



Rizzetta & Company

# CFM Community Development District

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**Board of Supervisors' Meeting  
February 18, 2021**

**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

|                             |  |  |
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| <b>Board of Supervisors</b> | Leah Popelka<br>Scott Campbell<br>Paul Mayotte<br>Chip Jones<br>Sue Streeter | Chairman<br>Vice Chairman<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>     | Belinda Blandon  | Rizzetta & Company, Inc.   |
| <b>District Counsel</b>     | Tucker Mackie  | Hopping Green & Sams, P.A.   |
| <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.

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

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

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February 10, 2021

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 18, 2021 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 January 21, 2021 ..... Tab 1
  - B. Consideration of the Operation and Maintenance Expenditures for the Month of January 2021 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Appointment of an Audit Committee and Scheduling of the First Meeting of the Committee
  - B. Ratification of Corrective Quit Claim Deed Related to Parcel 2B ..... Tab 3
  - C. Consideration of Magnolia Landing Golf Proposal for Annual Ground Cover ..... Tab 4
  - D. Consideration of Proposals for Sidewalk Repairs ..... Tab 5
  - E. Consideration of Proposals for Amenity Center Turn Out Asphalt, Curbing and Concrete ..... Tab 6
  - F. Consideration of Matters Pertaining to Conservation Areas
    1. Consideration of Estimate of Plantings for Wetlands M and N
    2. Consideration of Estimate for Signage
- 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: Tucker Mackie, 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, January 21, 2021 at 11:33 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Present and constituting a quorum:

|                |  |
|----------------|--|
| Leah Popelka   | <b>Board Supervisor, Chairman</b>                                    |
| Scott Campbell | <b>Board Supervisor, Vice Chairman</b>                               |
| Sue Streeter   | <b>Board Supervisor, Assistant Secretary</b>                         |
| Paul Mayotte   | <b>Board Supervisor, Assistant Secretary<br/>(via speaker phone)</b> |

Also present were:

|                  |   |
|------------------|---|
| Belinda Blandon  | <b>District Manager, Rizzetta &amp; Company, Inc.</b>                           |
| Scott Brizendine | <b>Rizzetta &amp; Company, Inc.<br/>(via speaker phone)</b>                     |
| Tucker Mackie    | <b>District Counsel, Hopping Green &amp; Sams, P.A.<br/>(via speaker phone)</b> |
| Deb Sier         | <b>District Counsel, Hopping Green &amp; Sams, P.A.<br/>(via speaker phone)</b> |
| Brent Burford    | <b>District Engineer, Johnson Engineering<br/>(via speaker phone)</b>           |
| Andy Tilton      | <b>District Engineer, Johnson Engineering<br/>(via speaker phone)</b>           |
| Brett Sealy      | <b>MBS Capital Markets<br/>(via speaker phone)</b>                              |
| Sete Zare        | <b>MBS Capital Markets<br/>(via speaker phone)</b>                              |
| Misty Taylor     | <b>Bryant Miller Olive P.A.<br/>(via speaker phone)</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**

48 Ms. Bandon opened the floor to public comment. There were no questions or  
49 comments from the members of the public.

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51 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the**  
52 **Board of Supervisors' Meeting held on**  
53 **December 17, 2020**  
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55 Ms. Bandon presented the Minutes of the Board of Supervisors' meeting held on  
56 December 17, 2020. She asked if there were any questions related to the minutes. There  
57 were none.  
58

On a Motion by Ms. Streeter, seconded by Mr. Campbell, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on December 17, 2020, for the CFM Community Development District.

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60 **FOURTH ORDER OF BUSINESS** **Consideration of the Operations and**  
61 **Maintenance Expenditures for the**  
62 **Month of December 2020**  
63

64 Ms. Bandon advised that the operations and maintenance expenditures for the  
65 period of December 1-31, 2020 total \$31,721.53. She further advised that in response to  
66 questions asked at the last meeting; the cost for streetlights is \$12.75 per pole. Ms.  
67 Bandon asked if there were any questions regarding the expenditures. There were none.  
68

On a Motion by Ms. Popelka, seconded by Ms. Streeter, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of December 2020 (\$31,721.53), for the CFM Community Development District.

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70 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2021-06,**  
71 **Authorizing the Issuance of Not to**  
72 **Exceed \$11,000,000.00 Aggregate**  
73 **Principal Amount of Its Capital**  
74 **Improvement Revenue and Refunding**  
75 **Bonds**  
76

77 Ms. Mackie provided background as to the proposed bond issuance and asked if  
78 there were any questions. There were none.  
79

80 Ms. Taylor provided a detailed overview of the resolution and asked if there were  
81 any questions. There were none.  
82

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Adopted Resolution 2021-06, Authorizing the Issuance of Not to Exceed \$11,000,000.00 Aggregate Principal Amount of Its Capital Improvement Revenue and Refunding Bonds, in Substantial Form, for the CFM Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of the Form of Agreement Regarding the True-Up and Payment of Series 2021 Assessment**

Ms. Mackie provided an overview of the form of agreement regarding the true-up and payment of series 2021 assessment and asked if there were any questions. There were none.

On a Motion by Ms. Streeter, seconded by Mr. Mayotte, with all in favor, the Board Approved the Form of Agreement Regarding the True-Up and Payment of Series 2021 Assessment, for the CFM Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of the Form of Agreement Regarding the Completion of Certain Improvements Relating to the Expansion CIP**

Ms. Mackie provided an overview of the agreement regarding the completion of certain improvements relating to the expansion CIP and asked if there were any questions. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Campbell, with all in favor, the Board Approved the Form of Agreement Regarding the Completion of Certain Improvements Relating to the Expansion CIP, for the CFM Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Consideration of the Form of Collateral Assignment and Assumption of Development Rights, Series 2021 Bonds**

Ms. Mackie provided an overview of the form of collateral assignment and assumption of development rights related to the series 2021 bonds and asked if there were any questions. There were none.

On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board Approved the Form of Collateral Assignment and Assumption of Development Rights, Series 2021 Bonds, in Substantial Form, for the CFM Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of the Form of Acquisition Agreement (Expansion CIP)**

Ms. Mackie provided an overview of the form of acquisition agreement related to the expansion CIP and asked if there were any questions. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Campbell, with all in favor, the Board Approved the Form of Acquisition Agreement (Expansion CIP), for the CFM Community Development District.

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**TENTH ORDER OF BUSINESS**

**Public Hearing to Consider the Imposition of Special Assessments, Series 2004A-1 Refunding**

Ms. Blandon asked for a motion to open the public hearing to consider the imposition of special assessments related to the series 2004A-1 refunding.

On a Motion by Mr. Campbell, seconded by Ms. Streeter, with all in favor, the Board Opened the Public Hearing to Consider the Imposition of Special Assessments, Series 2004A-1 Refunding, for the CFM Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Presentation of Final Second Supplemental Special Assessment Allocation Report, Capital Improvement Revenue Refunding Bonds**

Mr. Brizendine provided a detailed overview of the final second supplemental special assessment allocation report related to the capital improvement revenue refunding bonds and asked if there were any questions. There were none.

Ms. Mackie asked Mr. Brizendine if in his professional opinion, do the lands subject to the assessments receive special benefit from the District's Capital Improvement Plan. Mr. Brizendine stated yes. Ms. Mackie asked Mr. Brizendine if in his professional opinion, are those assessment reasonably apportioned among the lands subject to the special assessments. Mr. Brizendine stated yes. Ms. Mackie asked Mr. Brizendine if it is

145 reasonable, proper, and just to assess the cost of the capital improvement plan as a  
146 system of improvements and against the lands within the District in accordance with the  
147 methodology. Mr. Brizendine stated yes. Ms. Mackie asked Mr. Brizendine if the benefit  
148 received is equal to or in excess of the assessments levied on the property. Mr. Brizendine  
149 state yes. Ms. Mackie asked Mr. Brizendine if it is in the best interest of the District to levy  
150 the assessments in accordance with the methodology. Mr. Brizendine stated yes.

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152 Ms. Mackie asked Ms. Bandon if any questions or comments were received in  
153 response to the mailed or published notice related to the public hearing. Ms. Bandon  
154 advised there were no questions or comments received.

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156 Ms. Bandon asked if there were any comments from the public. There were none.

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158 Ms. Bandon advised that there was no further business to be conducted during  
159 this public hearing and asked for a motion to close the hearing.

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On a Motion by Ms. Popelka, seconded by Ms. Streeter, with all in favor, the Board Closed the Public Hearing to Consider the Imposition of Special Assessments, Series 2004A-1 Refunding, for the CFM Community Development District.

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162 **TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-07,  
Equalizing, Confirming and Levying  
Refinanced Assessments**

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166 Ms. Mackie provided a detailed overview of resolution 2021-07, Equalizing,  
167 Confirming and Levying Refinanced Assessments and asked if there were any questions.  
168 There were none.

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On a Motion by Ms. Popelka, seconded by Ms. Streeter, with all in favor, the Board Adopted Resolution 2021-07, Equalizing, Confirming and Levying Refinanced Assessments, for the CFM Community Development District.

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171 **THIRTEENTH ORDER OF BUSINESS**

**Public Hearing Related to the New  
Money Issue (Expansion Capital  
Improvement Plan)**

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175 Ms. Bandon asked for a motion to open the public hearing to consider the  
176 imposition of special assessments related to the Expansion Capital Improvement Plan.

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On a Motion by Mr. Campbell, seconded by Ms. Popelka, with all in favor, the Board Opened the Public Hearing Related to the New Money Issue (Expansion Capital Improvement Plan), for the CFM Community Development District.

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**FOURTEENTH ORDER OF BUSINESS                      Presentation of Third Supplemental Engineer’s Report - Expansion CIP**

Mr. Tilton provided an overview of the third supplemental engineer’s report for the expansion capital improvement plan and asked if there were any questions. There were none.

Ms. Mackie asked Mr. Tilton if the cost estimates in the Engineer’s report are reasonable and proper. Mr. Tilton stated yes. Ms. Mackie asked Mr. Tilton if he has any reason to believe that the expansion CIP cannot be carried out by the District. Mr. Tilton advised that he sees no reason that it cannot be carried out.

**FIFTEENTH ORDER OF BUSINESS                      Presentation of Final Master Assessment Allocation Report – Expansion CIP**

Mr. Brizendine provided a detailed overview of the final master assessment allocation report related to the expansion capital improvement plan and asked if there were any questions. There were none.

Ms. Mackie asked Mr. Brizendine if the lands subject to the assessments receive special benefit from the District’s expansion CIP. Mr. Brizendine stated yes. Ms. Mackie asked Mr. Brizendine if in his professional opinion, are the master assessments reasonably apportioned among the lands subject to the special assessments. Mr. Brizendine stated yes. Ms. Mackie asked Mr. Brizendine if it is reasonable, proper, and just to assess the cost of the expansion CIP as a system of improvements and against the lands within the District in accordance with the methodology. Mr. Brizendine stated yes. Ms. Mackie asked Mr. Brizendine if the special assessment that those lands receive as set forth in the final assessment roll equal to or in excess of the maximum master assessments when allocated as set forth the methodology. Mr. Brizendine stated yes. Ms. Mackie asked Mr. Brizendine if it is in the best interest of the District that the master assessments being collected in accordance with the methodology and the assessment resolution. Mr. Brizendine stated yes.

Ms. Bandon opened this item to public comment. There were none.

Ms. Bandon advised that there was no further business to be conducted during this public hearing and asked for a motion to close the hearing.

On a Motion by Ms. Popelka, seconded by Mr. Campbell, with all in favor, the Board Closed the Public Hearing Related to the New Money Issue (Expansion Capital Improvement Plan), for the CFM Community Development District.

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**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08,  
Authorizing the Expansion CIP and  
Equalizing, Confirming and Levying  
Special Assessments**

Ms. Mackie provided an overview of resolution 2021-08, Authorizing the Expansion CIP and Equalizing, Confirming and Levying Special Assessments and asked if there were any questions. There were none.

On a Motion by Ms. Streeter, seconded by Ms. Popelka, with all in favor, the Board Adopted Resolution 2021-08, Authorizing the Expansion CIP and Equalizing, Confirming and Levying Special Assessments, for the CFM Community Development District.

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**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Acceptance of  
Special Warranty Deed from Maxcy  
Development Group Holdings – CFM,  
Inc.**

Ms. Mackie provided an overview of Special Warrant Deed from Maxcy Development Group Holdings – CFM, Inc.; she advised that they are still working on the legal descriptions to ensure that the District is acquiring all necessary property from Maxcy Development. Ms. Mackie responded to questions from the Board and advised that no action is needed at this time.

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**EIGHTEENTH ORDER OF BUSINESS**

**Review of Sidewalk Inspection Report**

Mr. Burford provided an overview of the sidewalk inspection report; he advised that he reviewed the sidewalks for ADA compliance. Mr. Burford advised that he has received two quotes for the sidewalk repairs and has requested an additional proposal as the proposals received came in at about \$40,000.00. Ms. Blandon asked that Mr. Burford provide a priority list.

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**NINETEENTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Sidewalk Pressure Washing**

Ms. Blandon advised that proposals for sidewalk pressure washing were received from Brad's Pressure Washing, Inc. (\$9,992.88) and Magnolia Landing Golf, LLC (\$6,800.00). Discussion ensued regarding the pricing as well as obtaining additional proposals.

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On a Motion by Ms. Streeter, seconded by Ms. Popelka, with all in favor, the Board Directed Staff to Obtain an Additional Proposal for Sidewalk Pressure Washing and ask Brad's Pressure Washing to Rebid the Project and then Enter into an Agreement with the Lesser Priced Proposer, for the CFM Community Development District.

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**TWENTIETH ORDER OF BUSINESS**

**Staff Reports**

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A. District Counsel

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Ms. Mackie advised that in relation to all of the action the Board took today, it is anticipated that closing on the bonds will take place in late February or early March and the February 18<sup>th</sup> meeting may be tight and so cancellation of the February 18<sup>th</sup> meeting may be necessary and then schedule a special meeting to take care of any bond related items. Ms. Popelka inquired as to the costs associated with a special meeting. Ms. Blandon advised that the cost would minimal. Mr. Campbell inquired as to quorum requirements for a special meeting. Ms. Mackie confirmed that a special meeting would still require a three-person quorum.

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Ms. Sier spoke regarding a new law effective as of January 1, 2021 related to an online E-Verify system which applies to the District; even though the District does not have employees, the District does have vendors with employees and therefore the District will need to register for E-Verify.

On a Motion by Ms. Popelka, seconded by Mr. Campbell, with all in favor, the Board Authorized the Secretary of District to Sign on Behalf of the District Related to Registering with the E-Verify System, for the CFM Community Development District.

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B. District Engineer

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Mr. Burford advised that the pavement markings are complete on Magnolia Lane. He advised that he will come to the next meeting with additional proposals for the sidewalk work as well as a priority list. Mr. Burford advised that he will also have the asset report to present to the Board at the next meeting.

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Mr. Campbell inquired as to the alligator signs. Mr. Burford advised that Mettauer has ordered the alligator signs and he will follow up with Mettauer on the installation.

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C. District Manager

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Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, February 18, 2021 at 11:30 a.m.

291 Ms. Blandon advised of a request received from the homeowner of 3565  
292 Crosswater related to the appearance of grasses as well as bank issues.  
293 She advised that Mr. Burford inspected the lake bank and will include the  
294 bank on his asset report. She advised that Solitude has inspected the pond  
295 for grasses and currently there is Gulf Spike Rush within the ponds; she  
296 inquired as to whether the Board would like for her to obtain proposals for  
297 cutting back or removal of the Gulf Spike Rush. Discussion ensued. Ms.  
298 Blandon advised that she will obtain an estimate for trimming of the Gulf  
299 Spike Rush. Mr. Tilton spoke to the benefit of the vegetation within the lakes  
300 as it relates to the health of the lake banks.

301  
302 Ms. Streeter spoke regarding the street sign that was hit at Sweet Bay &  
303 Pigeon Plum; she advised that it appears that a construction worker hit the  
304 sign. Ms. Blandon advised that she will look into it.

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306 **TWENTY-FIRST ORDER OF BUSINESS      Supervisor Requests**

307  
308 Ms. Blandon opened the floor for Supervisor requests and comments. There were  
309 none.

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311 **TWENTY-SECOND ORDER OF BUSINESS      Adjournment**

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

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| On a Motion by Mr. Campbell, seconded by Ms. Popelka, with all in favor, the Board adjourned the meeting at 12:42 p.m., for the CFM Community Development District. |
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319 \_\_\_\_\_  
320 Secretary/Assistant Secretary

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320 Chairman/Vice Chairman

# Tab 2

# CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operation and Maintenance Expenditures January 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2021 through January 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$48,009.53**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## CFM Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

| <u>Vendor Name</u>                           | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                           | <u>Invoice Amount</u> |
|--|---------------------|-----------------------|--|-----------------------|
| Hopping Green & Sams                         | 002750              | 119462                | General Legal Services 11/20                         | \$ 3,346.50           |
| Johnson Engineering Inc                      | 002747              | 20044888-014<br>Inv 4 | Chloride Monitoring 12//20                           | \$ 750.00             |
| Johnson Engineering Inc                      | 002747              | 20044888-016-1        | General Engineer Services<br>Billed Through 12/13/20 | \$ 11,051.25          |
| LCEC   | 002748              | 6571809552<br>12/20   | Street Lights 3000 Magnolia<br>Landing Ln 12/20      | \$ 3,328.28           |
| Lykins Signtek, Inc.                         | 002752              | 8341                  | Repair And Install Street/Stop<br>Combo 10/20        | \$ 750.00             |
| Magnolia Landing Master<br>Association, Inc. | 002753              | 372                   | Landscape Maintenance<br>12/20                       | \$ 3,494.58           |
| McShea Contracting, LLC                      | 002754              | JE21995-10            | Roadway Repair &<br>Maintenance 1/21                 | \$ 4,482.00           |
| Mettauer Environmental Inc.                  | 002755              | 1521                  | Quarterly Conservation Area<br>Maintenance 12/20     | \$ 10,250.75          |
| Rizzetta & Company, Inc.                     | 002745              | INV0000055493         | District Management Fees<br>01/21                    | \$ 3,931.17           |
| Rizzetta Technology Services,<br>LLC         | 002746              | INV0000006727         | Website Hosting & Email<br>Services 01/21            | \$ 175.00             |
| Solitude Lake Management<br>LLC              | 002756              | PI-A0036784           | Monthly Lake & Pond Service<br>01/21                 | \$ 2,346.00           |
| The Daily Breeze                             | 002751              | 118711 11/11/20       | Legal Advertising 11/20                              | \$ 56.50              |

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

| <u>Vendor Name</u>  | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>    | <u>Invoice Amount</u>      |
|---------------------|---------------------|-----------------------|-------------------------------|----------------------------|
| The Daily Breeze    | 002751              | 123020-010621         | Legal Advertising 12/20-01/21 | \$ 4,047.50                |
| <b>Report Total</b> |                     |                       |                               | <b><u>\$ 48,009.53</u></b> |

# Tab 3

**Prepared by and Return to:**

James A. Carezza, Esq.  
Greenberg Traurig, P.A.  
333 SE 2<sup>nd</sup> Avenue  
Miami, FL 33131

**Return to:**

Tucker F. Mackie, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, FL 32301

Folio No.        10562809  
                      10562810

**[NOTE TO RECORDER: This Corrective Quit-Claim Deed is being executed for the purpose of correcting a typographical error in the legal description in quit-claim deed recorded as Instrument No. 2020000048138, of the Public Records of Lee County, Florida (the "Original Deed"). All documentary stamp taxes were paid in full at the time of recording the Original Deed.]**

**CORRECTIVE QUIT-CLAIM DEED**

THIS CORRECTIVE QUIT-CLAIM DEED, executed this \_\_\_ day of February, 2021, and effective as of January 21, 2021, by CFM COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and whose address is 9520 Marketplace Road, Suite 206, Fort Myers, Florida ("Grantor"), to MAXCY DEVELOPMENT GROUP HOLDINGS – CFM, INC., a Florida corporation, whose address is 3014 West Palmira Avenue, Suite 301, Tampa, Florida 33629 ("Grantee"). (All references to the parties herein shall include their heirs, personal representatives, successors, and assigns.), party of the second part.

WITNESSETH, Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the Grantor has, if any, in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to wit:

**See Exhibit "A" attached hereto and made a part hereof.**

SUBJECT to all taxes, easements, reservations and other matters of record, reference to which shall not operate to reimpose same.

TO HAVE AND TO HOLD the same together with all and singular the

appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee.

(See Separate Signature Page)

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on this Corrective Quit Claim Deed as of the day and year first above written.

**GRANTOR:**

Signed, Sealed and Delivered  
in the presence of:

CFM COMMUNITY DEVELOPMENT  
DISTRICT, a local unit of special-purpose  
government established pursuant to Chapter  
190, Florida Statutes

\_\_\_\_\_

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF FLORIDA            ) :SS.

COUNTY OF                    )

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this \_\_\_\_ day of February, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of CFM COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on its behalf. He/She is  personally known to me or  has produces \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Signature of Notary Public)

My commission expires:

EXHIBIT "A"

GOLF COURSE STRIP 1

A PARCEL OF LAND LYING WITHIN SECTION 10, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING THE AREA REFERRED TO AS "LESS AND EXCEPT 1" OF PARCEL 2B, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013000102148 OF THE PUBLIC RECORDS OF LEE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF AVENIDA DEL VERA (60 FOOT RIGHT-OF-WAY) AND THE CENTERLINE OF CHERRY PALM DRIVE (40 FOOT RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF MAGNOLIA LANDING PARCEL J, RECORDED IN OFFICIAL RECORDS INSTRUMENT 2017000238918, SAID PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE ON THE CENTERLINE OF SAID CHERRY PALM DRIVE FOR THE FOLLOWING 2 COURSES:

1. S73°59'50"W, A DISTANCE OF 144.50 FEET; 2. WESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 160.00 FEET, A DELTA ANGLE OF 07°21'33", A CHORD BEARING OF S77°40'36"W, AND A CHORD DISTANCE OF 20.54 FEET, FOR AN ARC DISTANCE OF 20.55 FEET TO THE WESTERLY BOUNDARY OF SAID MAGNOLIA LANDING PARCEL J; THENCE ALONG SAID WESTERLY BOUNDARY OF MAGNOLIA LANDING PARCEL J, SOUTHEASTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 575.27 FEET, A DELTA ANGLE OF 14°59'16", A CHORD BEARING OF S23°22'08"E, AND A CHORD DISTANCE OF 150.05 FEET, FOR AN ARC DISTANCE OF 150.48 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED PARCEL 2B AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013000102148; THENCE ON SAID BOUNDARY FOR THE FOLLOWING FOUR (4) COURSES: 1. WESTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 307.50 FEET, A DELTA ANGLE OF 32°06'48", A CHORD BEARING OF N89°42'44"W, AND A CHORD DISTANCE OF 170.10 FEET, FOR AN ARC DISTANCE OF 172.35 FEET; 2. N73°39'20"W, A DISTANCE OF 378.02 FEET; 3. WESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 172.50 FEET, A DELTA ANGLE OF 47°31'22", A CHORD BEARING OF S82°34'59"W, AND A CHORD DISTANCE OF 139.01 FEET, FOR AN ARC DISTANCE OF 143.08 FEET; 4. S58°49'18"W, A DISTANCE OF 141.06 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE BOUNDARY OF AFOREMENTIONED "LESS AND EXCEPT 1" OF PARCEL 2B; THENCE ALONG SAID BOUNDARY OF "LESS AND EXCEPT 1" OF PARCEL 2B FOR THE FOLLOWING EIGHT (8) COURSES: 1. CONTINUE S58°49'18"W, A DISTANCE OF 20.00 FEET; 2. N31°10'42"W, A DISTANCE OF 122.21 FEET; 3. N62°24'30"W, A DISTANCE OF 52.63 FEET; 4. N31°10'42"W, A DISTANCE OF 127.79 FEET; 5. N58°49'18"E, A DISTANCE OF 20.00 FEET; 6. S31°10'42"E, A DISTANCE OF 122.21 FEET; 7. S62°24'30"E, A DISTANCE OF 52.63 FEET; 8. S31°10'42"E, A DISTANCE OF 127.79 FEET TO THE POINT OF BEGINNING.

GOLF COURSE STRIP 2

A PARCEL OF LAND LYING WITHIN SECTION 10, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING THE AREA REFERRED TO AS "LESS AND EXCEPT 2" OF PARCEL 2B, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013000102148 OF THE PUBLIC RECORDS OF LEE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF AVENIDA DEL VERA (60 FOOT RIGHT-OF-WAY) AND THE CENTERLINE OF CHERRY PALM DRIVE (40 FOOT RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF MAGNOLIA LANDING PARCEL J, RECORDED IN OFFICIAL RECORDS INSTRUMENT 2017000238918, SAID PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE ON THE CENTERLINE OF SAID CHERRY PALM DRIVE FOR THE FOLLOWING 2 COURSES: 1. S73°59'50"W, A DISTANCE OF 144.50 FEET; 2. WESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 160.00 FEET, A DELTA ANGLE OF 07°21'33", A CHORD BEARING OF S77°40'36"W AND A CHORD DISTANCE OF 20.54 FEET, FOR AN ARC DISTANCE OF 20.55 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE WESTERLY BOUNDARY OF SAID MAGNOLIA LANDING PARCEL J, SAID POINT ALSO LYING ON THE EASTERLY BOUNDARY OF THE AFOREMENTIONED "LESS AND EXCEPT 2" AREA; THENCE ALONG THE BOUNDARY OF SAID "LESS AND EXCEPT 2" AREA FOR THE FOLLOWING FIVE (5) COURSES: 1. ON A NON-TANGENT CURVE TO THE LEFT, BEING CONCAVE TO THE EAST, HAVING: A RADIUS OF 575.00 FEET, A DELTA ANGLE OF 14°59'41", A CHORD BEARING OF S23°22'08", AND A CHORD DISTANCE OF 150.05 FEET, SOUTHEASTERLY FOR AN ARC DISTANCE OF 150.48 FEET; 2. WESTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 307.50 FEET, A DELTA ANGLE OF 03°53'32", A CHORD BEARING OF S76°10'39"W, AND A CHORD DISTANCE OF 20.89 FEET, FOR AN ARC DISTANCE OF 20.89 FEET; 3. NORTHERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 595.00 FEET, A DELTA ANGLE OF 29°36'57", A CHORD BEARING OF N15°28'08"W, AND A CHORD DISTANCE OF 304.14 FEET, FOR AN ARC DISTANCE OF 307.55 FEET; 4. S73°39'20"E, A DISTANCE OF 14.92 FEET;

5. EASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 12.50 FEET, A DELTA ANGLE OF 26°39'37", A CHORD BEARING OF S86°59'08"E, AND A CHORD DISTANCE OF 5.76 FEET, FOR AN ARC DISTANCE OF 5.82 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY BOUNDARY OF MAGNOLIA LANDING PARCEL J; THENCE, ALONG SAID WESTERLY BOUNDARY, SOUTHERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 575.00 FEET, A DELTA ANGLE OF 14°44'20", A CHORD BEARING OF S08°30'07"E, AND A CHORD DISTANCE OF 147.51 FEET, FOR AN ARC DISTANCE OF 147.91 FEET TO THE POINT OF BEGINNING.

# Tab 4

# Proposal

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

Date: February 8, 2021  
 Quotation #: 2021029  
 Customer ID: CFMCDD

*Quotation valid until:* March 10, 2021

**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>\$ 6,900.00</b>  |
| Magnolia Landing Ln ROW (between Parcel A and E) | Pine Straw | 15,300 | 1,200      | \$ 5.75  | \$ 6,900.00 |                     |
| <b>Strap # 03-43-24-L3-13LS1.0000</b>            |            |        |            |          |             | <b>\$ 115.00</b>    |
| Parcel J, West of Lot 1                          | Pine Straw | 750    | 20         | \$ 5.75  | \$ 115.00   |                     |
| <b>Parcel J</b>                                  |            |        |            |          |             | <b>\$ 1,413.00</b>  |
| Median   | Mulch      | 655    | 82         | \$ 4.50  | \$ 369.00   |                     |
| Cul-de-sac                                       | Mulch      | 690    | 87         | \$ 4.50  | \$ 391.50   |                     |
| Tree beds along Avenida Del Vera                 | Mulch      | 355    | 45         | \$ 4.50  | \$ 202.50   |                     |
| Lift station buffer                              | Mulch      | 800    | 100        | \$ 4.50  | \$ 450.00   |                     |
| <b>Entry and Parcel A Common Areas</b>           |            |        |            |          |             | <b>\$ 5,796.00</b>  |
| Lakeville exit                                   | Mulch      | 1,704  | 215        | \$ 4.50  | \$ 967.50   |                     |
| Dady Chase Ln                                    | Mulch      | 3,000  | 375        | \$ 4.50  | \$ 1,687.50 |                     |
| Planters along Magnolia Landing Ln               | Mulch      | 3,000  | 375        | \$ 4.50  | \$ 1,687.50 |                     |
| Trees along Magnolia Landing Ln                  | Mulch      | 1,200  | 150        | \$ 4.50  | \$ 675.00   |                     |
| Cul-de-sacs                                      | Mulch      | 1,380  | 173        | \$ 4.50  | \$ 778.50   |                     |
| <b>TOTAL</b>                                     |            |        |            |          |             | <b>\$ 14,224.00</b> |

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

\_\_\_\_\_  
 Date

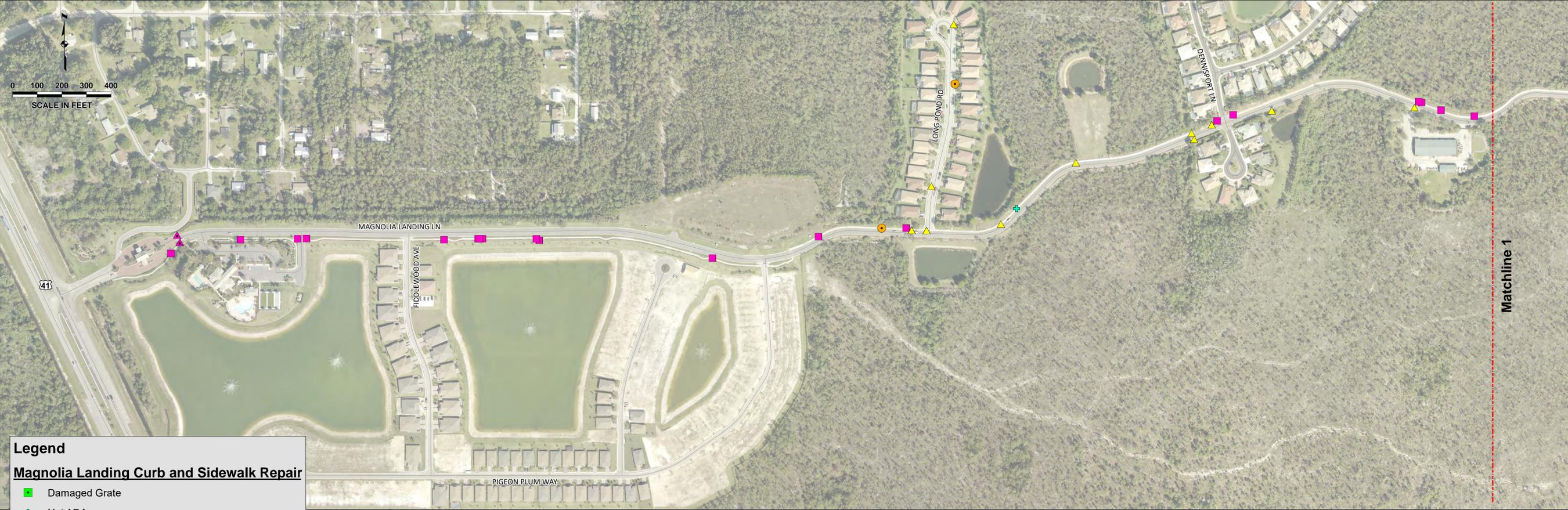
\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Title

**THANK YOU FOR YOUR BUSINESS!**

# Tab 5

| <b>CFM CDD Sidewalk Repairs Proposal Summary</b> |              |
|--|--------------|
| <b>Contractor</b>                                | <b>Price</b> |
| County Concrete & Asphalt                        | \$20,687.00  |
| Magnolia Landing Golf, LLC                       | \$8,600.00   |
| Mettauer Environmental, Inc.                     | \$40,700.12  |
| Pavement Maintenance, LLC                        | \$40,050.00  |



**Legend**  
**Magnolia Landing Curb and Sidewalk Repair**

- Damaged Grate
- ⊕ Not ADA
- ▲ Curb and Inlet Repair
- Sidewalk Repair
- ★ Sidewalk-No Joints
- ✕ Sidewalk-Transition
- Sidewalk-Trip Hazard
- ✱ Sidewalk and Valley Gutter Repair
- ▲ Valley Gutter Repair



**Notes**  
 Aerial photograph was acquired from Lee County and has a flight date of 2020.

Magnolia Landing

Magnolia Landing  
 Lee County, Florida

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

DATE: November, 2020  
 PROJECT NO. 20044888  
 FILE NO. 00-00-00  
 SCALE: As Shown

Sidewalk and Curb Repair

SHEET NUMBER

2

| Magnolia Landing Lane Sidewalk |  |                                |                         |
|--------------------------------|--|--------------------------------|-------------------------|
| Hazard                         | Location                                   | Repair Type                    | Comments                |
| Trip                           | Inter. Magnolia Landing & Avenida Del Vera | Grind                          |                         |
| Trip                           | 3369 Magnolia Landing Lane                 | Grind                          |                         |
| Trip                           | 3365 Magnolia Landing Lane                 | Grind                          |                         |
| Trip                           | 3353 Magnolia Landing Lane                 | Grind & Hydraulic Cement Patch |                         |
| Trip                           | 3237 Magnolia Landing Lane                 | Grind                          |                         |
| Slope                          | 3200 Magnolia Landing Lane                 | Replace 50 SF                  |                         |
| Trip                           | Across from Maintenance Building           | Replace 25 SF                  |                         |
| Trip                           | Across from Maintenance Building           | Grind or Replace 25 SF         |                         |
| Trip                           | Across from Maintenance Building           | Grind or Replace 25 SF         |                         |
| Trip                           | Magnolia Landing Lane inter. Dennisport    | Grind                          | Northwest Corner        |
| Trip                           | Magnolia Landing Lane inter. Dennisport    | Grind                          | Northeast Corner        |
| Clearance                      | Magnolia Landing Lane East of Lond Pond    | Relocate Light Pole            | Less than 30" Clearance |
| Trip                           | Magnolia Landing Lane West of Lond Pond    | Grind                          |                         |
| Trip                           | Magnolia Landing Lane West of Lond Pond    | Hydraulic Cement Patch         |                         |
| Trip                           | Magnolia Landing Lane East of Pod A        | Grind                          |                         |
| Trip                           | Magnolia Landing Lane West of Pigeon Plum  | Grind                          |                         |
| Trip                           | Magnolia Landing Lane East of SweetBay     | Grind                          | Six Locations           |
| Trip                           | Magnolia Landing Lane Int. of Obregon      | Replace 50 SF                  | Two Locations           |
| Trip                           | Magnolia Landing Lane at Amenities Center  | Grind                          |                         |
| Trip                           | Magnolia Landing Lane east of Guardhouse   | Grind                          |                         |

Red Highlight Not Included

| Long Pond Road Sidewalk |                      |                            |          |
|-------------------------|----------------------|----------------------------|----------|
| Hazard                  | Location             | Repair Type                | Comments |
| Trip                    | 20592 Long Pond Road | Replace 25 SF              |          |
| Trip                    | 20605 Long Pond Road | Reset Valve Box and Pavers |          |

Blue Highlight Indicates Optional

| Chestnut Ridge & Redstone Circle Sidewalk |                      |               |          |
|---|----------------------|---------------|----------|
| Hazard                                    | Location             | Repair Type   | Comments |
| Trip                                      | 20536 Chestnut Ridge | Grind         |          |
| Trip                                      | 20621 Chestnut Ridge | Replace 75 SF |          |
| Trip                                      | 3141 Redstone Circle | Replace 50 SF |          |

| Sky Meadow Lane Sidewalk |                       |               |          |
|--------------------------|-----------------------|---------------|----------|
| Hazard                   | Location              | Repair Type   | Comments |
| Trip                     | 20488 Sky Meadow Lane | Grind         |          |
| Repair                   | 20507 Sky Meadow Lane | Replace 25 SF |          |

| Avenida Del Vera Sidewalk |  |                                |               |
|---------------------------|--|--------------------------------|---------------|
| Hazard                    | Location                                   | Repair Type                    | Comments      |
| Trip                      | Avenida Del Vera at Clubhouse Entrance     | Grind                          | Two Locations |
| Trip                      | Avenida Del Vera in front of Pod P         | Replace 75 SF                  |               |
| Trip                      | Avenida Del Vera beginning of Pod J        | Replace 50 SF                  |               |
| Trip                      | Inter. Magnolia Landing & Avenida Del Vera | Grind                          |               |
| Trip                      | 3369 Magnolia Landing Lane                 | Grind                          |               |
| Trip                      | 3365 Magnolia Landing Lane                 | Grind                          |               |
| Trip                      | 3353 Magnolia Landing Lane                 | Grind & Hydraulic Cement Patch |               |

| Castle Pines Courts Sidewalk |   |                        |               |
|------------------------------|---|------------------------|---------------|
| Hazard                       | Location                                | Repair Type            | Comments      |
| Trip                         | Castle Pines Court at Cart Path         | Replace 25 SF          |               |
| Trip                         | 20844 Castle Pines Court                | Hydraulic Cement Patch | Two Locations |
| Trip                         | 20817 Castle Pines Court                | Hydraulic Cement Patch |               |
| Trip                         | 20796 Castle Pines Court                | Replace 50 SF          |               |
| Trip                         | 20772 Castle Pines Court                | Hydraulic Cement Patch |               |
| Trip                         | 20754 Castle Pines Court                | Hydraulic Cement Patch |               |
| Trip                         | 20753 Castle Pines Court                | Grind                  |               |
| Trip                         | 20746 Castle Pines Court                | Replace 25 SF          |               |
| Trip                         | 20738 Castle Pines Court                | Replace 25 SF          |               |
| Trip                         | 20733 Castle Pines Court                | Replace 100 SF         |               |
| Trip                         | 20733 Castle Pines Court                | Replace 50 SF          |               |
| Trip                         | 20733 Castle Pines Court                | Hydraulic Cement Patch |               |
| Trip                         | Clubhouse Entrance off Castles Pines    | Grind                  | Two Locations |
| Trip                         | 20717 Castle Pines Court                | Hydraulic Cement Patch |               |
| Trip                         | 20713 Castle Pines Court                | Grind                  |               |
| Trip                         | Inter. Castles Pines & Avenida Del Vera | Grind                  | Two Locations |
| Trip                         | Inter. Castles Pines & Avenida Del Vera | Replace 25 SF          | Two Locations |

| Crosswater Drive Sidewalk |                                  |                        |          |
|---------------------------|----------------------------------|------------------------|----------|
| Hazard                    | Location                         | Repair Type            | Comments |
| Trip                      | Crosswater Drive cul de sac      | Grind                  |          |
| Trip                      | Crosswater Drive cul de sac      | Grind                  |          |
| Trip                      | Crosswater Drive cul de sac      | Grind                  |          |
| Trip                      | 3472 Crosswater Drive            | Hydraulic Cement Patch |          |
| Trip                      | 3528 Crosswater Drive            | Hydraulic Cement Patch |          |
| Trip                      | 3532 Crosswater Drive            | Hydraulic Cement Patch |          |
| Trip                      | 3416 Crosswater Drive            | Grind                  |          |
| Trip                      | 3436 Crosswater Drive            | Replace 75 SF          |          |
| Trip                      | 3546 Crosswater Drive            | Replace 50 SF          |          |
| Trip                      | 3464 Crosswater Drive            | Grind                  | *        |
| Trip                      | 3468 Crosswater Drive            | Hydraulic Cement Patch |          |
| Trip                      | 3476 Crosswater Drive            | Hydraulic Cement Patch |          |
| Trip                      | 3565 Crosswater Drive            | Hydraulic Cement Patch |          |
| Trip                      | 3557 Crosswater Drive            | Replace 75 SF          |          |
| Trip                      | 3549 Crosswater Drive            | Hydraulic Cement Patch |          |
| Trip                      | 3545 Crosswater Drive            | Grind                  |          |
| Trip                      | 3513 Crosswater Drive            | Hydraulic Cement Patch |          |
| Trip                      | Inter. Castle Pines & Crosswater | Hydraulic Cement Patch |          |
| Trip                      | 3455 Crosswater Drive            | Replace 75 SF          |          |
| Trip                      | 3435 Crosswater Drive            | Replace 25 SF          |          |
| Trip                      | 3415 Crosswater Drive            | Hydraulic Cement Patch |          |
| Trip                      | 3415 Crosswater Drive            | Grind                  |          |

# COUNTY CONCRETE & ASPHALT

CONCRETE AND ASPHALT MAINTENANCE

J.A. Marzucco Concrete LLC.  
(239) 571-3522  
3791 1st Avenue Southwest  
Naples, Florida  
34117  
United States

**Prepared For**  
Brent Burford, E.I.  
JOHNSON ENGINEERING, INC.  
2122 Johnson Street  
Fort Myers, Florida  
33901  
United States

**Estimate Date**  
01/28/2021

**Estimate Number**  
00001096

**Reference**  
Magnolia Landing

| Description  | Rate                        | Qty  | Line Total         |
|--|-----------------------------|------|--------------------|
| Form, Pour, & Finish Concrete Sidewalk 4" thick<br>Remove damaged concrete and sever tree roots as necessary<br>3000 PSI fiber reinforced concrete mix<br>Light broom finish | \$14.00                     | 1125 | \$15,750.00        |
| Grind concrete sidewalk to remove trip hazard<br>Up to 1/2" height of trip hazard<br>33 Locations  | \$2,450.00                  | 1    | \$2,450.00         |
| Patch Concrete Sidewalk<br>Hydraulic concrete<br>Remove loose concrete<br>Blow dust and debris<br>42 Locations   | \$2,487.00                  | 1    | \$2,487.00         |
|  | Subtotal                    |      | 20,687.00          |
|  | Tax                         |      | 0.00               |
|  | <b>Estimate Total (USD)</b> |      | <b>\$20,687.00</b> |

## Terms

\* By clicking accept, you accept that the above prices, specifications and conditions are satisfactory and are hereby accepted. You also accept to authorize us to perform work as specified and that payment will be made as outlined in the terms section below and understand that you are liable for all late fees and legal expenses resulting from nonpayment.

\* Payment due upon completion of each drop, down payment may be required to schedule work

- \* Bid is good for 30 days from the date of estimate
- \* Payments not made within the terms of this contract shall bear interest to the fullest allowed by Florida law
- \* Work performed to above specifications, any changes will incur additional charges in the form of a change order. Contractor not responsible for utilities or any other damage as a result of work. Minor irrigation pipe repair only while in the property
- \* Unless specifically mentioned, permit process and fees not included in price
- \* License and insurance available upon request

We accept terms of quote and approve to proceed

Name:

Date:

Signature \_\_\_\_\_

**From:** [Christina Southwick](#)  
**To:** [Brent O. Burford](#)  
**Subject:** FW: Magnolia Landing Sidewalk Repairs  
**Date:** Monday, January 11, 2021 11:54:04 AM  
**Attachments:** [Sidewalk Repairs Set.pdf](#)

---

Hello Brent,

We can complete the work outlined on the attached document for \$8,600 total. Please let us know if you need a breakdown and/or a formal quote. Feel free to reach out 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

---

**From:** Charlie Chaney <cchaney@magnolialandingclub.com>  
**Sent:** Saturday, January 2, 2021 5:39 AM  
**To:** Christina Southwick <csouthwick@magnolialandingclub.com>  
**Subject:** Fw: Magnolia Landing Sidewalk Repairs

Charles Chaney  
Superintendent  
Magnolia Landing Golf Course  
941-391-7005

---

**From:** Brent O. Burford <[bob@johnsoneng.com](mailto:bob@johnsoneng.com)>  
**Sent:** Tuesday, December 29, 2020 3:48 PM  
**To:** Charlie Chaney  
**Subject:** Magnolia Landing Sidewalk Repairs

Charlie,

Please provide me a price to complete the grinding work outlined in the attached document.

Let me know if you have any questions or would like to meet onsite.

The addresses listed are approximate.

Sincerely,

**Brent O. Burford, E.I.**

**JOHNSON ENGINEERING, INC.**

Cell: (239) 223-7016

[bob@johnsoneng.com](mailto:bob@johnsoneng.com)

| <b>Magnolia Landing Lane Sidewalk</b>                |   |                                |   |              |                    |
|--|---|--------------------------------|---|--------------|--------------------|
| <u>Hazard</u>  | <u>Location</u>                         | <u>Repair Type</u>             | <u>METTAUER COMMENTS</u>  | <u>Price</u> | <u>Sub-Total</u>   |
| Trip   | Inter. Magnolia Landing & Avenida Del   | Grind                          | 6 feet wide   | \$ 202.80    |                    |
| Trip   | 3369 Magnolia Landing Lane              | Grind                          | 6 feet wide   | \$ 202.80    |                    |
| Trip   | 3365 Magnolia Landing Lane              | Grind                          | 6 feet wide   | \$ 202.80    |                    |
| Trip   | 3353 Magnolia Landing Lane              | Grind & Hydraulic Cement Patch | 6 feet wide   | \$ 430.98    |                    |
| Trip   | 3237 Magnolia Landing Lane              | Grind                          | 6 feet wide   | \$ 202.80    |                    |
| Slope  | 3200 Magnolia Landing Lane              | Replace 50 SF                  | 72 Sq feet  | \$ 1,132.30  |                    |
| Trip   | Across from Maintenance Building        | Replace 25 SF                  | 36 Sq Feet  | \$ 566.15    |                    |
| Trip   | Across from Maintenance Building        | Grind or Replace 25 SF         | 36 Sq Feet  | \$ 498.55    |                    |
| Trip   | Across from Maintenance Building        | Grind or Replace 25 SF         | Actual 5x8 plus 5 feet 45 sq feet   | \$ 707.69    |                    |
| Trip   | Magnolia Landing Lane inter. Dennisport | Grind                          | 6 Sq Feet   | \$ 202.80    |                    |
| Trip   | Magnolia Landing Lane inter. Dennisport | Grind                          | 6 Sq Feet   | \$ 202.80    |                    |
| (Highlight Not Included)                             | Magnolia Landing Lane East of Lond Pond | Relocate Light Pole            | Would you like us to contact an electrician for you? We can GC if needed. |              | <b>N/A</b>         |
| Trip   | Magnolia Landing Lane West of Lond Pond | Grind                          | 6 feet wide   | \$ 202.80    |                    |
| Trip   | Magnolia Landing Lane West of Lond Pond | Hydraulic Cement Patch         | 6 feet wide   | \$ 228.18    |                    |
| Trip   | Magnolia Landing Lane East of Pod A     | Grind                          | 6 feet wide   | \$ 202.80    |                    |
| Trip   | Magnolia Landing Lane West of Pigeon    | Grind                          | 6 feet wide   | \$ 202.80    |                    |
| Trip   | Magnolia Landing Lane East of SweetBay  | Grind                          | 6 feet wide   | \$ 202.80    |                    |
| Trip   | Magnolia Landing Lane Int. of Obregon   | Replace 50 SF                  | 72 Sq feet  | \$ 1,132.30  |                    |
| Trip   | Magnolia Landing Lane at Amenities      | Grind                          | 6 feet wide   | \$ 202.80    |                    |
| Trip   | Magnolia Landing Lane east of           | Grind                          | 6 feet wide   | \$ 202.80    | <b>\$ 7,129.75</b> |
| <b>Long Pond Road Sidewalk</b>                       |   |                                |   |              |                    |
| <u>Hazard</u>  | <u>Location</u>                         | <u>Repair Type</u>             | <u>METTAUER COMMENTS</u>  | <u>Price</u> | <u>Sub-Total</u>   |
| Trip   | 20592 Long Pond Road                    | Replace 25 SF                  |   | \$ 447.85    |                    |
| Trip   | 20605 Long Pond Road                    | Reset Valve Box and Pavers     |   | \$ 500.00    | <b>\$ 947.85</b>   |
| <b>Chestnut Ridge &amp; Redstone Circle Sidewalk</b> |   |                                |   |              |                    |
| <u>Hazard</u>  | <u>Location</u>                         | <u>Repair Type</u>             | <u>METTAUER COMMENTS</u>  | <u>Price</u> | <u>Sub-Total</u>   |
| Trip   | 20536 Chestnut Ridge                    | Grind                          |   | \$ 202.80    |                    |
| Trip   | 20621 Chestnut Ridge                    | Replace 75 SF                  |   | \$ 1,495.65  |                    |
| Trip   | 3141 Redstone Circle                    | Replace 50 SF                  | Replace 60 sf   | \$ 1,196.52  | <b>\$ 2,894.97</b> |
| <b>Sky Meadow Lane Sidewalk</b>                      |   |                                |   |              |                    |
| <u>Hazard</u>  | <u>Location</u>                         | <u>Repair Type</u>             | <u>METTAUER COMMENTS</u>  | <u>Price</u> | <u>Sub-Total</u>   |
| Trip   | 20488 Sky Meadow Lane                   | Grind                          |   | \$ 202.80    |                    |
| Repair   | 20507 Sky Meadow Lane                   | Replace 25 SF                  |   | \$ 498.55    | <b>\$ 701.35</b>   |
| <b>Avenida Del Vera Sidewalk</b>                     |   |                                |   |              |                    |
| <u>Hazard</u>  | <u>Location</u>                         | <u>Repair Type</u>             | <u>METTAUER COMMENTS</u>  | <u>Price</u> | <u>Sub-Total</u>   |
| Trip   | Avenida Del Vera at Clubhouse Entrance  | Grind                          | Two Locations 16 LF   | \$ 540.80    |                    |
| Trip   | Avenida Del Vera in front of Pod P      | Replace 75 SF                  |   | \$ 1,495.65  |                    |
| Trip   | Avenida Del Vera beginning of Pod J     | Replace 50 SF                  |   | \$ 997.10    |                    |
| Trip   | Inter. Magnolia Landing & Avenida Del   | Grind                          | Replace 4x4 cast in place ADA Mat   | \$ 707.85    |                    |
| Trip   | 3369 Magnolia Landing Lane              | Grind                          |   | \$ 202.80    |                    |
| Trip   | 3365 Magnolia Landing Lane              | Grind                          |   | \$ 202.80    |                    |
| Trip   | 3353 Magnolia Landing Lane              | Grind & Hydraulic Cement Patch |   | \$ 430.98    | <b>\$ 4,577.98</b> |

| <b>Castle Pines Courts Sidewalk</b>  |   |                        |                            |                     |                     |
|--|---|------------------------|----------------------------|---------------------|---------------------|
| <u>Hazard</u>  | <u>Location</u>                         | <u>Repair Type</u>     | <u>METTAUER COMMENTS</u>   | <u>Price</u>        | <u>Sub-Total</u>    |
| Trip   | Castle Pines Court at Cart Path         | Replace 25 SF          |                            | \$ 498.55           |                     |
| Trip   | 20844 Castle Pines Court                | Hydraulic Cement Patch | 60 LF                      | \$ 2,281.80         |                     |
| Trip   | 20817 Castle Pines Court                | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 20796 Castle Pines Court                | Replace 50 SF          | 60sf replace + 10 lf grind | \$ 1,534.52         |                     |
| Trip   | 20772 Castle Pines Court                | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 20754 Castle Pines Court                | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 20753 Castle Pines Court                | Grind                  |                            | \$ 169.00           |                     |
| Trip   | 20746 Castle Pines Court                | Replace 25 SF          |                            | \$ 498.55           |                     |
| Trip   | 20738 Castle Pines Court                | Replace 25 SF          |                            | \$ 498.55           |                     |
| Trip   | 20733 Castle Pines Court                | Replace 100 SF         |                            | \$ 1,994.20         |                     |
| Trip   | 20733 Castle Pines Court                | Replace 50 SF          |                            | \$ 997.10           |                     |
| Trip   | 20733 Castle Pines Court                | Hydraulic Cement Patch | 35 LF of hydraulic         | \$ 1,331.05         |                     |
| Trip   | Clubhouse Entrance off Castles Pines    | Grind                  | replace 8 X 7              | \$ 1,116.75         |                     |
| Trip   | 20717 Castle Pines Court                | Hydraulic Cement Patch | 10 LF                      | \$ 380.30           |                     |
| Trip   | 20713 Castle Pines Court                | Grind                  |                            | \$ 169.00           |                     |
| Trip   | Inter. Castles Pines & Avenida Del Vera | Grind                  | 15 LF                      | \$ 507.00           |                     |
| Trip   | Inter. Castles Pines & Avenida Del Vera | Replace 25 SF          | 76 SF                      | \$ 1,515.60         | <b>\$ 14,062.42</b> |
| <b>Crosswater Drive Sidewalk</b>   |   |                        |                            |                     |                     |
| <u>Hazard</u>  | <u>Location</u>                         | <u>Repair Type</u>     | <u>METTAUER COMMENTS</u>   | <u>Price</u>        | <u>Sub-Total</u>    |
| Trip   | Crosswater Drive cul de sac             | Grind                  |                            | \$ 169.00           |                     |
| Trip   | Crosswater Drive cul de sac             | Grind                  |                            | \$ 169.00           |                     |
| Trip   | Crosswater Drive cul de sac             | Grind                  |                            | \$ 169.00           |                     |
| Trip   | 3472 Crosswater Drive                   | Hydraulic Cement Patch | 10 LF                      | \$ 380.30           |                     |
| Trip   | 3528 Crosswater Drive                   | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 3532 Crosswater Drive                   | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 3416 Crosswater Drive                   | Grind                  |                            | \$ 169.00           |                     |
| Trip   | 3436 Crosswater Drive                   | Replace 75 SF          | Replace 100 SF             | \$ 1,994.20         |                     |
| Trip   | 3546 Crosswater Drive                   | Replace 50 SF          |                            | \$ 997.10           |                     |
| Trip   | 3464 Crosswater Drive                   | Grind                  |                            | \$ 169.00           |                     |
| Trip   | 3468 Crosswater Drive                   | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 3476 Crosswater Drive                   | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 3565 Crosswater Drive                   | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 3557 Crosswater Drive                   | Replace 75 SF          |                            | \$ 1,495.65         |                     |
| Trip   | 3549 Crosswater Drive                   | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 3545 Crosswater Drive                   | Grind                  |                            | \$ 169.00           |                     |
| Trip   | 3513 Crosswater Drive                   | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | Inter. Castle Pines & Crosswater        | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 3455 Crosswater Drive                   | Replace 75 SF          |                            | \$ 1,495.65         |                     |
| Trip   | 3435 Crosswater Drive                   | Replace 25 SF          |                            | \$ 498.55           |                     |
| Trip   | 3415 Crosswater Drive                   | Hydraulic Cement Patch |                            | \$ 190.15           |                     |
| Trip   | 3415 Crosswater Drive                   | Grind                  |                            | \$ 169.00           | <b>\$ 9,755.80</b>  |
| <b>Total Lump Sum ( Some locations will still need a field take off to verify actual quantity)</b> |   |                        |                            | <b>\$ 40,070.12</b> |                     |



1640 Benchmark Avenue, Fort Myers, FL 33905 Ph: 239-334-6760 Fax: 239-334-6553 Website: <http://pmioffortmyers.com>

## PROPOSAL AND CONTRACT

January 20, 2021

Pavement Maintenance, LLC., hereinafter called the Company, offers to furnish all labor, materials and equipment required for the performance of the following described work in connection with construction of improvements at: Magnolia Landing Curb and Sidewalk Repair with plans prepared by : Johnson Engineering (November 2020)

Per Addendum # 1

### Description of Work and Price:

| <u>Item</u> | <u>Description</u>   | <u>Quantity</u> | <u>Unit</u> | <u>Price</u> | <u>Total</u> |
|-------------|--|-----------------|-------------|--------------|--------------|
|             | Mobilization   | 1               | LS          | \$ 5,500.00  | \$ 5,500.00  |
|             | Grind Inter. Magnolia Landing & Avenida Del Vera                 | 1               | LS          | \$ 375.00    | \$ 375.00    |
|             | Grind - 3369 Magnolia Landing Lane                               | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind - 3365 Magnolia Landing Lane                               | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind & Hydraulic Cement Patch - 3353 Magnolia Landing Lane      | 1               | LS          | \$ 375.00    | \$ 375.00    |
|             | Grind - 3237 Magnolia Landing Lane                               | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Replace 50 SF - 3200 Magnolia Landing Lane                       | 50              | SF          | \$ 25.00     | \$ 1,250.00  |
|             | Replace 25 SF - Across Maintenance Building                      | 25              | SF          | \$ 25.00     | \$ 625.00    |
|             | Grind or Replace 25 SF - Across Maintenance Building             | 25              | SF          | \$ 25.00     | \$ 625.00    |
|             | Grind or Replace 25 SF - Across Maintenance Building             | 25              | SF          | \$ 25.00     | \$ 625.00    |
|             | Grind - Magnolia Landing Lane inter. Dennisport                  | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind - Magnolia Landing Lane inter. Dennisport                  | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind - Magnolia Landing Lane West of Lond Pond                  | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Hydraulic Cement Patch - Magnolia Landing Lane West of Lond Pond | 1               | LS          | \$ 450.00    | \$ 450.00    |
|             | Grind - Magnolia Landing Lane East of Pod A                      | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind - Magnolia Landing Lane West of Pigeon Plum                | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind - Magnolia Landing Lane East of Sweet Bay                  | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Replace 50 SF - Magnolia Landing Lane Int. of Obregon            | 50              | SF          | \$ 25.00     | \$ 1,250.00  |
|             | Grind - Magnolia Landing Lane Amenities Center                   | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind - Magnolia Landing Lane East of Guardhouse                 | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Replace 25 SF - 20592 Long Pond Road                             | 25              | SF          | \$ 25.00     | \$ 625.00    |
|             | Grind - 20536 Chestnut Ridge                                     | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Replace 75 SF - 20621 Chestnut Ridge                             | 75              | SF          | \$ 25.00     | \$ 1,875.00  |
|             | Replace 50 SF - 3141 Redstone Circle                             | 50              | SF          | \$ 25.00     | \$ 1,250.00  |
|             | Grind - 20488 Sky Meadow Lane                                    | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Replace 25 SF - 20507 Sky Meadow Lane                            | 25              | SF          | \$ 25.00     | \$ 625.00    |
|             | Grind - Two Locations - Avenida Del Vera at Clubhouse Entrance   | 2               | EA          | \$ 75.00     | \$ 150.00    |
|             | Replace 75 SF - Avenida Del Vera in front of Pod P               | 75              | SF          | \$ 25.00     | \$ 1,875.00  |
|             | Replace 50 SF - Avenida Del Vera beginning of Pod J              | 50              | SF          | \$ 25.00     | \$ 1,250.00  |
|             | Grind - Inter. Magnolia Landing & Avenida Del Vera               | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind - 3369 Magnolia Landing Lane                               | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind - 3365 Magnolia Landing Lane                               | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Grind & Hydraulic Cement Patch - 3353 Magnolia Landing Lane      | 1               | LS          | \$ 350.00    | \$ 350.00    |
|             | Replace 25 SF - Castle Pines Court at Cart Path                  | 25              | SF          | \$ 25.00     | \$ 625.00    |
|             | Hydraulic Cement Patch - 20844 Castle Pines Court                | 1               | LS          | \$ 250.00    | \$ 250.00    |
|             | Hydraulic Cement Patch - 20817 Castle Pines Court                | 1               | LS          | \$ 250.00    | \$ 250.00    |
|             | Replace 50 SF - 20796 Castle Pines Court                         | 50              | SF          | \$ 25.00     | \$ 1,250.00  |
|             | Hydraulic Cement Patch - 20772 Castle Pines Court                | 1               | LS          | \$ 250.00    | \$ 250.00    |
|             | Hydraulic Cement Patch - 20754 Castle Pines Court                | 1               | LS          | \$ 250.00    | \$ 250.00    |
|             | Grind - 20753 Castle Pines Court                                 | 1               | LS          | \$ 75.00     | \$ 75.00     |
|             | Replace 25 SF - 20746 Castle Pines Court                         | 25              | SF          | \$ 25.00     | \$ 625.00    |
|             | Replace 25 SF - 20738 Castle Pines Court                         | 25              | SF          | \$ 25.00     | \$ 625.00    |
|             | Replace 100 SF - 20733 Castle Pines Court                        | 100             | SF          | \$ 25.00     | \$ 2,500.00  |
|             | Replace 50 SF - 20733 Castle Pines Court                         | 50              | SF          | \$ 25.00     | \$ 1,250.00  |
|             | Hydraulic Cement Patch - 20733 Castle Pines Court                | 1               | LS          | \$ 150.00    | \$ 150.00    |
|             | Grind Two Locations - Clubhouse Entrance off Castle Pines        | 2               | EA          | \$ 75.00     | \$ 150.00    |
|             | Hydraulic Cement Patch - 20717 Castle Pines Court                | 1               | LS          | \$ 150.00    | \$ 150.00    |
|             | Grind - 20713 Castle Pines Court                                 | 1               | LS          | \$ 75.00     | \$ 75.00     |



|  |       |           |                     |
|--|-------|-----------|---------------------|
| Grind Two Locations - Inter. Castle Pines & Avenida Del Vera         | 2 EA  | \$ 75.00  | \$ 150.00           |
| Replace 25 SF Two Locations - Inter. Castle Pines & Avenida Del Vera | 25 SF | \$ 25.00  | \$ 625.00           |
| Grind - Crosswater Drive cul de sac                                  | 1 LS  | \$ 75.00  | \$ 75.00            |
| Grind - Crosswater Drive cul de sac                                  | 1 LS  | \$ 75.00  | \$ 75.00            |
| Grind - Crosswater Drive cul de sac                                  | 1 LS  | \$ 75.00  | \$ 75.00            |
| Hydraulic Cement Patch - 3472 Crosswater Drive                       | 1 LS  | \$ 250.00 | \$ 250.00           |
| Hydraulic Cement Patch - 3528 Crosswater Drive                       | 1 LS  | \$ 250.00 | \$ 250.00           |
| Hydraulic Cement Patch - 3532 Crosswater Drive                       | 1 LS  | \$ 250.00 | \$ 250.00           |
| Grind - 3416 Crosswater Drive  | 1 LS  | \$ 75.00  | \$ 75.00            |
| Replace 75 SF - 3436 Crosswater Drive                                | 75 SF | \$ 25.00  | \$ 1,875.00         |
| Replace 50 SF - 3546 Crosswater Drive                                | 50 SF | \$ 25.00  | \$ 1,250.00         |
| Grind - 3464 Crosswater Drive  | 1 LS  | \$ 75.00  | \$ 75.00            |
| Hydraulic Cement Patch - 3468 Crosswater Drive                       | 1 LS  | \$ 250.00 | \$ 250.00           |
| Hydraulic Cement Patch - 3476 Crosswater Drive                       | 1 LS  | \$ 250.00 | \$ 250.00           |
| Hydraulic Cement Patch - 3565 Crosswater Drive                       | 1 LS  | \$ 250.00 | \$ 250.00           |
| Replace 75 SF - 3557 Crosswater Drive                                | 75 SF | \$ 25.00  | \$ 1,875.00         |
| Hydraulic Cement Patch - 3549 Crosswater Drive                       | 1 LS  | \$ 250.00 | \$ 250.00           |
| Grind - 3545 Crosswater Drive  | 1 LS  | \$ 75.00  | \$ 75.00            |
| Hydraulic Cement Patch - 3513 Crosswater Drive                       | 1 LS  | \$ 250.00 | \$ 250.00           |
| Hydraulic Cement Patch - Inter. Castle Pines & Crosswater            | 1 LS  | \$ 250.00 | \$ 250.00           |
| Replace 75 SF - 3455 Crosswater Drive                                | 75 SF | \$ 25.00  | \$ 1,875.00         |
| Replace 25 SF - 3435 Crosswater Drive                                | 25 SF | \$ 25.00  | \$ 625.00           |
| Hydraulic Cement Patch - 3415 Crosswater Drive                       | 1 LS  | \$ 250.00 | \$ 250.00           |
| Grind - 3415 Crosswater Drive  | 1 LS  | \$ 75.00  | \$ 75.00            |
| <b>Total Earth Work</b>  |       |           | <b>\$ 40,050.00</b> |

**Notes:**

Unit price above are based on normal working hours and does not include working at night.  
 Not responsible for private utilities not located by the respective owner.

**Exclusions:**

**Permits & Impact Fees**

**Survey & Layout**

**Bonding**

**Certified As-Built**

**All Testing**

**Maintenance of Silt Fence when not On-Site**

**Repair of Broken Irrigation Heads/ Lines**

**Rock Excavation or Removal from Site**

**Sod, Seed, or Mulch for Stabilization or Landscaping**

**Removal of unsuitable fill or replacement with acceptable material**

**Blank Utility Conduits - Not Shown - Not Quoted**

**Clean or Removal of Any Rocks or Debris Left By Other Trades**

**Repairs not shown above are not included.**

**AC Pad**

**Rip- Rap**

**Demucking**

Any alteration or deviation from above specifications involving extra cost, will be executed upon written orders, and will become an extra charge over the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Worker's Compensation and public liability Insurance on the above work to be taken out by:

**Pavement Maintenance, LLC.**

Note: This proposal may be withdrawn by us if not accepted within 30 days.  
 Terms 30 days.

Approved By:

**Pavement Maintenance, LLC.**



**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Date

---

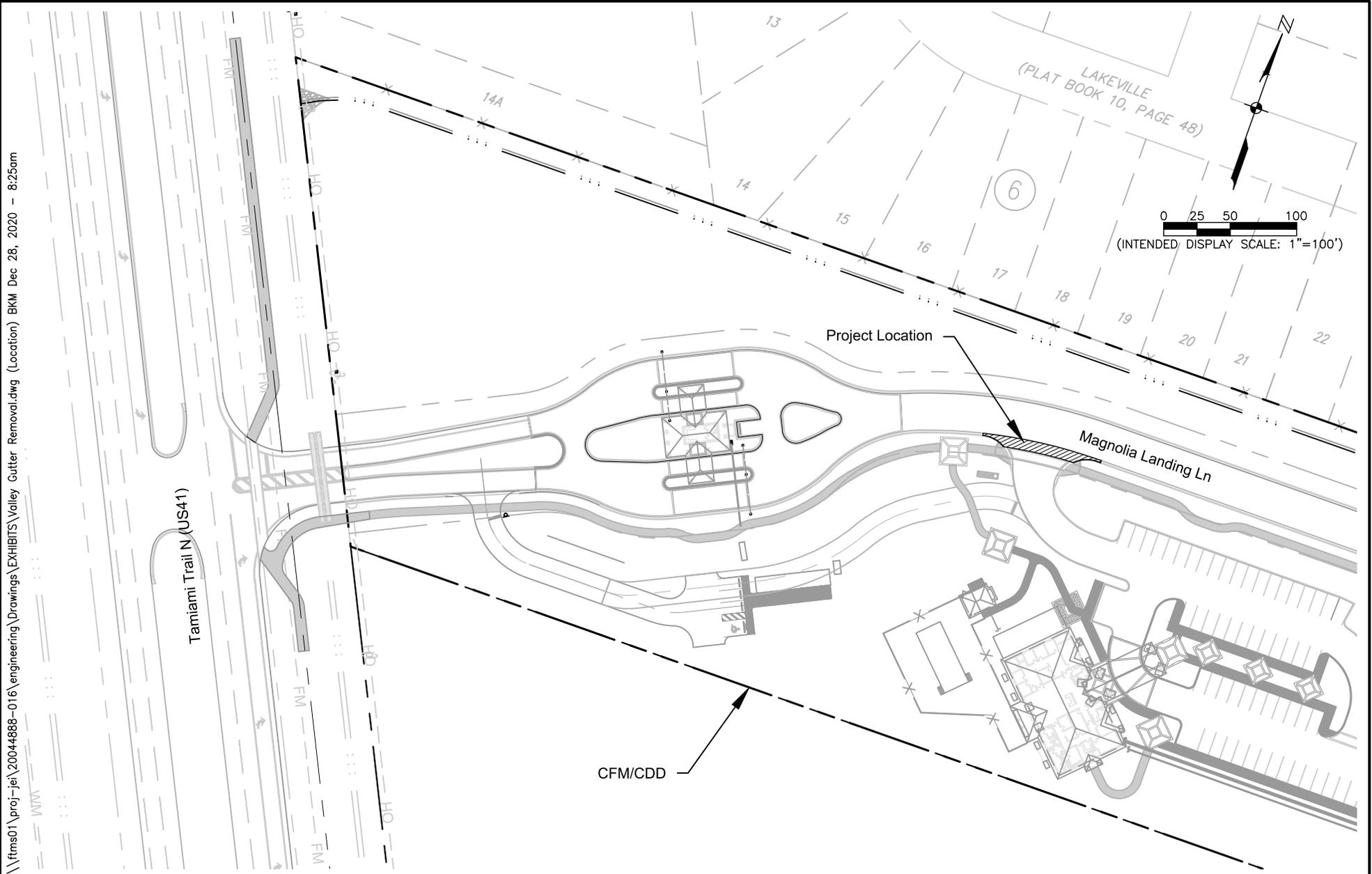
Signature

---

# Tab 6

| <b>CFM CDD Amenities Turnout Repair Summary of Proposals</b> |              |
|--|--------------|
| <b>Contractor</b>  | <b>Price</b> |
| Curb Systems of SW FL & Sarasota, LLC                        | \$11,163.30  |
| County Concrete & Asphalt                                    | \$12,013.54  |
| Mettauer Environmental, Inc.                                 | \$19,718.95  |

\\ftms01\proj-jel\20044888-016\engineering\Drawings\EXHIBITS\Valley Gutter Removal.dwg (Location) BKM Dec 28, 2020 - 8:25am



CFM/CDD  
Magnolia Landing  
Lee County, Florida

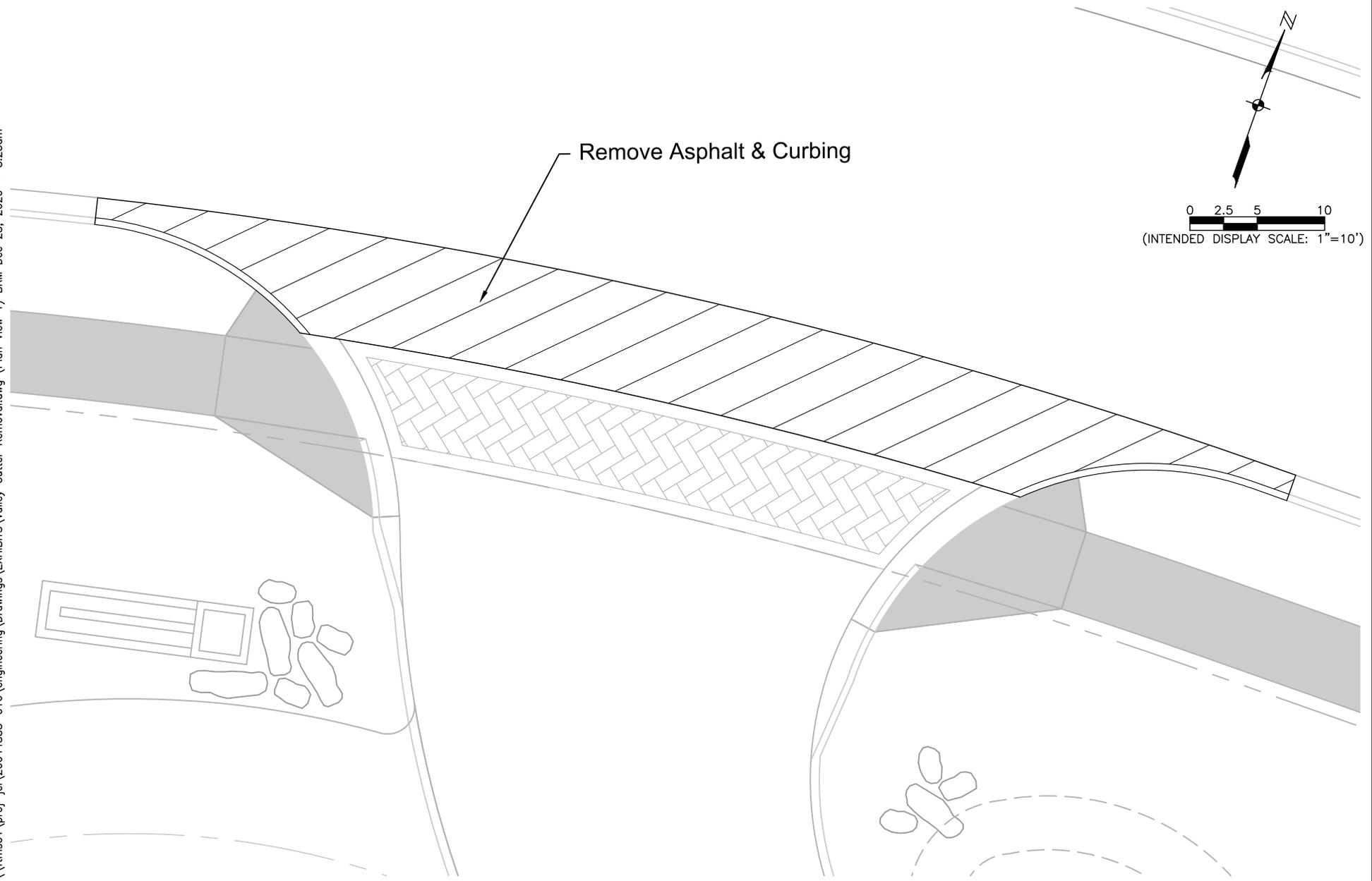


JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE: (239) 334-0046  
FAX: (239) 334-3661  
E.B. #642 & L.B. #642

Magnolia Landing Lane

| DATE      | PROJECT NO. | FILE NO. | SCALE    | SHEET |
|-----------|-------------|----------|----------|-------|
| Dec. 2020 | 20044888    | 04-43-24 | As Shown | 01    |

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CFM/CDD  
Magnolia Landing  
Lee County, Florida

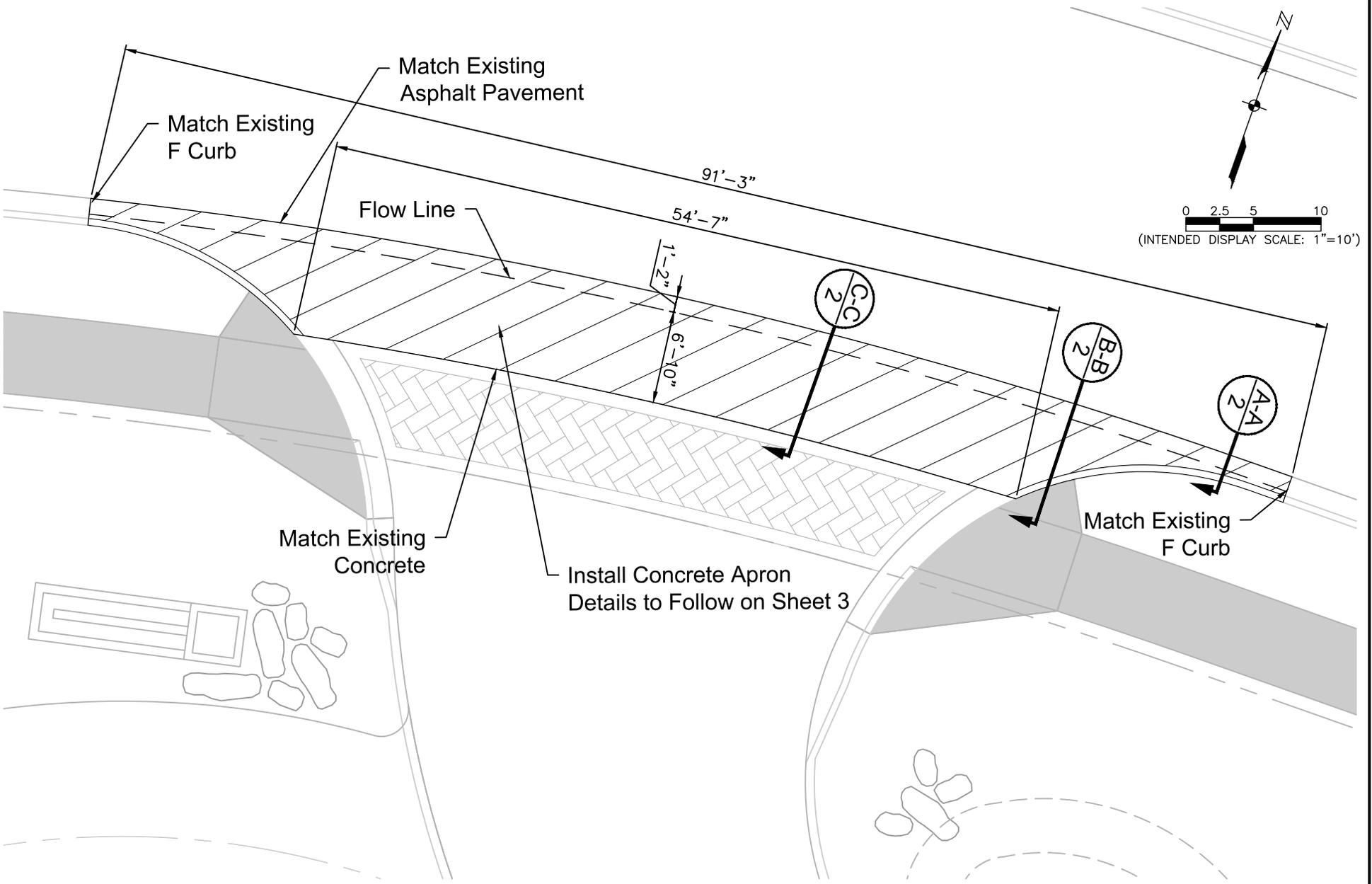


JOHNSON ENGINEERING, INC.  
 2122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE: (239) 334-0046  
 FAX: (239) 334-3661  
 E.B. #642 & L.B. #642

Magnolia Landing Lane

| DATE      | PROJECT NO. | FILE NO. | SCALE    | SHEET |
|-----------|-------------|----------|----------|-------|
| Dec. 2020 | 20044888    | 04-43-24 | As Shown | 02    |

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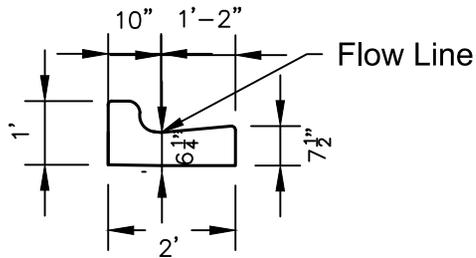
CFM/CDD  
Magnolia Landing  
Lee County, Florida



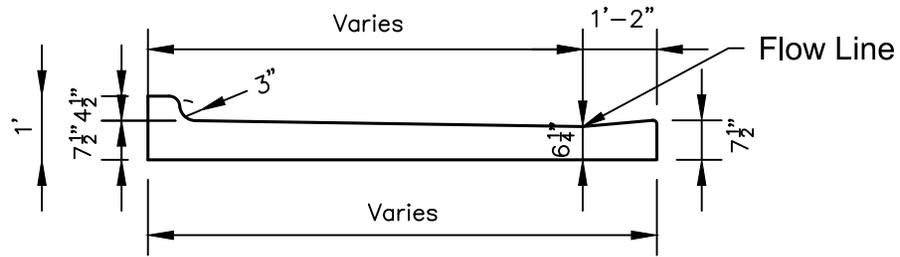
JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE: (239) 334-0046  
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E.B. #642 & L.B. #642

Magnolia Landing Lane

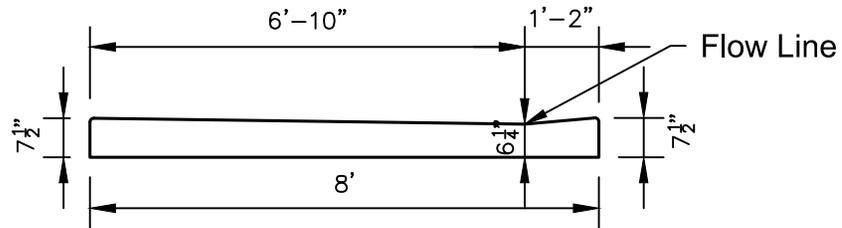
| DATE      | PROJECT NO. | FILE NO. | SCALE    | SHEET |
|-----------|-------------|----------|----------|-------|
| Dec. 2020 | 20044888    | 04-43-24 | As Shown | 03    |



**Section A-A**  
Scale 1" = 3'



**Section B-B**  
Scale 1" = 3'



**Section C-C**  
Scale 1" = 3'

Note:

Concrete to be 3,000 psi Fiber Mix. Minimum Thickness is 6.25 Inches.

CFM/CDD  
Magnolia Landing  
Lee County, Florida

**JOHNSON**  
ENGINEERING

JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE: (239) 334-0046  
FAX: (239) 334-3661  
E.B. #642 & L.B. #642

Magnolia Landing Lane

| DATE      | PROJECT NO. | FILE NO. | SCALE    | SHEET |
|-----------|-------------|----------|----------|-------|
| Dec. 2020 | 20044888    | 04-43-24 | As Shown | 04    |

CURB SYSTEMS OF SW FL & SARASOTA, L.L.C.

10964 K-NINE DR  
 BONITA SPRINGS, FL 34135  
 PH:(239)947-3777  
 FAX:(239)-947-1386

# PROPOSAL

|          |            |
|----------|------------|
| Date     | Proposal # |
| 1/6/2021 | 32639      |

|                                     |
|-------------------------------------|
| Name / Address                      |
| JOHNSON ENGINEERING<br>ATTN.: BRENT |

|                                      |
|--------------------------------------|
| Project                              |
| MAGNOLIA LANDING - DRWY. REPLACEMENT |

Proposal only; contract and schedule must be agreed upon before start of work. This proposal is good for 30 days. Free access to work area required (chute pours from redy-mix truck). Only items shown on proposal are included. Not responsible for engineering, testing, layout, sub-grading, locates, traffic control, conduit less than 18" below finish grade in location of work (including but not limited to: irrigation, electrical, plumbing, pipes, etc.), clean-up of excess material (including but not limited to: base-rock, dirt, asphalt, etc.), sealer (concrete or joint), joints other than sawcut or 1/2" bituminous fiber or surface treatments per FDOT spec. Workmanship shall adhere to FDOT Standard Edition per contract documents. Owner shall carry fire, tornado & other necessary insurance. Type D curb is trench in after paving unless specifically noted otherwise on proposal. Concrete is 3000 psi with no reinforcement unless noted otherwise on proposal.

Any deviation fromn said specificaion involving extra cost will be executed only upon written order and will be come an extra charge over and above this estimate. All contracted work is warranted for one year from the last day of contracted work for defects in workmanship. Minimum scheduling requirements per mobilization as follows: 3,000 LF machine pour, 6,400 SF on flatwork, 500 LF handwork curbs. Work damaged by others will be billed at unit rates plus applicable mobilization. All items will be installed linear. Areas of work left to accomodate others will require an additional mobilization per incident.

| QTY | UNIT | DESCRIPTION  | UNIT COST | TOTAL     |
|-----|------|--|-----------|-----------|
|     |      |  | 0.00      |           |
|     |      | * ALL WORK FIGURED IN 2021 - IF THE WORK GOES INTO 2022, THE PRICING WILL NEED TO BE ADJUSTED ACCORDINGLY. ALL SOD, IRRIGATION AND LANDSCAPE REPAIRS TO BE DONE BY OTHERS. *   |           |           |
| 586 | SF   | REMOVE ASPHALT AND BASEROCK DOWN A MAXIMUM OF 8" AND 65 LF OF EXISTING TYPE F CURB AND POUR BACK A NEW DRIVEWAY IN 3000 PSI CONCRETE - 8" (MINIMUM 6.25") THICK, SAWCUT JOINTS, BROOM FINISH W/ 3/4 LBS./CY OF FIBERMESH, INTEGRAL TYPE F CURB TO TIE-IN TO THE EXISTING CURB AND FORM A VALLEY IN THE DRIVEWAY TO CARRY WATER FROM ONE CURB TO THE OTHER, TO CURE THE DRAINAGE ISSUE. DRIVEWAY FIGURED PER DETAILS IN THE PLANS. THE DRIVEWAY IS TO BE CLOSED FOR (1) WEEK TO COMPLETE THE WORK AND LET THE CONCRETE INITIALLY CURE FOR 3-4 DAYS BEFORE TRAFFIC CAN DRIVE ON IT. (UNIT PRICE QUOTE - (1) MOBILIZATION - MINIMUM BILLING TO BE 586 SF) | 19.05     | 11,163.30 |

Signature: \_\_\_\_\_

Printed Name / Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

|              |
|--------------|
| <b>Total</b> |
|--------------|

Date: \_\_\_\_\_

CURB SYSTEMS OF SW FL & SARASOTA, L.L.C.

10964 K-NINE DR  
 BONITA SPRINGS, FL 34135  
 PH:(239)947-3777  
 FAX:(239)-947-1386

# PROPOSAL

|          |            |
|----------|------------|
| Date     | Proposal # |
| 1/6/2021 | 32639      |

|                                     |
|-------------------------------------|
| Name / Address                      |
| JOHNSON ENGINEERING<br>ATTN.: BRENT |

|                                      |
|--------------------------------------|
| Project                              |
| MAGNOLIA LANDING - DRWY. REPLACEMENT |

Proposal only; contract and schedule must be agreed upon before start of work. This proposal is good for 30 days. Free access to work area required (chute pours from redy-mix truck). Only items shown on proposal are included. Not responsible for engineering, testing, layout, sub-grading, locates, traffic control, conduit less than 18" below finish grade in location of work (including but not limited to: irrigation, electrical, plumbing, pipes, etc.), clean-up of excess material (including but not limited to: base-rock, dirt, asphalt, etc.), sealer (concrete or joint), joints other than sawcut or 1/2" bituminous fiber or surface treatments per FDOT spec. Workmanship shall adhere to FDOT Standard Edition per contract documents. Owner shall carry fire, tornado & other necessary insurance. Type D curb is trench in after paving unless specifically noted otherwise on proposal. Concrete is 3000 psi with no reinforcement unless noted otherwise on proposal.

Any deviation fromn said specificaion involving extra cost will be executed only upon written order and will be come an extra charge over and above this estimate. All contracted work is warranted for one year from the last day of contracted work for defects in workmanship. Minimum scheduling requirements per mobilization as follows: 3,000 LF machine pour, 6,400 SF on flatwork, 500 LF handwork curbs. Work damaged by others will be billed at unit rates plus applicable mobilization. All items will be installed linear. Areas of work left to accomodate others will require an additional mobilization per incident.

| QTY | UNIT | DESCRIPTION   | UNIT COST | TOTAL |
|-----|------|---|-----------|-------|
|     |      | ~ FIELD MEASURE REQUIRED FOR FINAL BILLING. ~ UNIT PRICE PROPOSAL - MINIMUM BILLING AS QUOTED ABOVE.  |           |       |
|     |      | ~ NO NIGHT WORK FIGURED. ~ FORM, PLACE AND FINISH ONLY. ~ LAYOUT, TESTING AND MAINTENANCE OF TRAFFIC BY OTHERS. ~ ALL EXCAVATION, BASEROCK UNDER SIDEWALKS AND GRADING TO BE DONE BY OTHERS UNLESS OTHERWISE NOTED ABOVE. ~ THIS PROPOSAL AND IT'S INTENT IS TO BE INCLUDED WITH THE CONTRACT AGREEMENTS AS AN ATTACHMENT. ~ SIGNED PROPOSAL OR CONTRACT TO BE RETURNED WITH NTO AND BILLING INFORMATION PRIOR TO JOB BEING PUT ON SCHEDULE. ~ BOND IS NOT INCLUDED IN THIS BID, IF REQUIRED, PLEASE CONTACT US FOR AN ESTIMATE. ~ NO CONCRETE REMOVALS INCLUDED, UNLESS NOTED ABOVE. ~ NO COLORED CONCRETE, STAMPED CONCRETE OR SPECIAL FINISHES, UNLESS NOTED ABOVE. ~ IF MORE DAYS ARE REQUIRED TO COMPLETE THE PROJECT THAN WHAT IS QUOTED ABOVE, ADDITIONAL MOBILIZATION COSTS WILL BE PRICED FOR EACH OCCURRENCE. ~ SITE SPECIFIC SAFETY MEETINGS, BADGING, OR ORIENTATIONS NOT INCLUDED. IF REQUIRED, THERE WILL BE A \$25.00 PER HOUR CHARGE PER PERSON VIA CHANGE ORDER. |           |       |
|     |      | NOT RESPONSIBLE FOR BASE, ASPHALT, PAVER BRICKS, BACKFILL, SOD, LANDSCAPING, IRRIGATION, BURIED LINES, EXISTING UTILITIES OR THE REPLACEMENT OF THESE ITEMS.  |           |       |
|     |      | NOT INCLUDED IN CONCRETE PAVING: EXPANSION JOINT, JOINT SEALANT, SMOOTH DOWELS, KEYWAYS, CURING COMPOUND OR WOOD EXPANSION JOINT.   |           |       |

Signature: \_\_\_\_\_

Printed Name / Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

|              |             |
|--------------|-------------|
| <b>Total</b> | \$11,163.30 |
|--------------|-------------|

Date: \_\_\_\_\_

# COUNTY CONCRETE & ASPHALT

CONCRETE AND ASPHALT MAINTENANCE

J.A. Marzucco Concrete LLC.  
(239) 571-3522  
3791 1st Avenue Southwest  
Naples, Florida  
34117  
United States

## Prepared For

Brent Burford, E.I.  
JOHNSON ENGINEERING, INC.  
2122 Johnson Street  
Fort Myers, Florida  
33901  
United States

## Estimate Date

01/28/2021

## Estimate Number

00001097

## Reference

Magnolia Clubhouse

| Description  | Rate        | Qty                         | Line Total         |
|--|-------------|-----------------------------|--------------------|
| Form, Pour, & Finish Concrete Valley Gutter<br>-Saw cut and remove damaged asphalt and dispose off site<br>-3000 PSI fiber reinforced concrete mix<br>-Pour other curbing per existing<br>-595 SF approximately<br>-Specifications per plan provided by customer | \$12,013.54 | 1                           | \$12,013.54        |
|  |             | Subtotal                    | 12,013.54          |
|  |             | Tax                         | 0.00               |
|  |             | <b>Estimate Total (USD)</b> | <b>\$12,013.54</b> |

## Terms

- \* By clicking accept, you accept that the above prices, specifications and conditions are satisfactory and are hereby accepted. You also accept to authorize us to perform work as specified and that payment will be made as outlined in the terms section below and understand that you are liable for all late fees and legal expenses resulting from nonpayment.
- \* Payment due upon completion of each drop, down payment may be required to schedule work
- \* Bid is good for 30 days from the date of estimate
- \* Payments not made within the terms of this contract shall bear interest to the fullest allowed by Florida law
- \* Work performed to above specifications, any changes will incur additional charges in the form of a change order. Contractor not responsible for utilities or any other damage as a result of work. Minor irrigation pipe repair only while in the property
- \* Unless specifically mentioned, permit process and fees not included in price
- \* License and insurance available upon request

We accept terms of quote and approve to proceed

Name:

Date:

Signature \_\_\_\_\_



PO Box 1030, Alva, FL 33920 · (239) 728-1814 · www.ME-fl.com  
Certified General Contractor CGC1523027 · Commercial RUP Applicators · Certified Stormwater Inspectors

January 21, 2021

**ATTN:**

Brent Burford  
Johnson Engineering, Inc.  
2122 Johnson St.  
Fort Myers, FL 33901

**RE: Magnolia Landing  
Amenities Center Driveway Drainage**

**Proposal:**

**Scope of Work**

Remove existing asphalt from drive entrance per Johnson Eng. drawings.  
Replace with 6.25 inches 4000 PSI concrete with fibermesh.

**Total (LS) \$19,718.95**

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**Accepted By**

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**Date of Acceptance**