

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 15, 2015 at 11:33 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

| | |
|--------------|--|
| Mike Dady | Board Supervisor, Chairman |
| Bob Bishop | Board Supervisor, Vice Chairman |
| John Blakley | Board Supervisor, Assistant Secretary |
| Brian Wasser | Board Supervisor, Assistant Secretary |
| Leah Popelka | Board Supervisor |

Also present were:

| | |
|----------------|---|
| Molly Syvret | District Manager, Rizzetta & Company, Inc. |
| Lindsay Whelan | District Counsel, Hopping Green & Sams, P.A. |
| David Robson | District Engineer, Johnson Engineering |
| Audience | |

FIRST ORDER OF BUSINESS

Call to Order

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

Ms. Syvret advised that after publication of the final agenda two items were received for inclusion in today's meeting. She asked that the Board amend the agenda to include two business items: Consideration of Quit Claim Deed Related to 13 Landscape and Drainage Parcels identified as Tracts I, J, M, N, O, Q, R, U, V, W, X, Y and AA, MAGNOLIA LANDING UNIT ONE, as per plat thereof recorded in O.R. Instrument No. 2007000052500 of the Public Records of Lee County, Florida; and Consideration of Access Easement Intended to Facilitate Transfer of the Water Management District Permit

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board amended the Agenda to Include Two Business Items: Consideration of Quit Claim Deed Related to 13 Landscape and Drainage Parcels identified as Tracts I, J, M, N, O, Q, R, U, V, W, X, Y and AA, MAGNOLIA LANDING UNIT ONE, as per plat thereof recorded in O.R. Instrument No. 2007000052500 of the Public Records of Lee County, Florida; and Consideration of Access Easement Intended to Facilitate Transfer of the Water Management District Permit, for CFM Community Development District.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Syvret opened the floor to public comments. Questions and comments from the public were entertained relating to traffic concerns and possibility of adding traffic calming devices, request to remove stop sign at the Dennisport intersection, roadway paving and manhole covers, and community entry lighting.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Audit Committee Meeting held on October 9, 2014

Ms. Syvret presented the Minutes of the Audit Committee meeting held on October 9, 2014. She asked if there were any questions related to the Minutes. There were none.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board accepted the Minutes of the Audit Committee Meeting held on October 9, 2014, for CFM Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on October 9, 2014

Ms. Syvret presented the Minutes of the Board of Supervisors' meeting held on October 9, 2014. She asked if there were any questions related to the Minutes. There were none.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on October 9, 2014, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Landowner Meeting held on November 20, 2014

Ms. Syvret presented the Minutes of the Landowner meeting held on November 20, 2014. She asked if there were any questions related to the Minutes. There were none.

On a Motion by Mr. Bishop, seconded by Ms. Popelka, with all in favor, the Board accepted the Minutes of the Landowner Meeting held on November 20, 2014, for CFM Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for the Months of September, October, November, and December 2014

Ms. Syvret provided an overview of the expenditures paid for the period of September 1-30, 2014 which totaled \$21,388.28 and asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of September 1-30, 2014 which totaled \$21,388.28, for CFM Community Development District.

Ms. Syvret provided an overview of the expenditures paid for the period of October 1-31, 2014 which totaled \$31,358.82 and asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of October 1-31, 2014 which totaled \$31,358.82, for CFM Community Development District.

Ms. Syvret provided an overview of the expenditures paid for the period of November 1-30, 2014 which totaled \$10,370.74 and asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Blakley, seconded by Ms. Popelka, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of November 1-30, 2014 which totaled \$10,370.74, for CFM Community Development District.

Ms. Syvret provided an overview of the expenditures paid for the period of December 1-31, 2014 which totaled \$17,879.17 and asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of December 1-31, 2014 which totaled \$17,879.17, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Audit Committee Recommendations

Ms. Syvret advised that prior to the onset of the meeting, the Audit Committee held a meeting to evaluate and rank the proposals received in response to the RFP for Auditing Services. She advised that the Committee recommends the Board enter into a contract/engagement letter with Carr, Riggs & Ingram, as the highest ranked firm, subject to a request for a reduction of \$500 from the proposed annual fees.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board adopted the recommendations of the Audit Committee, for CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-01,
Canvassing and Certifying Results of the
Landowner Election held November 20,
2014**

Ms. Syvret provided an overview of the Resolution and the results of the Landowner Election. She advised Mr. Michael Dady receiving 508 votes was elected to seat 3 with a four year term, Ms. Leah Popelka receiving 507 votes was elected to seat 4 with a four year term, and Mr. Brian Wasser receiving 300 votes was elected to seat 5 with a two year term. Ms. Syvret asked if there were any questions. There were none.

On a motion by Mr. Blakley, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2015-01, Canvassing and Certifying Results of the Landowner Election held November 20, 2014, for CFM Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-02, Re-
Designating Officers of the District**

Ms. Syvret advised that following the Landowner Election it would be appropriate to re-designate officers of the District.

On a motion by Mr. Blakley, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2015-02, Re-Designating Officers of the District as follows: Mr. Michael Dady to serve as Chairman, Mr. Bob Bishop to serve as Vice Chairman, and Mr. Brian Wasser, Mr. John Blakley, Ms. Leah Popelka, Ms. Molly Syvret, and Ms. Kari Hardwick to serve as Assistant Secretaries, for CFM Community Development District.

TENTH ORDER OF BUSINESS

**Discussion Regarding Traffic Calming
Devices and/or Signage**

Ms. Syvret advised she has received several requests from residents of the community relating to traffic calming devices and signage. Discussion ensued regarding various options including speed bumps, additional speed limit and "curve" signage, speed tables/benches, and painted roadway markings.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board approved painting yellow lane lines at the "S" curve in front of maintenance and in front of 3264 Magnolia Landing Lane, Not to Exceed \$500, for CFM Community Development District.

Discussion ensued regarding the request to remove a stop sign at the intersection of Magnolia Landing Lane and Dennisport. It was determined that removal of the sign would likely result in creating a speed issue, which would be a greater safety concern than leaving the sign in place, therefore the Board declined the request to remove the sign.

ELEVENTH ORDER OF BUSINESS

Consideration of Quit Claim Deed Related to 13 Landscape And Drainage Parcels Identified as Tracts I, J, M, N, O, Q, R, U, V, W, X, Y and AA, MAGNOLIA LANDING UNIT ONE, as per plat thereof recorded in O.R. Instrument No. 2007000052500 of the Public Records of Lee County, Florida

Ms. Whelan provided an overview of the proposed conveyances; advising the deed is in draft form because she still needs to speak with the HOA, but believes they will be amenable. Discussion ensued.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board approved the deed in substantial form, authorized District Counsel to approach the HOA, and authorized the Chairman to execute the final document on behalf of the CDD, for CFM Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Access Easement Intended to Facilitate Transfer of the Water Management District Permit

Ms. Whelan advised transfer of the permit has been held up by SFWMD because they were concerned there was no access document in place to confirm how the CDD will access facilities in currently unplatted areas, since there is private property in between. She further advised that the easement agreement would sunshine upon platting of those areas. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved, in substantial form, the Access Easement Intended to Facilitate Transfer of the Water Management District Permit, for CFM Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised she had no report.

- B. District Engineer
Mr. Robson advised he had no report.

- C. District Manager
Ms. Syvret stated that the next meeting of the Board of Supervisors is scheduled for February 19, 2015 at 11:00am.

Ms. Syvret provided an overview of entitlement of supervisor compensation for Ms. Popelka and asked if Ms. Popelka would like to receive or waive compensation. Ms. Popelka advised she would like to receive compensation.

FOURTEENTH ORDER OF BUSINESS


Supervisor Requests and Comments

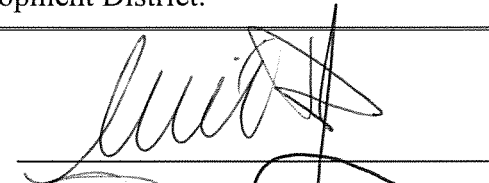
Ms. Syvret opened the floor for Supervisor requests and comments. There were none.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 12:25 p.m., for CFM Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman