide the Johnson Engineering report to the Board; she asked that the report be passed  
62 on to DR Horton for their review. Ms. Bandon advised that the CDD will not continue to  
63 expend funds on this issue as it is not a CDD issue.

64  
65 **THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
November 15, 2018**

66  
67  
68  
69 Ms. Bandon presented the Minutes of the Board of Supervisors' meeting held on  
70 November 15, 2018. She asked if there were any questions related to the minutes. There  
71 were none.  
72

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 November 15, 2018,  
for the CFM Community Development District.

73  
74 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Months of October and November  
2018**

75  
76  
77  
78  
79 Ms. Bandon provided an overview of the expenditures paid for the period of  
80 October 1-31 which totaled \$46,878.42 and the period of November 1-30, 2018 which  
81 totaled \$55,625.52 and asked if there were any questions related to any item of  
82 expenditure. Discussion ensued regarding various items of expenditure.  
83

On a Motion by Mr. Jones, Jr., seconded by Mr. Campbell, with all in favor, the Board  
Approved the Operations and Maintenance Expenditures for the Months of October  
2018, totaling \$46,878.42 and November 2018, totaling \$55,625.52, for the CFM  
Community Development District.

84  
85 **FIFTH ORDER OF BUSINESS**

**Consideration of Conveyance  
Documents Related to Utilities in  
Parcels A and J**

86  
87  
88  
89 Mr. Eckert advised that the documents are associated with the transfer of basic  
90 utilities from the developer to FGUA. He advised these were not facilities constructed by

the District; he further advised that the documents state that the District will give FGUA whatever right it has to the utilities however the District is not saying they have any right to the utilities. Mr. Eckert advised that there are other documents that the FGUA has asked the District to sign to which his office has advised they are not comfortable with unless the FGUA can prove why the District should be making certain representations regarding something it did not construct, and to date those issues have been resolved. Mr. Eckert recommended approval of the documents in substantial form and asked that the Board provide authorization to the Chairperson and Vice Chairperson and Attorney to execute the documents; and further authorize execution of other documents in connection with the transfer, as determined necessary by the District Engineer, District Counsel, and the Chairperson or Vice Chairperson.

On a Motion by Mr. Jones, Jr., seconded by Ms. Popelka, with all in favor, the Board Approved the Bills of Sale and Attorney Affidavits in Substantial Form and Authorized the Chairperson and Vice Chairperson and Attorney to Execute the Documents; and Further Authorized Execution of other Documents in Connection with the Transfer, as Determined Necessary by the District Engineer, District Counsel, and the Chairperson or Vice Chairperson, for the CFM Community Development District.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

**A. District Counsel**

Mr. Eckert advised that he will have a recommendation to the Board regarding the accounts receivable at the next meeting.

**B. District Engineer**

Mr. Robson reviewed a list of follow up items from the previous meeting. Mr. Robson asked for Board direction related to the timing of repairing the roadways; would the District like to provide repairs well in advance of the final lift or in conjunction with the final lift. Discussion ensued. Mr. Robson recommended conducting a pavement conditions survey. The Board advised they would like to wait until review of the final lift agreement has been conducted.

**C. District Manager**

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, January 17, 2018 at 11:30 a.m.

Ms. Blandon advised that she has reviewed the landscaping along Magnolia Landing Lane; she advised that she is obtaining proposals for the aerators that are having issues.

## **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 to audience comments. Audience questions and comments were received by the Board.

**EIGHTH ORDER OF BUSINESS                      Adjournment**

On a Motion by Mr. Jones, Jr., seconded by Mr. Campbell, with all in favor, the Board adjourned the meeting at 12:04 p.m., for the CFM Community Development District.

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

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

# Tab 2

# CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

## **Operation and Maintenance Expenditures December 2018 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2018 through December 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$9,934.16**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2018 Through December 31, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hopping Green & Sams	002401	103473	General/Monthly Legal Services 09/18	\$ 154.50
Hopping Green & Sams	002401	103877	General/Monthly Legal Services 10/18	\$ 1,344.34
LCEC	002398	6571809552 11/18	Street Lights 3000 Magnolia Landing Ln 11/18	\$ 1,678.98
Magnolia Landing Golf, LLC	002402	1086	Aerator Agreement & Water 12/18	\$ 500.00
Magnolia Landing Golf, LLC	002402	1087	Aerator Agreement & Water 12/18	\$ 625.00
Rizzetta & Company, Inc.	002399	INV00000036622	District Management Fees 12/18	\$ 3,703.34
Rizzetta Technology Services, LLC	002400	INV0000003938	Website Hosting & Email Services 12/18	\$ 175.00
Solitude Lake Management LLC	002403	PI-A00223944	Monthly Lake & Pond Service 12/18	<u>\$ 1,753.00</u>
Report Total				<u>\$ 9,934.16</u>

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

October 25, 2018

CFM Community Development District  
c/o Rizzetta & Company  
9530 Marketplace Road Suite # 206  
Ft. Myers, FL 33912

Bill Number 103473  
Billed through 09/30/2018

## General Counsel/Monthly Meeting

**CFMCDD 00001 MCE**

### FOR PROFESSIONAL SERVICES RENDERED

07/31/18	SRS	Research implementing Americans with Disabilities Act compliance measures regarding special district website.	0.10 hrs
09/04/18	JEM	Review correspondence from Beals regarding utility easement; review correspondence from Dady; reply to same.	0.20 hrs
09/05/18	JEM	Review correspondence from Kusiolek regarding form of access and utility easement.	0.10 hrs
09/10/18	JEM	Review correspondence from Kusiolek regarding form of access and utility easement; prepare correspondence to Campbell.	0.20 hrs
09/10/18	MKR	Review status of district's vendor contracts.	0.40 hrs
09/10/18	APA	Research status of maintenance agreements; confer with district; update district chart; prepare agenda memorandum.	1.20 hrs
09/12/18	MCE	Prepare for meeting; confer with Blandon; confer with Dailey.	0.30 hrs
09/13/18	MCE	Review landscape maintenance issues.	0.30 hrs
09/13/18	MKR	Prepare for meeting; confer with Blandon and Felice regarding landscape maintenance contract.	0.80 hrs
09/13/18	APA	Review agenda package; prepare agenda memorandum.	1.20 hrs
09/14/18	MCE	Review staff e-mails; confer with Blandon.	0.20 hrs
09/14/18	MKR	Review revised second amendment to landscape maintenance agreement with Master Association.	1.40 hrs
09/17/18	MKR	Review agreement with Walker Exotic; verify scope of work regarding same; prepare for board meeting.	0.70 hrs
09/17/18	APA	Review revised agenda package.	0.40 hrs
09/18/18	MCE	Review conservation land maintenance issues.	0.10 hrs



09/18/18	MKR	Prepare for and attend conference call regarding conservation easements and maintenance of same.	0.80 hrs
09/18/18	APA	Prepare aquatic maintenance agreement; confer with district regarding updated map of ponds; update district vendor agreement chart.	1.80 hrs
09/20/18	MCE	Follow-up from board meeting; review board seat history.	0.50 hrs
09/20/18	MKR	Confer with Clancy regarding conservation easement; attend board meeting by phone; follow-up.	1.10 hrs
09/20/18	APA	Update vendor agreement chart; prepare two supervisor notebooks.	2.10 hrs
09/21/18	APA	Prepare cover letters to new supervisors; finalize supervisor notebooks.	1.20 hrs
09/24/18	APA	Follow-up regarding meeting items; update maintenance agreement chart.	0.40 hrs
09/25/18	MKR	Review status regarding current vendor contracts.	0.10 hrs
09/26/18	MKR	Review cover letters for supervisor notebooks; confer with Clancy regarding time-zero monitoring work authorization.	0.20 hrs
09/26/18	APA	Prepare packages regarding supervisor notebooks to Campbell and Jones.	0.40 hrs
09/27/18	MKR	Review meeting minutes and provide comments.	0.40 hrs
09/27/18	APA	Update vendor agreement chart.	0.30 hrs
09/28/18	JLK	Continue negotiation of master services agreement regarding Americans with Disabilities Act compliance on websites, documents and transmittals; confer regarding statement of work for recreational software for ADA compliance; confer regarding insurance coverage with district's insurer.	0.10 hrs
09/29/18	MKR	Research appointment of non-qualified electors to a qualified elector seat; research history of district elections; prepare memorandum regarding same.	2.30 hrs

Total fees for this matter

\$3,782.50

**DISBURSEMENTS**

Document Reproduction

154.50

Total disbursements for this matter

\$154.50

**MATTER SUMMARY**

Papp, Annie M. - Paralegal	9.00 hrs	125 /hr	\$1,125.00
Merritt, Jason E.	0.50 hrs	330 /hr	\$165.00
Kilinski, Jennifer L.	0.10 hrs	250 /hr	\$25.00
Eckert, Michael C.	1.40 hrs	310 /hr	\$434.00
Rigoni, Michelle K.	8.20 hrs	245 /hr	\$2,009.00
Sandy, Sarah R.	0.10 hrs	245 /hr	\$24.50

TOTAL FEES

\$3,782.50

=====

TOTAL DISBURSEMENTS

\$154.50 ✓

TOTAL CHARGES FOR THIS MATTER

\$3,937.00

**BILLING SUMMARY**

Papp, Annie M. - Paralegal	9.00 hrs	125 /hr	\$1,125.00
Merritt, Jason E.	0.50 hrs	330 /hr	\$165.00
Kilinski, Jennifer L.	0.10 hrs	250 /hr	\$25.00
Eckert, Michael C.	1.40 hrs	310 /hr	\$434.00
Rigoni, Michelle K.	8.20 hrs	245 /hr	\$2,009.00
Sandy, Sarah R.	0.10 hrs	245 /hr	\$24.50

TOTAL FEES

\$3,782.50

TOTAL DISBURSEMENTS

\$154.50

TOTAL CHARGES FOR THIS BILL

\$3,937.00

**Please include the bill number on your check.**

Date not billable & billable  
1/1/Approval *Belinda Blandon* Date 12/11/18  
Date entered DEC 06 2018  
Fund 001 GL 51400 OC 3107  
Check #

## Beth Donovan

---

**From:** Natasha Dhanpat  
**Sent:** Monday, December 3, 2018 2:42 PM  
**To:** Beth Donovan  
**Cc:** Belinda Blandon; Tiffany Bogerty  
**Subject:** FW: CFMCDD short payment  
**Attachments:** 103473.pdf

Hi Beth,

The attached invoice was entered for \$3782.50 but should have been entered for \$3937.00. Since Belinda already approved it can you please enter the invoice again for the difference in this weeks batch so that we can pay the difference?

Please use the same invoice number and click yes when MIP asks you if you want to append this to the original invoice. Let me know if you have any questions.

Thank you,

Natasha Dhanpat  
Senior Accountant

Rizzetta & Company  
12750 Citrus Park Lane  
Suite 115  
Tampa, Florida 33625  
Phone: 813.933.5571

[ndhanpat@rizzetta.com](mailto:ndhanpat@rizzetta.com)



Rizzetta & Company  
Professionals in Community Management

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**From:** Belinda Blandon <BBlandon@rizzetta.com>  
**Sent:** Monday, December 3, 2018 1:55 PM  
**To:** Natasha Dhanpat <NDhanpat@rizzetta.com>  
**Subject:** FW: CFMCDD short payment

Hi Hope you had fun in NY!

See below. I didn't dispute any of the fees. Can you let me know why it was short paid.

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED

DEC 04 2018

===== STATEMENT =====

November 27, 2018

CFM Community Development District  
c/o Rizzetta & Company  
9530 Marketplace Road Suite # 206  
Ft. Myers, FL 33912

Bill Number 103877  
Billed through 10/31/2018

## General Counsel/Monthly Meeting

CFMCDD 00001 MCE

### FOR PROFESSIONAL SERVICES RENDERED

10/03/18	JEM	Review correspondence from Sharpe regarding access issues to parcels F and H.	0.10 hrs
10/04/18	MKR	Prepare memorandum regarding district elections; review notice of board meetings regarding fiscal year 2018-2019.	0.80 hrs
10/22/18	MCE	Confer with Brizendine; review financial statement issues involving write-off of accounts receivable.	1.20 hrs
10/22/18	JEM	Review correspondence from Jones; prepare reply to same; confer with Jones.	0.70 hrs
10/23/18	JEM	Prepare correspondence to Jones regarding utility dedication; review correspondence from Marquina; prepare reply to same.	0.40 hrs
10/24/18	JEM	Review correspondence from Ratz regarding utility turnover; confer with Marquina; confer with Jones regarding utility turnover issues.	0.50 hrs
10/25/18	JEM	Review correspondence from Ratz; review correspondence from Marquina.	0.10 hrs
10/29/18	JEM	Review correspondence from Jones regarding utility turnover; reply to same.	0.10 hrs
10/31/18	JLK	Draft and update forms regarding district management-related contracts; confer with Rizzetta team regarding same; review website templates and master website agreement; review statement of work regarding Americans with Disabilities Act and remediation of various documents.	0.20 hrs
10/31/18	APA	Prepare resolution amending fiscal year 2017/2018 budget.	0.60 hrs

Total fees for this matter \$1,320.00

### DISBURSEMENTS

Conference Calls	8.06
United Parcel Service	16.28

Total disbursements for this matter \$24.34

### MATTER SUMMARY

DATE RECEIVED BY RIZZETTA & COMPANY, INC.  
Belinda Blandon Date 12/11/18  
1/M approval DEC 05 2018  
date entered  
und 001 GL 51400 OC 3107  
check #

Papp, Annie M. - Paralegal	0.60 hrs	125 /hr	\$75.00
Merritt, Jason E.	1.90 hrs	330 /hr	\$627.00
Kilinski, Jennifer L.	0.20 hrs	250 /hr	\$50.00
Eckert, Michael C.	1.20 hrs	310 /hr	\$372.00
Rigoni, Michelle K.	0.80 hrs	245 /hr	\$196.00

TOTAL FEES	\$1,320.00
TOTAL DISBURSEMENTS	\$24.34

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$1,344.34</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Papp, Annie M. - Paralegal	0.60 hrs	125 /hr	\$75.00
Merritt, Jason E.	1.90 hrs	330 /hr	\$627.00
Kilinski, Jennifer L.	0.20 hrs	250 /hr	\$50.00
Eckert, Michael C.	1.20 hrs	310 /hr	\$372.00
Rigoni, Michelle K.	0.80 hrs	245 /hr	\$196.00

TOTAL FEES	\$1,320.00
TOTAL DISBURSEMENTS	\$24.34

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$1,344.34</b>
------------------------------------	-------------------

**Please include the bill number on your check.**

Date Rec'd Rizzetta & Co., Inc. DEC 03 2018

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered \_\_\_\_\_

Fund \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_

Check# \_\_\_\_\_

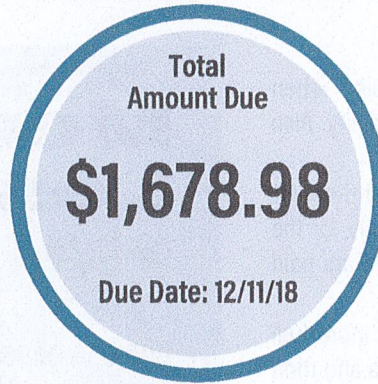




Visit us online at [www.lcec.net](http://www.lcec.net)  
Phone: (239) 656-2300  
Toll Free: 1-800-599-2356

### Important Messages

Check daily energy usage at LCEC SmartHub and start saving!



RECEIVED  
NOV 28 2018

Service Address: MAGNOLIA LANDING LN & PARK, NORTH FORT MYERS, 33917  
Service Location: 1000085908

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: MAGNOLIA LANDING LN & PARK, NORTH FORT MYERS, 33917  
Service Location: 1000085909

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

KEEP  
SEND



Post Office Box 3455  
North Fort Myers,  
FL 33918-3455

Account Number	6571809552
Current Charges Due 12/11/18	\$1,678.98
Total Amount Due	\$1,678.98

Checks must be in U.S. funds and drawn on a U.S. bank.

### PAY YOUR BILL 24/7

ONLINE: Check or credit/debit card at [www.lcec.net](http://www.lcec.net) or download the mobile app.  
PHONE: (239) 656-2300 or (800) 599-2356



4953 2 AB 0.405 5 4953  
CFM COMMUNITY DEVELOPMENT DISTRICT  
CFM COMMUNITY DEVELOPMENT DISTRICT  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

LCEC  
PO BOX 31477  
TAMPA, FL 33631-3477

19



1101365718095520000000000000167898000167898112020183



## Explanation of Charges

**Public Service Tax:** A tax assessed by a municipality when applicable. All monies collected are paid to the municipality. Also referred to as municipal tax.

**Franchise Fee:** A fee paid to the applicable city/county for the right or privilege to utilize the public property of the city/county for the purpose of supplying electric service. All monies collected are paid to the city/county.

**County Tax:** A discretionary sales surtax imposed by individual Florida counties. This tax is remitted to the State of Florida and then distributed to the counties where the surtax is levied.

**Sales Tax:** A tax levied by the State of Florida, when applicable, at the current rate. This tax is remitted to the state in accordance with state laws.

**Gross Receipts Tax:** A tax that is levied by the State of Florida on LCEC's total gross receipts and remitted to the State in accordance with applicable laws.

**Power Cost Adjustment:** This charge reflects the difference between the actual cost of purchased power from the wholesale supplier and the base wholesale cost of power included in the energy charge.

**More time.  
Less clutter.  
Hello green!**

**Enroll in paperless billing through LCEC SmartHub.**

Already enrolled? You must enroll again in the new customer care and billing system. It takes minutes.

Visit [www.lcec.net](http://www.lcec.net) and use the account number on this bill to enroll now!

**LCEC.NET**



### Auto Pay

Free automatic withdrawal from checking or savings. Enroll at [www.lcec.net](http://www.lcec.net) or by phone.



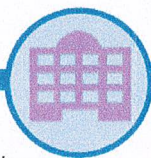
### By Phone

Free with checking or savings account; \$4.00 service fee\*\* using credit or debit card.



### Online

Free with checking or savings account; \$4.00 service fee\*\* using credit or debit card. Visit [www.lcec.net](http://www.lcec.net).



### Pay Stations

\$1.50 service fee\*\* with cash, check, or money order. Visit [www.lcec.net](http://www.lcec.net) for a complete list of authorized pay stations.



### Mail

Mail check or money order to:  
LCEC  
P.O. Box 31477  
Tampa, FL 33631

\*\* All service fees are collected by third-party vendors. LCEC receives no portion of these service fees. Please visit [www.lcec.net](http://www.lcec.net) for more information about fees.

**Thank you for being a member!**

☐ Mailing Address or Phone Number Changes

Please call us for all other service change requests.

☐ Permanent ☐ Temporary (from \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_)

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

☐ Comments

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**Service Address: 3501 AVENIDA DEL VERA BLVD, NORTH FORT MYERS, 33917**

**Service Location: 1000091001**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$1.92
100 watt LED		\$9.13
Power Cost Adjustment	20 kWh @ 0.00630	\$0.13
Franchise Fee Lee County		\$0.53
Gross Receipts Tax		\$0.07
<b>Total Current Charges for this Location</b>		<b>\$11.78</b>

**Service Address: 3501 AVENIDA DEL VERA BLVD, NORTH FORT MYERS, 33917**

**Service Location: 1000091002**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$1.92
100 watt LED		\$9.13
Power Cost Adjustment	20 kWh @ 0.00630	\$0.13
Franchise Fee Lee County		\$0.53
Gross Receipts Tax		\$0.07
<b>Total Current Charges for this Location</b>		<b>\$11.78</b>

**Service Address: MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917**

**Service Location: 1000111790**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917**

**Service Location: 1000111791**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917**

**Service Location: 1000111792**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>





Service Address: MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917

Service Location: 1000111793

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917

Service Location: 1000170334

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917

Service Location: 1000170335

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917

Service Location: 1000170336

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917

Service Location: 1000170337

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>



**Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917**  
**Service Location: 1000170338**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917**  
**Service Location: 1000170339**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917**  
**Service Location: 1000170340**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917**  
**Service Location: 1000170341**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917**  
**Service Location: 1000170342**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>





Service Address: MAGNOLIA LANDING LN & LONG POND RD, NORTH FORT MYERS, 33917

Service Location: 1000217219

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: MAGNOLIA LANDING LN & LONG POND RD, NORTH FORT MYERS, 33917

Service Location: 1000217220

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: MAGNOLIA LANDING LN & LONG POND RD, NORTH FORT MYERS, 33917

Service Location: 1000217221

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: MAGNOLIA LANDING LN & LONG POND RD, NORTH FORT MYERS, 33917

Service Location: 1000217222

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240194

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>



**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**

**Service Location: 1000240195**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**

**Service Location: 1000240196**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**

**Service Location: 1000240197**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**

**Service Location: 1000240198**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**

**Service Location: 1000240199**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>





Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240200

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240201

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240202

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240203

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240204

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>



**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**  
**Service Location: 1000240205**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**  
**Service Location: 1000240206**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**  
**Service Location: 1000240207**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**  
**Service Location: 1000240208**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

**Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917**  
**Service Location: 1000240209**

**Service Dates: 10/17/18 - 11/16/18**

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>





Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240210

Service Dates: 10/17/18 - 11/16/18

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240211

Service Dates: 10/17/18 - 11/16/18

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240212

Service Dates: 10/17/18 - 11/16/18

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
UG Conductor .01FT		\$2.95
Franchise Fee Lee County		\$1.75
Gross Receipts Tax		\$0.23
Total Current Charges for this Location		\$39.02

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240213

Service Dates: 10/17/18 - 11/16/18

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240214

Service Dates: 10/17/18 - 11/16/18

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92



Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240215

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240216

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240217

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240218

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917  
Service Location: 1000240219

Service Dates: 10/17/18 - 11/16/18

#### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92





Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240220

Service Dates: 10/17/18 - 11/16/18

### Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
<b>Total Current Charges for this Location</b>		<b>\$35.92</b>

# INVOICE



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

Date	Invoice #
Dec 1, 2018	1086

## Bill to

CFM CDD  
9530 Marketplace Rd  
Suite 206  
Fort Myers, FL 33912

RECEIVED

NOV 30 2018

Due Date	Billing Period
12/31/18	December 2018

Quantity	Description	Rate	Tax	Amount
1	Aerator Utility Cost	500.00	0.00	500.00
<p> <i>Belinda Blandon</i>  <i>11/30/18</i>  <i>NOV 30 2018</i>  <i>001 GL 53800 OC 4614</i>  <i>check #</i> </p>				
Total				500.00



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

# INVOICE

Date	Invoice #
Dec 1, 2018	1087

RECEIVED

NOV 30 2018

**Bill to**

CFM CDD  
9530 Marketplace Rd  
Suite 206  
Fort Myers, FL 33912

Due Date	Billing Period
12/31/18	December 2018

Quantity	Description	Rate	Tax	Amount
1	Aerator Agreement & Water	625.00	0.00	625.00
			<b>Total</b>	<b>625.00</b>

Rate NOV 11/22/2018 - 11/30/18  
i/M approval Belinda Blandon Date 11/30/18  
ate entered NOV 30 2018  
und 001 GL 53800 OC 4614  
back #

**Rizzetta & Company, Inc.**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
12/1/2018	INV0000036622

**Bill To:**

CFM CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

RECEIVED  
NOV 27 2018

Services for the month of		Terms	Client Number
December		Upon Receipt	00545
Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,416.67	\$1,416.67
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,420.00	\$1,420.00
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
Subtotal			\$3,703.34
Total			\$3,703.34

Date received 11/29/18  
1/M approved Belinda Blandon Date 11/30/18  
Date entered NOV 29 2018  
und 001 GL 51300 OC  
check #

Tampa FL 33614

Date	Invoice #
12/1/2018	INV0000003938

CFM CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

NOV 27 2018

[illegible]





# INVOICE

Invoice Number: PI-A00223944

Invoice Date: 12/01/18

PROPERTY: CFM CDD -  
Magnolia  
Landing

Voice: (888) 480-5253 Fax: (888) 358-0088

RECEIVED

DEC 04 2018

**SOLD TO:** CFM CDD - Magnolia Landing  
c/o Rizzetta & Company  
9530 Market Place Road Ste. 206  
Ft. Myers, FL 33912

CUSTOMER ID	CUSTOMER PO	Payment Terms	
C2226		Due upon receipt	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Rill Kirth			12/01/18

Qty	Item / Description	Unit Price	Extension
1	Lake & Pond Management Services SVR05732 12/01/18 - 12/31/18 Lake & Pond Management Services	1,753.00	1,753.00

date received 12/04/18  
by/Approved Belinda Blandon Date 12/11/18  
date entered DEC 05 2018  
und 001 GL 53800 OC 4605  
check #

## PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	1,753.00
Sales Tax	0.00
Total Invoice	1,753.00
Payment Received	0.00
<b>TOTAL</b>	<b>1,753.00</b>

# Tab 3

The crew has checked all lake aerators and provided 2 quotes. One aerator is operating in each of the lakes except lake 169. The following estimate is for non-routine repairs that are necessary to get all but lake 169 aerators running.

Work	Amount
Replace 27 Nodes (on/off timer)	\$3,250
Replace 5 Solenoids	\$150
Replace 27 Valve Boxes	\$875
Fittings	\$200
Labor	\$1,000
<b>Total Estimate</b>	<b>\$5,475</b>

#### **Lake 169**

We suspect the line for lake 169 was damaged during construction. The following estimate is to locate and dig up the aerator pipe then trouble shoot. Labor for 2 technicians', not to exceed 8 hours each: \$320.

Notes: All nodes from 2013 are not functioning and are no longer under warranty. Labor and material for routine repairs, such as replacing batteries will not be billed, as they are included in the maintenance agreement.

Please let us know if you have any questions.

*Christina Southwick*  
*General Manager*  
*Magnolia Landing Golf, LLC.*  
3501 Avenida Del Vera  
North Fort Myers, FL 33917  
P: 239-543-4146  
F: 239-652-6676



Pictures and details of the areas mentioned below are attached. Disregard page 1, Parcel A; mid email, I was informed DR Horton will be taking care of the landscape, sod and ground cover in those areas. The options/quantities can be adjusted for the desired look.

Option A – Recommended Quantities

\$4,600	Lay approx. 51,000 sq ft pine straw, 3" depth along Magnolia Landing Ln
\$1,080	Lay 1,200 sq ft sod to replace dead grass
\$1,400	Fill washed out areas with approx. 8 loads of dirt
\$7,500	Plant 750 cordgrass, muhly grass and paspalum quadrifarium
<hr/>	
\$14,580	Total Material and Labor

Option B – Reduced Quantities

\$3,750	Lay approx. 51,000 sq ft pine straw, 2" depth along Magnolia Landing Ln
\$1,080	Lay 1,200 sq ft sod to replace dead grass
\$1,400	Fill washed out areas with approx. 8 loads of dirt
\$3,750	Plant 750 small cordgrass, muhly grass and paspalum quadrifarium
<hr/>	
\$9,980	Total Material and Labor

The smaller plants will grow in over time. The beds along Magnolia Landing Lane do not have irrigation, the selected grasses will need to be hand watered for at least 2 weeks, which is included in the quote.

*Christina Southwick*

*General Manager*

*Magnolia Landing Golf, LLC.*

3501 Avenida Del Vera

North Fort Myers, FL 33917

P: 239-543-4146

F: 239-652-6676

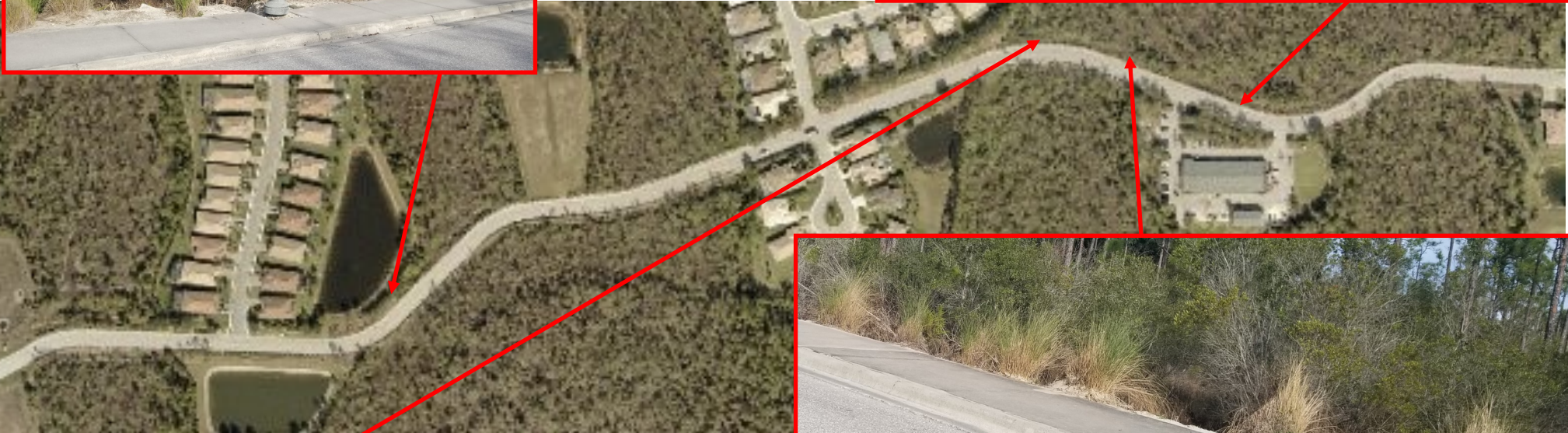
Parcel A -

The new sitework removed the old apron's. We have reached out to DR Horton to see if they plan to landscape, sod and lay pine straw in these areas.





Dangerous washed out areas along Magnolia Landing Lane. The light pole at the top left should not be a problem. Charlie states there is a leak causing the washout in the top right picture, that we will not be able to fix. We are looking into what can be done for the areas in the bottom 2 pictures.





Magnolia Landing Lane - Examples of the landscape condition.





# Tab 4

**CFM CDD**  
**2019 Conservation Area Maintenance RFP Responses**

2/5/2019	Earth Tech Environmental 10600 Jolea Avenue Bonita Springs, FL 34135	Donn Brown <a href="mailto:donnb@eteflorida.com">donnb@eteflorida.com</a>	Bi-annual Maintenance Quarterly Maintenance	212.3 acres 263.6 acres	\$170.00 \$420.00	\$36,091.00 \$110,712.00 <b>\$146,803.00 Total Per Year</b>
2/8/2019	Solitude Lake Management 3842 Ironbridge Blvd., Unit 2, Fort Myers FL 33916	Jeff Moding <a href="mailto:JModing@solitudelake.com">JModing@solitudelake.com</a> (239) 229-8284 cell	Bi-annual Maintenance Quarterly Maintenance	212.3 acres 263.6 acres	\$113.05 \$483.69	\$24,000.00 \$127,500.00 <b>\$151,500.00 Total Per Year</b>
2/8/2019	EarthBalance 2570 Commerce Parkway North Port FL 34289	Zack Schnoke/Erik Sandsmark <a href="mailto:zschnoke@earthbalance.com">zschnoke@earthbalance.com</a> <a href="mailto:esandsmark@earthbalance.com">esandsmark@earthbalance.com</a>	Bi-annual Maintenance Quarterly Maintenance	212.3 acres 263.6 acres	\$101.27 \$618.36	\$21,500.00 \$163,000.00 <b>\$184,500.00 Total Per Year</b>
2/8/2019	Mettauer Environmental Inc 19741 N River Rd. Alva FL 33920	Sonny Dan Backes <a href="mailto:Sonny@me-fl.com">Sonny@me-fl.com</a> (863) 673-0522 cell	Bi-annual Maintenance Quarterly Maintenance - 1st 2nd - 4th Treatment	212.3 acres 263.6 acres	\$93.00 \$110.00 \$195.00	\$19,743.90 \$28,996.00 \$51,402.00 <b>\$100,141.90 Total Per Year</b>
2/1/2019	Sandhill Environmental Services, LLC 5980 SE CR 760 Arcadia FL	Jason Richmond <a href="mailto:jason@sandhillgrowers.com">jason@sandhillgrowers.com</a> (863) 303-7782 cell	Bi-annual Maintenance (2 Times) Quarterly Maintenance - 1st Treatment 2nd Treatment 3rd Treatment 4th Treatment	212.30 acres 263.60 acres	\$320.00 \$225.00 \$175.00 \$150.00 \$125.00	\$67,936.00 \$59,310.00 \$46,130.00 \$39,540.00 \$32,950.00 <b>\$245,866.00 Total Per Year</b>
2/8/2019	Woods and Wetlands Inc 18731 Durrance Rd North Fort Myers FL 33917	Cory O'Meara/David Quinlan <a href="mailto:cory@woodsandwetlands.com">cory@woodsandwetlands.com</a> (239) 994-4740 cell	Initial Maintenance (1 time) Bi-annual Maintenance Quarterly Maintenance	263.6 acres 212.3 acres 263.6 acres	\$0.00 \$300.00 \$700.00	\$131,000.00 \$63,690.00 \$184,520.00 <b>\$ 379,210.00 Total Per Year</b>

**Notes:**

- 1) Per District Council maintenance contracts are limited to \$195,000 without publicly noticing
- 2) Mettauer Environmental revised its initial proposal after I asked for clarification of site review of mitigated areas.

Prepared by;  
David Robson  
Project Engineer  
Johnson Engineering, Inc.



Environmental, LLC

**EARTH TECH ENVIRONMENTAL**

10600 Jolea Avenue

Bonita Springs, FL 34135

(239) 304-0030

www.eteflorida.com

## ESTIMATE

**ADDRESS**

CFM Community Development District

c/o Rizzetta & Company

9530 Marketplace Road

Suite 206

Ft. Myers, FL 33912

**ESTIMATE # 2176**

**DATE 02/05/2019**

**EXPIRATION DATE 02/28/2019**

**PROJECT**

CFM CDD

**PROJECT MANAGER**

donnb@eteflorida.com

**ACTIVITY**

**QTY**

**RATE**

**AMOUNT**

**ECOSYSTEM RESTORATION/ MAINT TASKS:SEMI ANNUAL PRESERVE MAINTENANCE**

2

18,045.50

36,091.00

Task 1.0 Bi-Annual Preserve Maintenance: Earth Tech Environmental LLC will provide the below-listed services within  $\pm$  212.30 acres of designated preserve areas associated with CFM Community Development District.

Exotic and nuisance vegetation maintenance will include the hand removal of all nuisance vegetation and Category I and II exotic species found on the most current Florida Exotic Plant Pest Council (EPPC) List of Invasive Species. Exotic and nuisance vegetation to be eradicated includes, but is not limited to, Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), Old World climbing fern (*Lygodium microphyllum*), Caesarweed (*Urena lobata*), climbing cassia (*Senna pendula*), primrose willow (*Ludwigia peruviana*), white vine (*Sarcostemma clausum*), torpedo grass (*Panicum repens*), and climbing hempweed (*Mikania scandens*). A licensed herbicide applicator will supervise all herbicide applications to ensure the activities are conducted in accordance with label requirements and state or local regulations. Methods of exotic and nuisance vegetation eradication may include:

1. Hand pulling of seedlings and small saplings;
2. Foliar herbicide application with tracer dye;
3. Killing in place of melaleuca greater than 4-inches diameter at breast height (DBH);
4. Hand cutting exotic vegetation within 12 inches from the ground, removal of cut slash (cut slash must

be no greater than four feet in length if placed in existing burn piles), and treatment of the remaining

stump with an approved herbicide and tracer dye.

**PRESERVE MAINTENANCE QUARTERLY**

4

27,678.00

110,712.00

Task 2.0 Quarterly Preserve Maintenance: Earth Tech Environmental LLC will provide the below-listed services within  $\pm$  263.60 acres of designated preserve areas associated with CFM Community Development District.

Exotic and nuisance vegetation maintenance will include the hand removal of all nuisance vegetation and Category I and II exotic species found on the most current

## ACTIVITY

QTY

RATE

AMOUNT

Florida Exotic Plant Pest Council (EPPC) List of Invasive Species. Exotic and nuisance vegetation to be eradicated includes, but is not limited to, Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), Old World climbing fern (*Lygodium microphyllum*), Caesarweed (*Urena lobata*), climbing cassia (*Senna pendula*), primrose willow (*Ludwigia peruviana*), white vine (*Sarcostemma clausum*), torpedo grass (*Panicum repens*), and climbing hempweed (*Mikania scandens*). A licensed herbicide applicator will supervise all herbicide applications to ensure the activities are conducted in accordance with label requirements and state or local regulations. Methods of exotic and nuisance vegetation eradication may include:

1. Hand pulling of seedlings and small saplings;
2. Foliar herbicide application with tracer dye;
3. Killing in place of melaleuca greater than 4-inches diameter at breast height (DBH);
4. Hand cutting exotic vegetation within 12 inches from the ground, removal of cut slash (cut slash must be no greater than four feet in length if placed in existing burn piles), and treatment of the remaining stump with an approved herbicide and tracer dye.

\* Any initial exotic eradication that may occur within Conservation Area 31 will be killed-in-place.

Earth Tech Environmental LLC will provide the above-listed environmental services within CFM Community Development District. If you agree to these services please send a signed copy of this proposal to [donnb@eteflorida.com](mailto:donnb@eteflorida.com) for work to be scheduled.

TOTAL

**\$146,803.00**

Accepted By

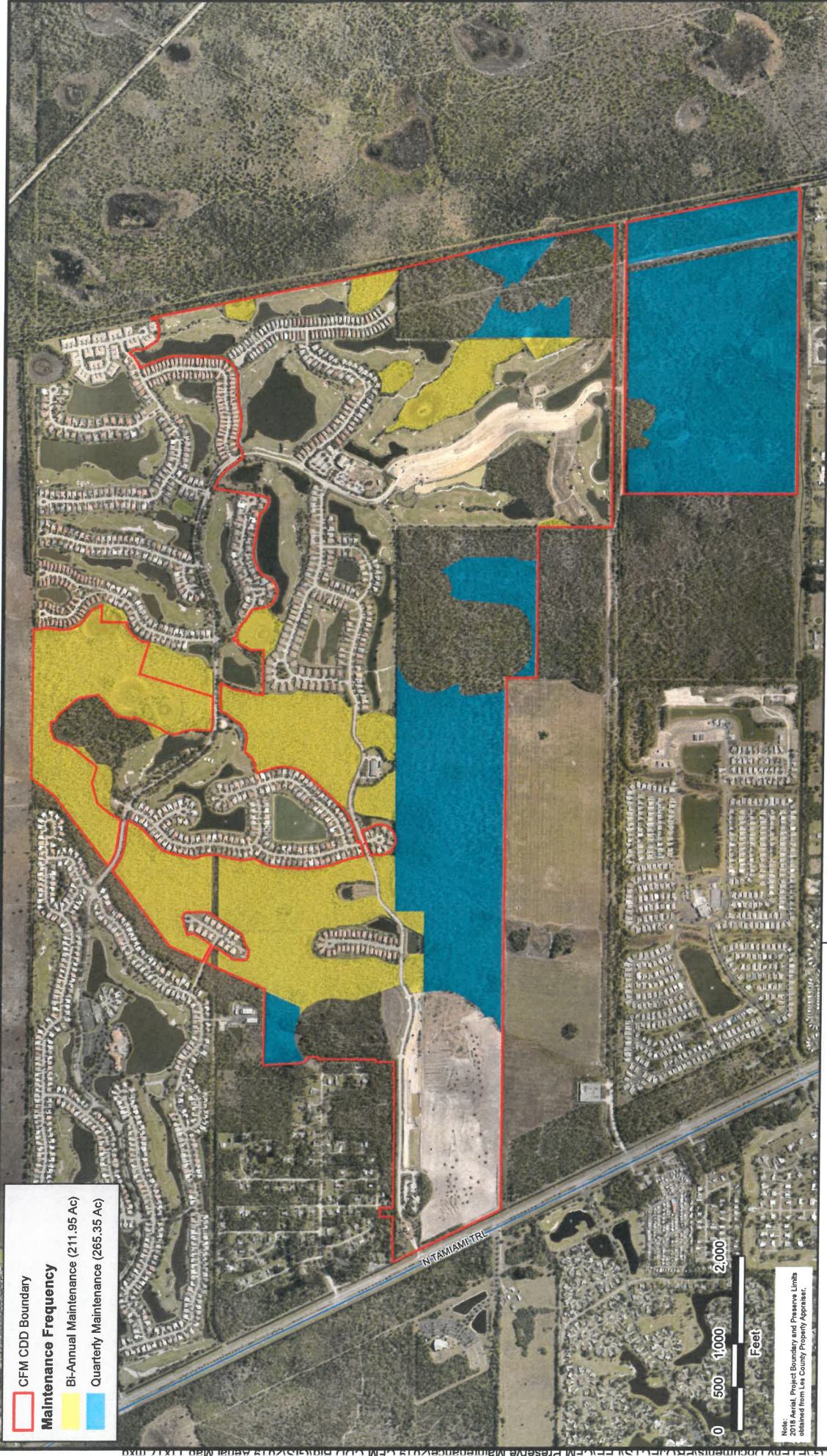
Accepted Date



**CFM Community Development District  
2019 Conservation Area Maintenance**

Area Identification	Acres	Bid Cost per Year
Bi-annual treatment	212.3	\$ 36,091.00
Quarterly treatment	263.6	\$110,712.00
Total acres		475.9
Total Cost per Year		\$ <u>146,803.00</u>

**Bid Preparer:**  
*Donn Brown*  
President Earth Tech Environmental, LLC  
**Date:** February 5, 2019



**CFM CDD Boundary**

**Maintenance Frequency**

- BI-Annual Maintenance (211.95 Ac)
- Quarterly Maintenance (265.35 Ac)

Note:  
2018 Aerial, Project Boundary and Preserve Limits  
collected from Lee County Property Appraiser.

**CFM CDD**  
**Magnolia Landing**  
**Lee County, Florida**



EARTH TECH ENVIRONMENTAL, LLC  
1455 RAIL-HEAD BLVD, SUITE 8  
NAPLES, FLORIDA 34110  
PHONE (239) 304-0030 FAX (239) 324-0054



**Exotic Coverage Aerial Map**

SHEET NO.	DATE	PROJECT NO.	SCALE
1	1/30/2019	N/A	AS SHOWN

**CFM Community Development District  
2019 Conservation Area Maintenance**

Area Identification	Acres	<u>Bid Cost per Year</u>
Bi-annual treatment	212.3	<span style="border: 1px solid black; padding: 2px;">\$21,500.00</span>
Quarterly treatment	263.6	<span style="border: 1px solid black; padding: 2px;">\$163,000.00</span>
<b>Total acres</b>		<b>475.9</b>
<b>Total Cost per Year</b>		<b><u>\$ 184,500.00</u></b>

**Bid Preparer:**

**Date:**



**CFM Community Development District  
2019 Conservation Area Maintenance**

Area Identification	Acres	Bid Cost per Year
Bi-annual treatment	212.3	19,743.90
Quarterly treatment	263.6	80,398.00
<b>Total acres</b>	<b>475.9</b>	

**Total Cost per Year**

\$ 100,141.90

**Bid Preparer:**

Christina Mettauer, METTAUER ENVIRONMENTAL Inc.  
**Date:** 2-8-19

15 YEAR Quarterly Treatment Schedule:

Initial  $110.00/\text{AC} \times 263.6 \times 1 \text{ EVENT} = 28,996.00$

Treatment 2,3+4  $65.00/\text{AC} \times 263.6 \times 3 \text{ EVENTS} = 51,402.00$   
 $* 80,398.00 \text{ ANNUAL QTRLY TRMT}$

(YEAR 2 (2020))

4 TREATMENTS @  $65.00/\text{AC} \times 263.6 \times 4 \text{ EVENTS} = 68,536 \text{ ANNUALLY}$

Revised 01/25/18 to reflect 6.6 acres from Bi-Annual to Quarterly Maintenance (CA #31)



Sandhill Environmental Services, LLC  
5980 SE County Road 760  
Arcadia, FL 34266

# Proposal

Date	Estimate #
2/1/2019	1961

Name / Address
Johnson Engineering, Inc. David Robson 251 West Hickpochee Avenue LaBelle, FL 33935

Jason Richmond 863-303-7782 Mobile 863-494-1364 - Fax jason@sandhillgrowers.com
--

Terms	Project
Due Upon Com...	CFM CDD Maintenance

Item	Description	Qty	Cost	Total
Nuisance/Exotic ...	Biannual Maintenance - 212.3 acres Treatment sweep of all category I and II FLEPPC species in addition to Sarcostemma clausum and Mikania scandens * All target vegetation will be killed in place and left to decompose * No vegetation will be removed from the preserves	212.3	160.00	33,968.00
Nuisance/Exotic ...	Treatment sweep of all category I and II FLEPPC species in addition to Sarcostemma clausum and Mikania scandens * All target vegetation will be killed in place and left to decompose * No vegetation will be removed from the preserves	212.3	160.00	33,968.00
Nuisance/Exotic ...	First Treatment Treatment sweep of all category I and II FLEPPC species in addition to Sarcostemma clausum and Mikania scandens * All target vegetation will be killed in place and left to decompose * No vegetation will be removed from the preserves	263.6	225.00	59,310.00
Nuisance/Exotic ...	Second Treatment Treatment sweep of all category I and II FLEPPC species in addition to Sarcostemma clausum and Mikania scandens * All target vegetation will be killed in place and left to decompose * No vegetation will be removed from the preserves	263.6	175.00	46,130.00
			<b>Total</b>	

Specializing In  
Natural Areas Weed Management • Nuisance/Exotic Species Removal  
Lake/Littoral Shelf Plant Installation • Wetland & Upland Restoration Planting



Sandhill Environmental Services, LLC  
 5980 SE County Road 760  
 Arcadia, FL 34266

# Proposal

Date	Estimate #
2/1/2019	1961

Name / Address
Johnson Engineering, Inc. David Robson 251 West Hickpochee Avenue LaBelle, FL 33935

Jason Richmond 863-303-7782 Mobile 863-494-1364 - Fax jason@sandhillgrowers.com
--

Terms	Project
Due Upon Com...	CFM CDD Maintenance

Item	Description	Qty	Cost	Total
Nuisance/Exotic ...	Third Treatment Treatment sweep of all category I and II FLEPPC species in addition to Sarcostemma clausum and Mikania scandens * All target vegetation will be killed in place and left to decompose * No vegetation will be removed from the preserves	263.6	150.00	39,540.00
Nuisance/Exotic ...	Fourth Treatment Treatment sweep of all category I and II FLEPPC species in addition to Sarcostemma clausum and Mikania scandens * All target vegetation will be killed in place and left to decompose * No vegetation will be removed from the preserves	263.6	125.00	32,950.00
<b>Total</b>				\$245,866.00

Specializing In  
 Natural Areas Weed Management • Nuisance/Exotic Species Removal  
 Lake/Littoral Shelf Plant Installation • Wetland & Upland Restoration Planting

## **ANNUAL PRESERVE MANAGEMENT CONTRACT**

PROPERTY NAME: CFM CDD Magnolia Landing

CONTRACT TERM: March 1<sup>st</sup>, 2019 to February 28<sup>th</sup>, 2020

SUBMITTED TO: David Robson #863-612-4056 [drobson@johnsoneng.com](mailto:drobson@johnsoneng.com)

SUBMITTED BY: Jeff Moding

SPECIFICATIONS: Bi-Annual treatment of 212.3 acres and Quarterly treatment of 263.6 Acres of Conservation areas. (Map attached)

### Work shall consist of:

1. Contractor will perform a visual inspection of the Conservation areas during each visit to the site. The inspections shall include the following:
2. **Exotic and Nuisance Vegetation Kill in place treatments:**  
Exotic and nuisance eradication will include **Killing in Place** of all nuisance vegetation and Category I and II exotic species found on the most current Florida Exotic Plant Pest Council (FLEPPC) List of Invasive Species.  
A licensed herbicide applicator will supervise all herbicide applications to ensure the activities are conducted in accordance with label requirements and state or local regulations.
3. This proposal does not include debris stacking, removal or disposal

### Permitting:

1. SOLitude staff will NOT be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the client of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

### Client Responsibilities:

1. Client will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





- d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

Service Reporting:

1. Client will be provided with a quarterly service report detailing all of the work performed as part of this contract.

General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Managers are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.
7. Contractor will maintain general liability and workman's compensation insurance.
8. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.
9. The term of this agreement is for a period of twelve (12) months, with payment to be made in four (4) equal quarterly payments due by the last day of each

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





treatment month. As a courtesy, the client will be invoiced on the first day of each treatment month, reminding them that a contract payment is due by the end of that same month. The client is obligated to pay each quarterly contract payment per the terms of this contract, without any obligation on the part of the contractor to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. For the convenience of the client, we offer Monthly Contract Pricing that is simply an even twelve (12) month amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during sometimes of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

10. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
11. The client agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the client.
12. The client covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SÖLititude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SÖLititude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLititude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Bi-Annual treatment: 212.3 Acres	\$24,000.00
Quarterly treatment: 263.6 Acres	\$127,500.00

<b>TOTAL ANNUAL PRESERVE MANAGEMENT:</b>	<b>\$151,500.00</b>
<b>PRESERVE MANAGEMENT QUARTERLY PAYMENT:</b>	<b>\$37,875.00</b>

**PAYMENT TERMS for the Annual Preserve Management Contract:**

2. Will be invoiced quarterly.

APPROVED: \_\_\_\_\_

SOLitude Lake Management®

\_\_\_\_\_  
(Authorized Client Signature)

**CFM CDD Magnolia Landing**

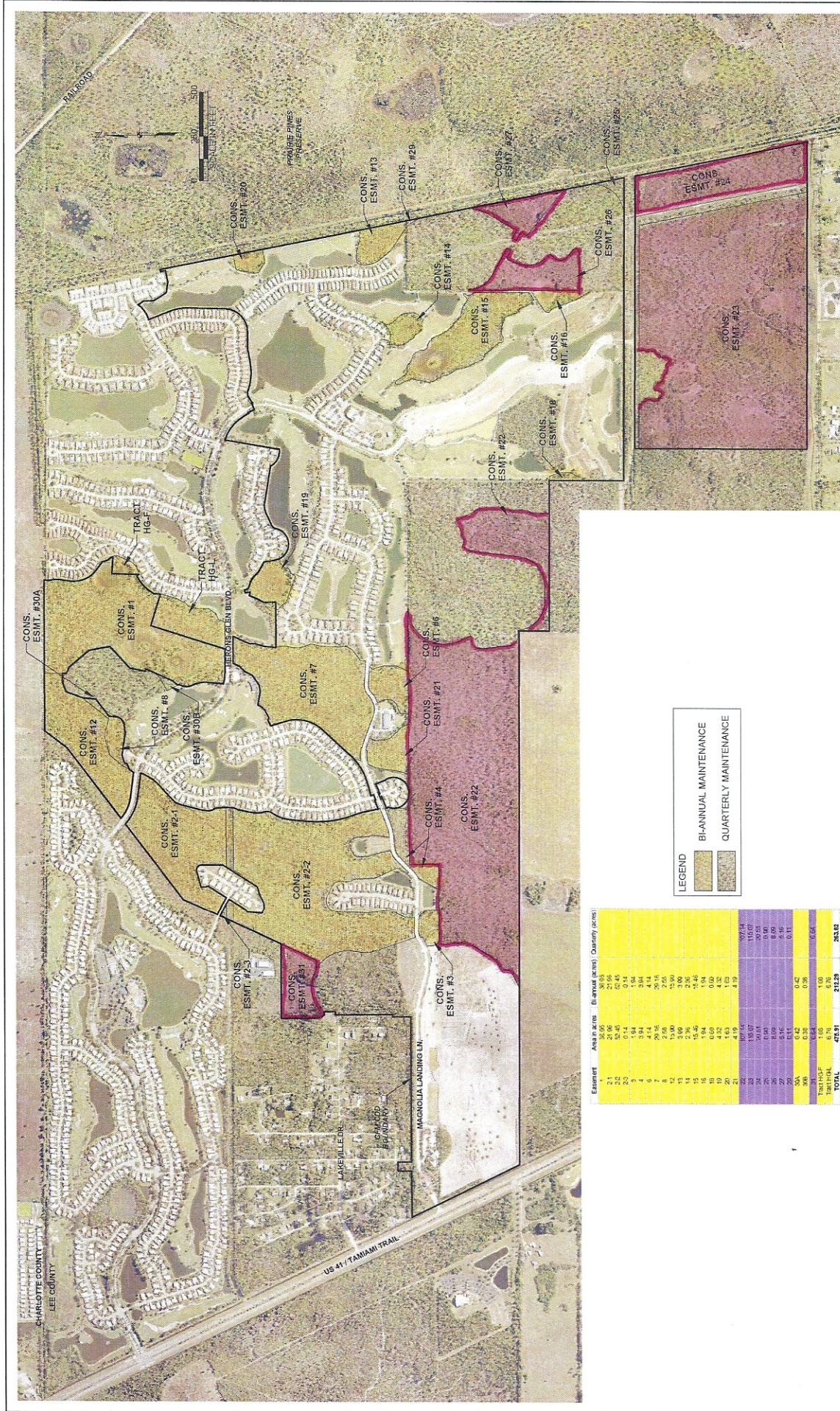
\_\_\_\_\_  
(Print Name and Title)

\_\_\_\_\_  
(Date)



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ESMT. #	Area (acres)	Bi-annual (acres)	Quarterly (acres)
1	36.00	36.00	0.00
2	5.00	5.00	0.00
3	1.00	1.00	0.00
4	1.00	1.00	0.00
5	1.00	1.00	0.00
6	1.00	1.00	0.00
7	1.00	1.00	0.00
8	1.00	1.00	0.00
9	1.00	1.00	0.00
10	1.00	1.00	0.00
11	1.00	1.00	0.00
12	1.00	1.00	0.00
13	1.00	1.00	0.00
14	1.00	1.00	0.00
15	1.00	1.00	0.00
16	1.00	1.00	0.00
17	1.00	1.00	0.00
18	1.00	1.00	0.00
19	1.00	1.00	0.00
20	1.00	1.00	0.00
21	1.00	1.00	0.00
22	1.00	1.00	0.00
23	1.00	1.00	0.00
24	1.00	1.00	0.00
25	1.00	1.00	0.00
26	1.00	1.00	0.00
27	1.00	1.00	0.00
28	1.00	1.00	0.00
29	1.00	1.00	0.00
30	1.00	1.00	0.00
31	1.00	1.00	0.00
32	1.00	1.00	0.00
33	1.00	1.00	0.00
34	1.00	1.00	0.00
35	1.00	1.00	0.00
36	1.00	1.00	0.00
37	1.00	1.00	0.00
38	1.00	1.00	0.00
39	1.00	1.00	0.00
40	1.00	1.00	0.00
41	1.00	1.00	0.00
42	1.00	1.00	0.00
43	1.00	1.00	0.00
44	1.00	1.00	0.00
45	1.00	1.00	0.00
46	1.00	1.00	0.00
47	1.00	1.00	0.00
48	1.00	1.00	0.00
49	1.00	1.00	0.00
50	1.00	1.00	0.00
51	1.00	1.00	0.00
52	1.00	1.00	0.00
53	1.00	1.00	0.00
54	1.00	1.00	0.00
55	1.00	1.00	0.00
56	1.00	1.00	0.00
57	1.00	1.00	0.00
58	1.00	1.00	0.00
59	1.00	1.00	0.00
60	1.00	1.00	0.00
61	1.00	1.00	0.00
62	1.00	1.00	0.00
63	1.00	1.00	0.00
64	1.00	1.00	0.00
65	1.00	1.00	0.00
66	1.00	1.00	0.00
67	1.00	1.00	0.00
68	1.00	1.00	0.00
69	1.00	1.00	0.00
70	1.00	1.00	0.00
71	1.00	1.00	0.00
72	1.00	1.00	0.00
73	1.00	1.00	0.00
74	1.00	1.00	0.00
75	1.00	1.00	0.00
76	1.00	1.00	0.00
77	1.00	1.00	0.00
78	1.00	1.00	0.00
79	1.00	1.00	0.00
80	1.00	1.00	0.00
81	1.00	1.00	0.00
82	1.00	1.00	0.00
83	1.00	1.00	0.00
84	1.00	1.00	0.00
85	1.00	1.00	0.00
86	1.00	1.00	0.00
87	1.00	1.00	0.00
88	1.00	1.00	0.00
89	1.00	1.00	0.00
90	1.00	1.00	0.00
91	1.00	1.00	0.00
92	1.00	1.00	0.00
93	1.00	1.00	0.00
94	1.00	1.00	0.00
95	1.00	1.00	0.00
96	1.00	1.00	0.00
97	1.00	1.00	0.00
98	1.00	1.00	0.00
99	1.00	1.00	0.00
100	1.00	1.00	0.00
TOTAL	47.91	21.29	26.62

**JOHNSON ENGINEERING**

JOHNSON ENGINEERING, INC.  
2111 E. HIGHWAY 1  
FORT MYERS, FL 33901  
PHONE: (239) 334-3046  
FAX: (239) 334-3061  
E.O. #42 & L.O. #642

**CFM CDD**  
Lee County, Florida

1 Changed Conservation Area 31 to Quarterly

REVISIONS

NO.	DESCRIPTION	DATE
1	Changed Conservation Area 31 to Quarterly	1/23/2019

DATE: Jan. 2019

PROJECT NO.: 2004688-001

FILE NO.: ---

SCALE: As Shown

SHEET: 1

Maintenance Areas



**CFM Community Development District  
2019 Conservation Area Maintenance**

Area Identification	Acres	Bid Cost per Year
Bi-annual treatment	212.3	24,000.00
Quarterly treatment	263.6	127,500.00
Total acres		475.9
Total Cost per Year		\$ 151,500.00

**Bid Preparer:**

Jeff Moding  
**Date:** 2/08/2019

# WOODS AND WETLANDS INC

## Proposal

February 8, 2019

**PROJECT: MAGNOLIA LANDING CONSERVATION MAINTENANCE**  
**CLIENT: CFM COMMUNITY DEVELOPMENT DISTRICT**

### SCOPE OF WORK

Woods and Wetlands Inc. will provide all the labor and materials required for preserve maintenance events throughout Magnolia Landing's Conservation Areas totaling 475.9 acres located in Lee County, Florida. These events will include the treatment of all nuisance and Category I and II species listed on the most current Florida Exotic Pest Plant Council's List of Invasive Species.

- (1) **An initial maintenance event will be provided within the 263.6 acre parcels** to address the exotic vegetation that was not killed during a recently performed initial exotic vegetation removal event by others. This event will include girdling melaleuca >4dbh and cut/stump treating/log cabin stacking melaleuca <4"dbh in areas that currently have >50% exotic coverage. The remaining nuisance and exotic vegetation will be killed in place with the appropriate herbicide and left in place to naturally decompose.
- (2) **Bi-annual maintenance events within 212.3 acres** All nuisance and Category I and II species will be killed in place with the appropriate herbicide and left in place to naturally decompose.
- (3) **Quarterly maintenance events within 263.6 acres** All nuisance and Category I and II species will be killed in place with the appropriate herbicide and left in place to naturally decompose.

### DATE AND PRICE OF WORK FEB-DEC 2019

<i>Event</i>	<i>Quantity</i>	<i>Price</i>	<i>Total</i>
<b>(1) Initial maintenance event 263.6 ac</b>	1	\$131,000.00	\$131,000.00
<b>(2) Semi-annual maintenance events 212.3 ac</b>	2	\$31,845.00	\$63,690.00
<b>(3) Quarterly maintenance events 263.6 ac</b>	4	\$46,130.00	\$184,520.00
			<b>\$379,210.00</b>

Woods and Wetlands Inc. will perform all the services described in the above referenced SCOPE of WORK in a professional and workman-like manner and in compliance with all applicable Florida state and local statutes, rules and regulations.

### TERMS AND CONDITIONS

Invoices are due and payable upon receipt. Prices valid for 30 days. This Proposal becomes an Agreement when signed by both parties. Modifications or services not specifically included by reference herein will be effected only by Change Order(s) agreed to and signed by an authorized representative of each party to this Agreement and will be charged as additional services to the client. This Proposal/Agreement shall be interpreted according to the laws of the State of Florida.

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2019.

**CFM COMMUNITY DEVELOPMENT DISTRICT**

**WOODS AND WETLANDS INC**

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

18731 Durrance RD North Fort Myers, FL 33917  
T 239 567 1857 [info@woodsandwetlands.com](mailto:info@woodsandwetlands.com) F 239 567 0932

# Tab 5



REVISIONS

NO.	DATE	DESCRIPTION

DATE: SEPT. 2018  
PROJECT NO. 20160260-002  
FILE NO. 04-43-24  
SCALE: AS SHOWN

ENTRY  
PHOTOMETRICS

SHEET NUMBER

E1

GENERAL NOTES AND REQUIREMENTS

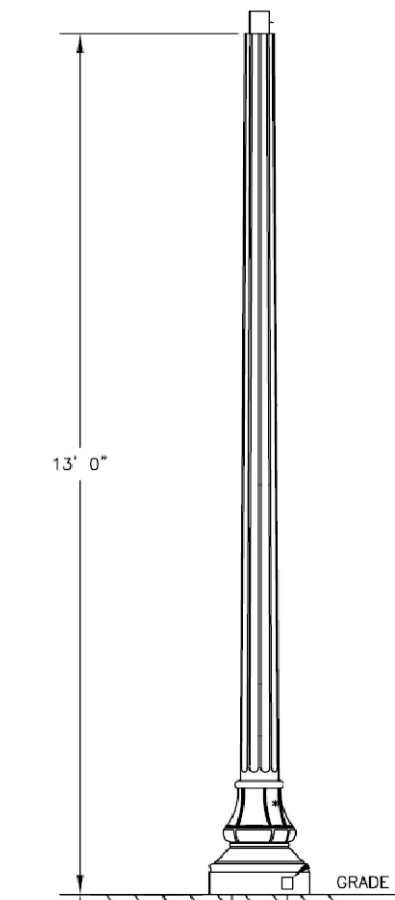
1. THE CONTRACTOR SHALL COMPLY WITH THE STANDARD BUILDING CODE, N.E.C., AND APPLICABLE LOCAL CODES
2. WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND COSTS FOR INSTALLATION OF A COMPLETE ELECTRICAL SYSTEM.
3. ALL EQUIPMENT, FIXTURES, ETC. SHALL BE STARTED, TESTED, ADJUSTED AND PLACED IN SATISFACTORY OPERATING CONDITION BY THE CONTRACTOR. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY, AND SHALL REPAIR SUCH DEFECTS WITHOUT COST TO THE OWNER. CONTRACTOR SHALL FURNISH ALL WARRANTIES TO THE OWNER.
4. TANDEM CIRCUIT BREAKERS WILL NOT BE PERMITTED.
5. CONDUCTORS SHALL BE TYPE THHN/THWN, OR XHHW COPPER. ALL CONDUCTORS SHALL BE RATED FOR 75C.
6. ALL ELECTRICAL EQUIPMENT SHALL BE ADEQUATELY LABELED WITH ENGRAVED PLASTIC LABELS PERMANENTLY AFFIXED TO THE EQUIPMENT ENCLOSURE.
7. CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC. EXPOSED CONDUIT ABOVE GRADE SHALL BE SCHEDULE 80 PVC.
8. FIELD VERIFY EXISTING CONDITIONS AND COORDINATE REQUIREMENTS OF NEW WORK.
9. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO CONVEY THE GENERAL SCOPE OF WORK TO INDICATE THE APPROXIMATE LOCATIONS OF WORK. ALL ITEMS REQUIRED FOR A COMPLETE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. COORDINATE ALL WORK WITH THE AUTHORITIES HAVING JURISDICTION AND THE LOCAL UTILITIES.
11. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF THIS WORK.
12. POLE LOCATIONS SHALL BE COORDINATED WITH OTHER CONSTRUCTION. IF A PROPOSED POLE LOCATION CONFLICTS WITH OTHER CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED SO THAT THE LOCATION CAN BE ADJUSTED ACCORDINGLY.
13. PHOTOMETRIC ANALYSIS IS BASED ON THE FOLLOWING CONDITIONS:  
A. STREETLIGHT: LCEC DECORATIVE POST-TOP LIGHTING  
B. POST-TOP: ACORN (JADE COLOR)  
C. POLE: 13-FOOT WASHINGTON  
D. IES DISTRIBUTION FILE: CA323.IES

KEY



PHOTOMETRIC  
SCHEDULE

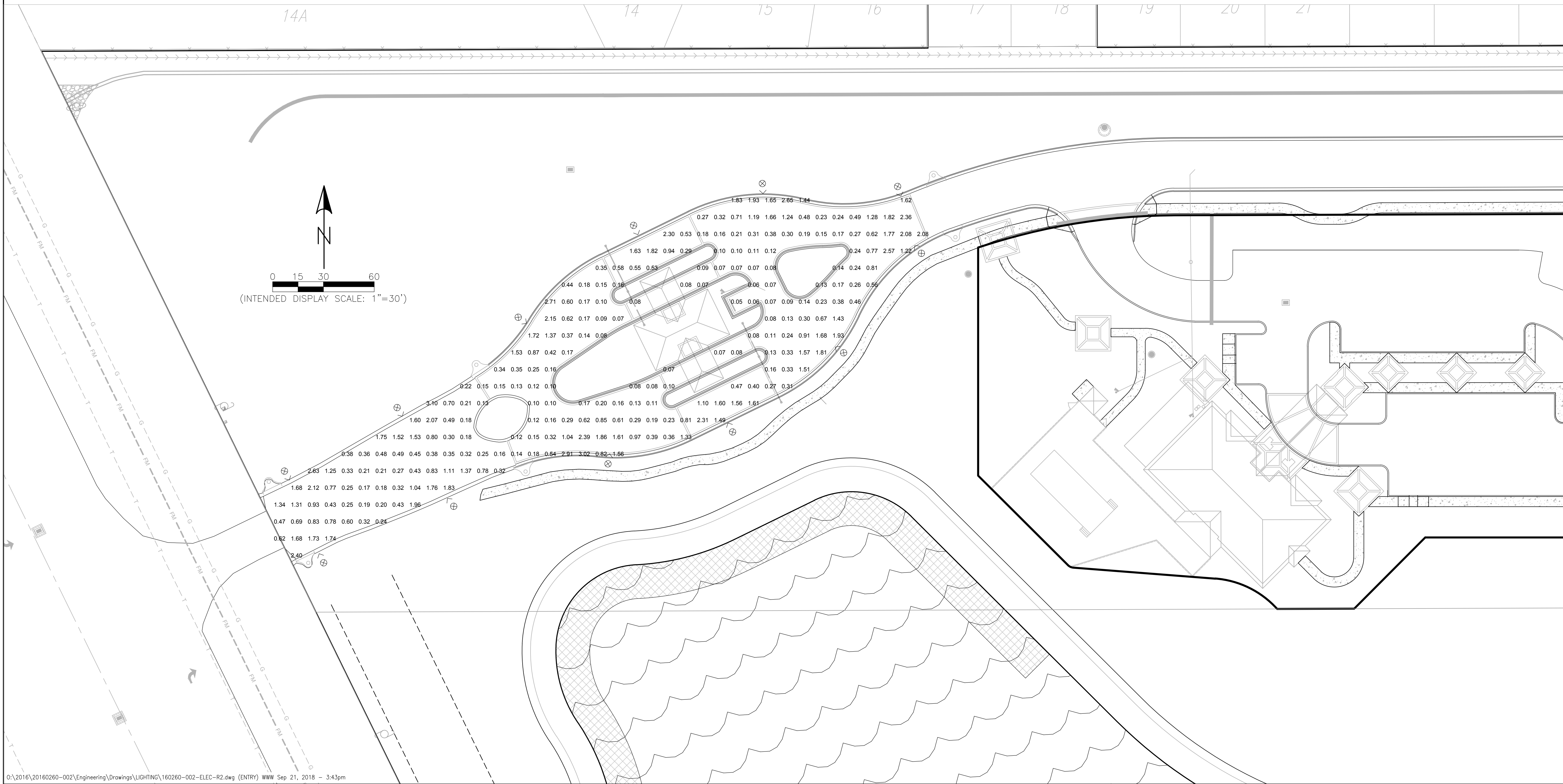
AVERAGE FOOTCANDLES	0.72
MAXIMUM FOOTCANDLES	3.10
MINIMUM FOOTCANDLES	0.05



WASHINGTON POLE  
(TYP.)



ACORN DECORATIVE  
POST-TOP  
(TYP.)



# Tab 6

## **RESOLUTION 2018-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS 3 AND 4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; 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*; and

**WHEREAS**, on Tuesday, November 6, 2018, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District has previously published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

**WHEREAS**, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

**1. DECLARATION OF VACANCIES.** The following seats are hereby declared vacant effective as of November 20, 2018:

Seat #3 (currently held by Mike Dady)

Seat #4 (currently held by Leah Popelka)

**2. EXISTING BOARD SUPERVISORS REMAIN.** Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

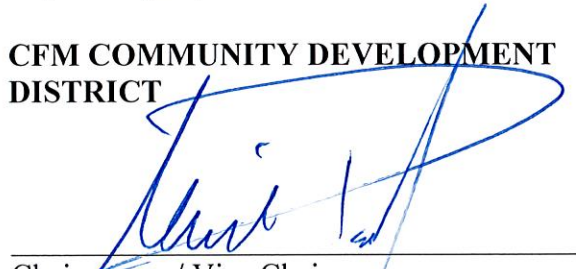


3. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of August, 2018.

ATTEST:

**CFM COMMUNITY DEVELOPMENT  
DISTRICT**

  
\_\_\_\_\_  
Print Name: Belinda Blandon  
Assistant Secretary  
\_\_\_\_\_  
Chairperson / Vice Chairperson