



Rizzetta & Company

CFM Community Development District

Board of Supervisors' Meeting February 20, 2025

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

www.cfmccd.org

CFM COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.cfmccd.org

February 13, 2025

**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 20, 2025, at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT – AGENDA ITEMS ONLY**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on January 16, 2025 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of December 2024 Tab 2
- 4. BUSINESS ITEMS**
 - A. Appointment of a Supervisor to Fill Seat 1 with a Term Expiring 11/2028
 - B. Consideration of Resolution 2025-02, Redesignating Officers of the District Tab 3
 - C. Richard B. Akin II, Esquire – Review Results for Signalization (Under Separate Cover)
 - D. Consideration of Johnson Engineering Work Authorization for Signal Warrant Analysis Tab 4
 - E. Consideration of Quarterly Street Sweeping Proposal from Sweeper Man of SwFL Tab 5
 - F. Discussion and Consideration of Proposals for Sidewalk Cleaning Tab 6
 - 1. Premier Pressure Cleaning, LLC
 - 2. Rolling Suds Power Washing Naples & Ft. Myers
 - G. Discussion Regarding Irrigation and Well Pumps
 - H. Discussion Regarding Lake Banks
 - I. Discussion and Consideration of Options for the Recognition of Paul Mayotte
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

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

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: Tucker Mackie, Kutak Rock, LLP

CFM
COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
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Board of Supervisors	Rodney Allen Sue Streeter Vacant Brian McGibbon Todd Gile	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Kutak Rock, LLP
District Engineer	Mark Zordan	Johnson Engineering, LLC

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.

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 16, 2025, at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Rodney Allen	Board Supervisor, Chair
Sue Streeter	Board Supervisor, Vice Chair
Brian McGibbon	Board Supervisor, Assistant Secretary
Todd Gile	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Kutak Rock, LLP (via Teams)
Mark Zordan	District Engineer, Johnson Engineering
Sonny Backes	Mettauer Environmental
Joe DeAngelo	Mettauer Environmental
Audience	

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Blandon called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS **Public Comment**

Ms. Blandon advised that she now would open the floor for public comment regarding agenda items only. There were no public comments.

Before moving into the agenda, Ms. Blandon advised the Board that Paul Mayotte had submitted his resignation, effectively immediately, from the District Board.

On a Motion by Ms. Streeter, seconded by Mr. McGibbon, with all in favor, the Board Accepted the Resignation of Paul Mayotte from the District Board, Effectively Immediately, for the CFM Community Development District.

46 Mr. Mayotte's service to the Board was discussed and commended. The Board
47 and District Staff discussed several ideas to recognize Mr. Mayotte for his service. It was
48 agreed that options would be discussed at the next meeting.
49

50 Ms. Bandon discussed the vacant seat with the Board. Ms. Streeter asked
51 questions about the process for advertising the vacancy and Ms. Bandon provided
52 guidance and suggested that the HOA communicate the vacant seat and a deadline of
53 February 13, 2025, for intents.
54

55 **THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on November 21, 2024**

56
57
58
59 Ms. Bandon presented the Minutes of the Board of Supervisors' meeting held on
60 November 21, 2024, and asked if there were any questions, comments, or changes to
61 the minutes. There were none.
62

63 On a Motion by Mr. Allen, seconded by Mr. McGibbon, with all in favor, the Board Approved
64 the Minutes of the Board of Supervisors' Meeting held on November 21, 2024, for the CFM
65 Community Development District.

66
67 **FOURTH ORDER OF BUSINESS**

**Ratification of the Operations and
Maintenance Expenditures for the
Months of October and November
2024**

68
69
70
71
72 Ms. Bandon advised that operations and maintenance expenditures for the period
73 of October 1-31 totaled \$77,182.55 and the operations and maintenance expenditures for
74 the period of November 1-30 totaled \$74,024.60. Ms. Bandon answered questions from
75 the Board.
76

77 On a Motion by Ms. Streeter, seconded by Mr. Gile, with all in favor, the Board Ratified
78 the Operations and Maintenance Expenditures for the Month of October 2024, totaling
79 \$77,182.55, and the Month of November 2024, totaling \$74,024.60, for the CFM
80 Community Development District.

81
82 **FIFTH ORDER OF BUSINESS**

**Richard B. Akin, Esq. – Review
Results for Signalization**

83
84
85 District Counsel advised that the memorandum from Richard Akin was not included
86 with the agenda. She advised the Board that she will send out the memorandum later
87 today and that this item will be on the agenda for the next meeting. District Counsel asked
88 if there were any questions. Ms. Streeter inquired about the traffic study and if it was on
89 track to be conducted in February as the Board requested. After Board discussion, it was

90 agreed that the District Engineer would obtain proposals for the study and approved a
91 not-to-exceed amount of \$10,000.00.

92

93 On a Motion by Ms. Streeter, seconded by Mr. Gile, with all in favor, the Board Approved
94 a Not-to-Exceed Amount of \$10,000.00 for a Proposal for a Traffic Study to take place in
95 February, Authorizing the Chair to Execute, for the CFM Community Development District.

96

97 **SIXTH ORDER OF BUSINESS**

**Discussion and Consideration of
Spectrum Nightscapes Tree Lighting
Proposal**

98

99

100

101 The Board discussed the proposal presented by Spectrum Nightscapes for the
102 installation of additional lighting at the entry monument. Ms. Blandon answered questions
103 as they were raised by the Board. After discussion, the Board agreed the area would
104 benefit from the lighting enhancement.

105

106 On a Motion by Mr. Gile, seconded by Ms. Streeter, with all in favor, the Board Approved
107 the Spectrum Nightscapes Proposal in the Amount of \$22,500.00, Subject to the
108 Preparation of an Agreement by District Counsel, for the CFM Community Development
109 District.

110

111 **SEVENTH ORDER OF BUSINESS**

**Discussion and Consideration of
Johnson Engineering Itemized
Pricing for Additional GIS Map Layers**

112

113

114

115 Mr. Zordan discussed the proposal presented by Johnson Engineering for
116 additional GIS map layers with the Board. During the discussion, the Supervisors picked
117 out several different items they would like to see on the GIS, including wells and
118 streetlights. The District Engineer took note of Board's requests and advised he would
119 have the proposal revised. During the Board's continued discussion on the subject,
120 questions were raised regarding how many residents use the tool and whether adding
121 additional map layers would serve any benefit to the community at large. At the end of
122 the discussion, the Board decided to survey the residents to gauge the usefulness and
123 practicality of the tool to make a more informed decision as to whether to enhance the
124 GIS map.

125

126 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals Received
in Response to the RFP for Landscape
and Irrigation Maintenance**

127

128

129

130 Ms. Blandon informed the Board that there was only one bid in response to the
131 RFP for Landscape and Irrigation Maintenance. The Board held discussion regarding the
132 proposal submitted by Duval Landscape Maintenance and inquired as to what options

133 are available moving forward. Ms. Mackie provided the Board with options on how it can
134 proceed considering the limited response. The Board discussed the options given by
135 District Counsel and ultimately decided to go back out to bid.
136

137 On a Motion by Mr. Gile, seconded by Mr. Allen, with all in favor, the Board Rejected the
138 Bid Received and Elected to go Back out to Bid, Directing District Staff to Move Forward
139 with the RFP Process with Bids due in time for Board Consideration at the March 20, 2025,
140 Meeting, for the CFM Community Development District.

141
142 **NINTH ORDER OF BUSINESS**

Staff Reports

143
144 A. District Counsel

145 Ms. Mackie advised that she did not have anything to report and asked the Board
146 if it had any questions. Ms. Streeter inquired about the conservation area parcel
147 south of Nalle Grade that needs to be addressed. Ms. Mackie advised that the
148 matter would be addressed in the spring as part of the closeout process with
149 Forestar.

150
151 B. District Engineer

152 Mr. Zordan advised that he did not have anything to report.

153
154 Ms. Bandon spoke regarding preserve signage and advised that per SFWMD, the
155 District needs forty signs. She informed the Board that she is waiting on a proposal
156 and will send it to the Chair for signature once received.

157
158 C. District Manager

159 Ms. Bandon informed the Board the next Board of Supervisors' meeting is
160 scheduled for Thursday, February 20, 2025, at 11:30 am.

161
162 Ms. Bandon informed the Board that the Plumwood fountain has been fixed. She
163 asked the Board if there were any questions and Mr. Allen inquired about sidewalk
164 maintenance responsibilities and the possibility of pressure washing the entirety of
165 the sidewalks. The Board discussed the matter and Ms. Bandon advised that she
166 would obtain proposals for consideration at the next meeting. The Board discussed
167 street sweeping and Ms. Bandon advised that the vendor will be providing a
168 proposal for quarterly services.

169
170 **TENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience
Comments**

171
172
173 Ms. Bandon asked if there were any supervisor requests or comments.

174
175 Ms. Streeter raised concerns regarding Chestnut Ridge flooding. Mr. Backes
176 responded to the concerns and brief discussion ensued. It was agreed that Ms. Streeter
177 would meet with the District Engineer to discuss recommendations for the issue.
178

179 Ms. Blandon then opened the floor for audience comments.
180

181 A resident expressed disappointment with the lack of Board action regarding
182 signalization over the last year. He expressed appreciation with the Board's recent
183 attention to the matter and asked the Board to move with urgency on the issue.
184

185 A resident commented on Camino Torcido lake maintenance and provided his
186 opinion about adding additional map layers.
187

188 District Staff discussed the lakes not yet acquired from Forestar and the need for
189 ongoing maintenance until the acquisition of them. The District Engineer agreed to send
190 a communication to Forestar.
191

192 There were no additional audience comments.
193

194 **ELEVENTH ORDER OF BUSINESS**

Adjournment

195
196 Ms. Blandon advised there is no further business to come before the Board and
197 asked for a motion to adjourn.
198

199 On a Motion by Mr. Allen, seconded by Mr. McGibbon, with all in favor, the Board
200 Adjourned the meeting at 12:55 p.m., for the CFM Community Development District.

201
202
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204
205
206
207

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures December 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2024 through December 31, 2024. This does not include expenditures previously approved by the board.

The total items being presented: \$ **33,071.55**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2024 Trough December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brian McGibbon	100433	BM112124	Board of Supervisors Meeting 11/21/24	\$ 200.00
DR Horton, Inc.	100443	120524 DR Horton	Reimburse for LCEC streetligts 12/24	\$ 4,989.12
Gannett Florida LocaliQ	20241219-1	0006818726	Legal Advertising 11/24	\$ 711.80
Johnson Engineering, LLC	100434	20214225-002 22	Magnolia Landing Surface ater Quality Monitoring 11/24	\$ 1,305.40
Johnson Engineering, LLC	100434	20236011-001 8	Magnolia Landing UP Compliance 2024 11/24	\$ 1,100.00
LCEC	20241216-1	6571809552 11/24	Electric Summary 11/24	\$ 15,088.24
Lykins Signtek, Inc.	100435	207416	Balance - Street Signs 10/24	\$ 1,047.50
Lykins Signtek, Inc.	100435	207417	Street Signs 10/24	\$ 300.00
Paramount Asphalt Sealcoating Corporation	100436	6002	Sidewalk Repair 10/24	\$ 2,950.00
Paul Mayotte	100437	PM112124	Board of Supervisors Meeting 11/21/24	\$ 200.00
Rizzetta & Company, Inc.	100432	INV0000095448	District Management Fees 12/24	\$ 4,579.49
Rodney J Allen	100438	RA112124	Board of Supervisors Meeting 11/21/24	\$ 200.00
Sue Streeter	100439	SS112124	Board of Supervisors Meeting 11/21/24	\$ 200.00

CFM Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Todd Andrew Gile	100440	TG112124	Board of Supervisors Meeting 11/21/24	<u>\$ 200.00</u>
Report Total				<u>\$ 33,071.55</u>

Tab 3

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CFM Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to redesignate Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Belinda Blandon is appointed Assistant Secretary.

Melissa Dobbins is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman and Assistant Secretary; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolutions.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF FEBRUARY, 2025.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

Tab 4

Work Authorization # 21

February 5, 2025

CFM Community Development District
11000 Prosperity Farms Road, Suite 104
Palm Beach Gardens, FL 33410
Attn: Belinda Blandon

Subject: CFM CDD - Magnolia Landing Signal Warrant Analysis

Dear Chairperson, Board of Supervisors:

Johnson Engineering, LLC. (CONSULTANT) is pleased to submit this work authorization to provide engineering services for the CFM Community Development District (CDD/OWNER). We will provide these services pursuant to our current agreement dated May 17, 2007 ("Engineering Agreement") as follows:

- Scope of Services – CFM Community Development District hereby engages the services to Johnson Engineering, LLC, as Engineer to perform the work described in Exhibit A – Magnolia Landing Signal Warrant Analysis.
- Fees – CFM Community Development District will compensate Johnson Engineering, LLC in accordance with the terms of the Engineering Agreement and in the amount of \$15,300.00 lump sum for such services.

All other terms of the Engineering Agreement apply to this Work Authorization #21. If you wish to accept this work authorization, please sign this copy where indicated, and return it to our office. Thank you for the opportunity to be of service.

Sincerely,

JOHNSON ENGINEERING, LLC



Lonnie V. Howard, President

APPROVED AND ACCEPTED
CFM CDD

By: _____
Authorized Representative

Date: _____

EXHIBIT A

Work Authorization No. 21 - Magnolia Landing Signal Warrant Analysis

Exhibit A, consisting of one (1) page as referred to in Article 3 of the original Professional Services Agreement between OWNER and CONSULTANT for professional services dated May 17, 2007.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:

OWNER
CONSULTANT 

SCOPE OF SERVICES

PROFESSIONAL SERVICES OF THE CONSULTANT:

Background

CFM Community Development District (OWNER/CDD) has requested the following professional services from Johnson Engineering, LLC (CONSULTANT) to provide a signal warrant analysis for Magnolia Landing, a community within CFM CDD.

Task 1.0 - Data Collection and Processing

The CONSULTANT shall obtain three (3) day, twenty-four (24) hour bi-directional traffic counts for up to three (3) locations on the approach roadway segments to the N. Tamiami Trail (Route 41) and Magnolia Landing Lane intersection.

The CONSULTANT shall conduct one (1) day, twelve (12) hour turning movement counts at the project intersection of the N. Tamiami Trail (Route 41) and Magnolia Landing Lane intersection. Turning movement counts will collect vehicular and pedestrian movements entering the intersection in 15-minute intervals.

Additionally, the CONSULTANT shall request from the OWNER and/or obtain publicly available crash records for this intersection.

Task 2.0 - Signal Warrant Analysis

The CONSULTANT shall perform a site visit and document existing conditions, including line of sight on intersection approaches.

The CONSULTANT shall prepare a signal warrant analysis for the project intersection of the N. Tamiami Trail (Route 41) and Magnolia Landing Lane intersection. The signal warrant analysis shall follow the Manual on Uniform Traffic Control Devices (MUTCD) latest edition criteria. The signal warrant analysis shall contain the following:

- Graphic depiction of the intersection location
- Summary of current roadway conditions
- Summary of data collection
- Signal warrant analysis for applicable warrants per the MUTCD

The CONSULTANT shall document findings and prepare a report for the OWNER. The report shall include documentation of existing condition intersection conditions, documentation of traffic data collection, crash data analysis, signal warrant analysis, and recommendations.

The CONSULTANT shall provide the OWNER with a digital copy as a final project deliverable in 90 days from Notice to Proceed (NTP).

Florida Department of Transportation coordination and/or permitting, topographic survey, development of engineering plans, and bid documents are not included in this scope of services.

If additional services are to be requested by the OWNER, they shall be in addition to this scope and fee.

EXHIBIT B

Work Authorization No. 21 - Magnolia Landing Signal Warrant Analysis

Exhibit B consisting of two (2) pages as referred to in the original Professional Services Agreement between OWNER and CONSULTANT for professional services dated May 17, 2007.

Initial:

OWNER _____
CONSULTANT JMF

COMPENSATION

Definitions:

Lump Sum (LS): Includes all direct and indirect labor costs, personnel related costs, overhead and administrative costs, which may pertain to the services performed, provided, and/or furnished by the CONSULTANT as may be required to complete the services in Exhibit A. The total amount of compensation to be paid the CONSULTANT shall not exceed the amount of the total Lump Sum compensation established and agreed to. The portion of the amount billed for CONSULTANT'S services which is on account of the Lump Sum will be based upon CONSULTANT's estimate of the proportion of the total services actually completed at the time of billing.

Time and Materials (T&M): For the actual hours expended by the CONSULTANT's professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT's standard billing rate schedule in effect at the time the services are rendered. The current standard billing rate schedule is attached to this Exhibit B as Attachment No. 1. The amount payable for the services of CONSULTANT's Sub-Consultants engaged to perform or furnish services in Exhibit A will be the amount billed to CONSULTANT times a factor of 1.10. The amount payable for Reimbursable Expenses will be the charge actually incurred by or imputed cost allocated by CONSULTANT, therefore times a factor of 1.10.

Not-To-Exceed (NTE): For the actual hours expended by the CONSULTANT's professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT's standard billing rate schedule in effect at the time the services are rendered. The current standard billing rate schedule is attached to this Exhibit B as Attachment No. 1. For the services of CONSULTANT's Sub-Consultants engaged to perform or furnish services in Exhibit A, the amount billed to CONSULTANT therefore times a factor of 1.10. The amount payable for Reimbursable Expenses will be the charge actually incurred by or imputed cost allocated by CONSULTANT, therefore times a factor of 1.10. The total amount of compensation to be paid the CONSULTANT shall not exceed the amount of the total Not-To-Exceed compensation established and agreed to.

Estimated Fees: CONSULTANT's estimate of the amount that will become payable for Services (including CONSULTANT's Sub-Consultants and reimbursable expenses) is only an estimate for planning purposes, is not binding on the parties and is not the maximum amount payable to CONSULTANT for the services under this Agreement. Notwithstanding the fact that the estimated amount for the services is exceeded, CONSULTANT shall receive compensation for all Services furnished or performed under this Agreement.

If it becomes apparent to CONSULTANT at any time before the Services to be performed or furnished under this Agreement are about eighty percent complete that the total amount of compensation to be paid to CONSULTANT on account of these Services will exceed CONSULTANT's estimate, CONSULTANT shall endeavor to give OWNER written notice thereof. Promptly thereafter OWNER and CONSULTANT shall review the matter of compensation for such Services, and either OWNER shall accede to such compensation exceeding said estimated amounts or OWNER and CONSULTANT shall agree to a reduction in the remaining services to be rendered by CONSULTANT under this Agreement so that total compensation for such Services will not exceed said estimated amount when such services are completed. The CONSULTANT shall be paid for all services rendered if CONSULTANT exceeds the estimated amount before OWNER and CONSULTANT have agreed to an increase in the compensation due to CONSULTANT or a reduction in the remaining services.

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services", the OWNER shall compensate the CONSULTANT as follows:

TASK	ITEM	AMOUNT (Estimated if T&M)	FEE TYPE (LS;T&M; NTE)
1	Data Collection and Processing	5,500	LS
2	Signal Warrant Analysis	9,800	LS
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:		\$15,300	LS

For reimbursable expenses of CONSULTANT, the OWNER shall compensate the CONSULTANT as follows:

REIMBURSABLE EXPENSES	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M; NTE)
Courier and express delivery charges, reproduction of plans and reports, photography, field supplies and costs of other materials and/or equipment specifically used for and solely applicable to this project.	-	-
TOTAL COMPENSATION FOR REIMBURSABLE EXPENSES:	-	-
TOTAL COMPENSATION, INCLUDING SUB-CONSULTANTS & REIMBURSABLE EXPENSES:		\$15,300
		LS

Tab 5



Sweeper Man of SwFL

Sweeper Man of SwFL
15773 Missouri St
Bokeelia, FL 33922
239-980-1069
armorelli1@gmail.com

ESTIMATE
EST0437

DATE
01/21/2025

TOTAL
USD \$0.00

TO

Belinda Blandon

(239) 936-0913

bblandon@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
Magnolia Landing Street Sweeping Single sweep Street sweeping of Magnolia Landing in North Fort Myers. Vacuum sweep all roadways in the community removing all dirt and debris from road and gutters approximately 14 miles of curb line. All dirt and debris is removed from site, dump fees are included . 1 (On Call) sweep cost is \$3220.00 per sweep \$23 a tenth of a mile	\$0.00	0	\$0.00
Magnolia Landing Street Sweeping twice a year sweep Street sweeping of Magnolia Landing in North Fort Myers. Vacuum sweep all roadways in the community removing all dirt and debris from road and gutters approximately 14 miles of curb line. All dirt and debris is removed from site, dump fees are included . Sweep cost is \$3220.00 per sweep \$23 a tenth of a mile	\$0.00	1	\$0.00
Magnolia Landing Street Sweeping Quarterly Sweep Street sweeping of Magnolia Landing in North Fort Myers. Vacuum sweep all roadways in the community removing all dirt and debris from road and gutters approximately 14 miles of curb line All dirt and debris is removed from site, dump fees are included . Sweep cost is \$2940.00 per sweep \$21 a tenth of a mile.	\$0.00	1	\$0.00
TOTAL			USD \$0.00

Thank you for your business

Tuesdays are Garbage and Recycling days.

Tab 6

Premier Pressure Cleaning LLC

PO Box 7222
Ft. Myers, FL 33919
(239) 410-2923

PROPOSAL

Date	Proposal #
2/4/2025	4263

To:
CFM CDD 3501 Avenida Del Vera North Fort Myers, FL 33917

Qty	Description	Cost	Total
	Residential:		
	Pressure Clean Sidewalks	12,632.00	12,632.00
	Pressure Clean Street Gutters & Curbing	8,268.00	8,268.00
	Community:		
	Pressure Clean Sidewalks & Curbs	6,000.00	6,000.00
	Pressure Clean Sidewalks - Blue Area on Map	467.00	467.00

Signature _____ Date _____

Total	\$27,367.00
--------------	--------------------

Premier Pressure Cleaning LLC

PO Box 7222
Ft. Myers, FL 33919
(239) 410-2923

PROPOSAL

Date	Proposal #
2/4/2025	4264

To:
CFM CDD 3501 Avenida Del Vera North Fort Myers, FL 33917

Qty	Description	Cost	Total
	3 Year Contract Pricing: 2025, 2026, 2027		
	Residential:		
	Pressure Clean Sidewalks	11,368.80	11,368.80
	Pressure Clean Street Gutters & Curbing	7,441.20	7,441.20
	Community:		
	Pressure Clean Sidewalks & Curbs	5,400.00	5,400.00
	Pressure Clean Sidewalks - Blue Area on Map	420.30	420.30

Signature _____ Date _____

Total	\$24,630.30
--------------	-------------



ESTIMATE

Rolling Suds Power Washing Naples & Ft. Myers

3673 Exchange Ave #4
 Naples, FL 34104, USA
 Erik.Howe@rollingsuds.com
 (239) 510-9490

Estimate #
Date
Total

1106
 Wed Dec 18, 2024
 \$28,955.50

Prepared For:

Belinda Blandon Rizzetta & Company
 3006 Magnolia Landing Ln Unit 206
 North Fort Myers, Florida 33917
 (239) 936-0913
 bblandon@rizzetta.com

Service Location:

Description	QTY	Price	Amount
Community Sidewalk Our expert cleaning service will carefully remove any mold, mildew, algae, and dirt from your surfaces using our powerful but safe cleaning solution. Once we're done, we'll rinse your surfaces with water, leaving them looking and feeling refreshed.	1.00	\$5,993.00	\$5,993.00
Additional District Sidewalk Our expert cleaning service will carefully remove any mold, mildew, algae, and dirt from your surfaces using our powerful but safe cleaning solution. Once we're done, we'll rinse your surfaces with water, leaving them looking and feeling refreshed.	1.00	\$22,962.50	\$22,962.50

Inflation Lock

Lock in your cost for an additional 2 years so you don't need to worry about managing an increasing budget line item for the next two years! We value relationships and want to make your life easier. Your property will also receive priority scheduling and a 10% discount on any supplemental jobs that may arise over the years. Any questions, just reach out and we're happy to discuss this option. This inflation lock will begin in 2024, and will remain in full force until 2026. If either party seeks to terminate this agreement during the agreement period, the terminating party must provide a 30-day written notice to the other party prior to any work being scheduled. If you would like to skip a year of service, this must be communicated to Rolling Suds within 30 days of anticipated service - if this is not communicated there will be a 10% booking fee applied. Due to the environmental conditions of our region, any act of Force Majeure will automatically exempt your property from any penalty.

1.00

\$0.00

\$0.00

Sub total

\$28,955.50

Total

\$28,955.50

Terms:

Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

Notes:

Thank you for your business