

CFM COMMUNITY DEVELOPMENT DISTRICT



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

WWW.CFMCDD.ORG

**CFM
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
FEBRUARY 16, 2017**

CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA

February 16, 2017 at 11:00 a.m.

www.cfmcdd.org

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

District Board of Supervisors	Mike Dady Leah Popelka Adam Lerner Paul Mayotte Robert Bishop	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Mike Eckert	Hopping Green & Sams, P.A.
District Engineer	David K. Robson	Johnson Engineering, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **11:00 a.m.** with the first section which is called **Public Comment**. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager's office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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

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

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

www.cfmccd.org

February 7, 2017

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 16, 2017 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 15, 2016..... Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures For the Months of November and December 2016 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2016-04, Redesignating Treasurer of the District Tab 3
 - B. Consideration of Proposals Received for Mitigation Services
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

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

Very truly yours,

Belinda Blandon

Belinda Blandon
District Manager

cc: Mike Eckert, Hopping Green & Sams, P.A.

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, December 15, 2016 at 11:17 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 (via speaker phone)
Leah Popelka	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary (via speaker phone)
Adam Lerner	Board Supervisor, Board Supervisor

Also present were:

Belinda Blandon	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. Blandon called the meeting to order and read the roll call. She stated for the record that Mr. Lerner received the oath of office prior to the onset of today's meeting and Mr. Lerner has accepted supervisor compensation.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment. Questions and comments from the public were entertained.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on September 15, 2016

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on September 15, 2016. She asked if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Mr. Lerner, seconded by Mr. Dady, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on September 15, 2016, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Landowners' Meeting held on November
17, 2016**

Ms. Blandon presented the Minutes of the Landowners' meeting held on November 17, 2016. She asked if there were any questions related to the minutes. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Lerner, with all in favor, the Board accepted the Minutes of the Landowners' Meeting held on November 17, 2016, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of September and October 2016**

Ms. Blandon provided an overview of the expenditures paid for the period of September 1-30, 2016 which totaled \$43,233.66 and the period of October 1-31, 2016 which totaled \$15,843.31. She asked if there were any questions related to any item of expenditure. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of September 2016 which totaled \$43,233.66 and the Month of October 2016 which totaled \$15,843.31, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Canvassing and Certifying Results of the
November 17, 2016 Landowner Election**

Ms. Blandon briefly reviewed the resolution.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board adopted Resolution 2017-01, Canvassing and Certifying Results of the November 17, 2016 Landowner Election, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Redesignating Officers of the District**

Ms. Blandon briefly reviewed the resolution. She advised the current designations are Mr. Dady serving as Chairman, Mr. Bishop serving as Vice Chairman, and Ms. Popelka and Mr. Blakley serving as Assistant Secretaries. Ms. Blandon advised seats 1 and 2 currently held by

Mr. Bishop and Mr. Blakley were declared vacant as of November 22, 2016 by resolution 2016-08.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board Appointed Mr. Paul Mayotte to Seat 1, with a term to expire in November 2020, for the CFM Community Development District.

Mr. Dady thanked Mr. Blakley for his service to the CFM CDD Board of Supervisors.

Ms. Blandon administered the Oath of Office to Mr. Mayotte and asked if he would like to receive or decline Supervisor Compensation. Mr. Mayotte stated he would like to receive Supervisor Compensation. Ms. Whelan advised Mr. Mayotte that she would sit with him after the meeting to provide an overview of the Sunshine laws and Ethics considerations. Ms. Blandon provided a Form1 to Mr. Mayotte and provided information on proper filing.

Ms. Blandon asked for a motion to redesignate officers of the District.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Adopted Resolution 2017-02, Designating Officers of the District as follows: Mr. Mike Dady to serve as Chairman, Ms. Leah Popelka to serve as Vice Chairman, and Mr. Bob Bishop, Mr. Adam Lerner, Mr. Paul Mayotte, Mr. Matthew Huber, and Ms. Belinda Blandon to serve as Assistant Secretaries, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

Review and Consideration of Prompt Payment Policies, Resolution 2017-03

Ms. Whelan explained the resolution to the Board and explained the provisions that outline how the District will deal with disputes. She also explained the protection the policies will provide to the District. Mr. Dady inquired as to whether or not a vendor can lien the District. Ms. Whelan advised they cannot.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Adopted Resolution 2017-03, Prompt Payment Policies, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Crosswater Development Parcels 3, 4, & 5 Deed Transfers from CFM CDD to Maxcy Development Group Holdings-CFM, Inc.

Mr. Dady explained the process when Wyndham was removed as property owner, the golf course parcels were retained by Wyndham and the residential parcels were turned over to the SPE. Wyndham retained ownership of various properties, including some roads, due to golf cart crossings. Mr. Dady advised this is a clean up issue to further provide for future development. Mr. Robson advised the parcels all deal with Crosswater Road.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Approved the Crosswater Development Parcels 3, 4, & 5 Deed Transfers from CFM CDD to Maxcy Development Group Holdings-CFM, Inc., for the CFM Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Access Easement Agreement between CFM CDD and Maxcy Development Group Holdings-CFM, Inc. for Construction of an Access Road between Brooklawn Drive and Magnolia Landing Lane

Ms. Blandon advised the document was executed by the Chairman on December 5, 2016. Mr. Dady explained there would be a District road through the entrance road of the community; the present intersection is being changed. Mr. Robson explained FDOT limits regarding median cuts.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Ratified Execution of the Access Easement Agreement between CFM CDD and Maxcy Development Group Holdings-CFM, Inc. for Construction of an Access Road between Brooklawn Drive and Magnolia Landing Lane, for the CFM Community Development District.

ELEVENTH ORDER OF BUSINESS

Review and Consideration of RFP for Mitigation Services

Mr. Robson provided an overview of the RFP as well as the bidders list. Mr. Dady asked if companies he added were on it; Lakes and Wetlands were not included per Mr. Robson because of concerns and issues they have experienced in other Districts. Mr. Dady inquired regarding the Johnson Engineering Environmental department. Mr. Robson advised they are on the other coast. Mr. Dady advised the list can be updated. Mr. Mayotte stated the lowest bidder is not always the best option. Ms. Popelka inquired as to whether the areas covered in the RFP have been reviewed. Mr. Robson confirmed. Mr. Dady asked if the District Engineer is the liaison between the CDD and the bidders. Mr. Robson confirmed.

On a Motion by Mr. Lerner, seconded by Ms. Popelka, with all in favor, the Board Approved the RFP for Mitigation Services, for the CFM Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised she had no report.
- B. District Engineer
Mr. Robson addressed a concern regarding a section of roadway gutters retaining water. He was made aware of a valley gutter holding irrigation water. Mr. Robson advised repairs to this area can be coordinated with the final lift of asphalt on the

roadways. Mr. Robson estimated a cost of \$1,200.00 to repour 40 feet of gutter/valley.

C. District Manager

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, January 19, 2017 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon opened the floor for Supervisor requests and comments.

Ms. Popelka inquired regarding moving the CDD meetings to the fitness center at the community. She asked that staff obtain costs to re-advertise the meetings.

Ms. Blandon opened the floor to Audience Comments. There were none.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board adjourned the meeting at 12:06 p.m., for the CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures November 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2016 through November 30, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,496.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

CFM Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2016 Through November 30, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Department of Economic Opportunity	002065	38942	Special District Fee FY 16/17	\$ 175.00
Hopping Green & Sams	002066	90305	General/Monthly Legal Services 09/16	\$ 2,995.49
Johnson Engineering Inc	002067	20044888-001 Inv 107	General Engineering Services thru 10/16/16	\$ 1,473.75
Johnson Engineering Inc	002076	20044888-001 Inv 108	General Engineering Services thru 11/13/16	\$ 1,342.50
Lake Masters Aquatic Weed Control, Inc.	002077	16-08571	Lake Maintenance 11/16	\$ 1,753.00
LCEC	002071	6571809552 10/16	Street Lights 3000 Magnolia Landing Ln 10/16	\$ 1,673.45
Lee County Property Appraiser	002074	007110	2016 Non Ad Valorem Roll	\$ 321.00
Lee County Tax Collector	002072	04-43-24-00- 00003.1020	2016 Non Ad Valorem Assessment Roll	\$ 25.58
Magnolia Landing Master Association, Inc.	002068	322	Landscape Maintenance 10/16	\$ 3,494.58
Magnolia Landing Master Association, Inc.	002078	323	Landscape Maintenance 11/16	\$ 3,494.58
Rizzetta & Company, Inc.	002069	3823	District Management Fees 11/16	\$ 3,394.34
Rizzetta Technology Services, LLC	002070	INV0000001833	Website Hosting & Email Services 11/16	\$ 175.00
The Daily Breeze	002073	104400 10/5/16	Acct # L03434 Legal Advertising 10/5/16	\$ 55.00
The Daily Breeze	002075	104506 10.26 - 11.02	Acct # L03434 Legal Advertising 10/16	\$ <u>123.25</u>
Report Total				<u>\$ 20,496.52</u>

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2016/2017 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 38942			Date Invoiced: 10/03/2016
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/05/2016: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



CFM Community Development District

Mr. William Rizzetta
 3434 Colwell Avenue, Suite 200
 Tampa, FL 33614

- 2. Telephone: (813) 933-5571
- 3. Fax: (813) 935-6212
- 4. Email: brizzetta@rizzetta.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: cfmcd.org
- 8. County(ies): Lee
- 9. Function(s): Community Development
- 10. Boundary Map on File: 02/22/2002
- 11. Creation Document on File: 02/22/2002
- 12. Date Established: 01/08/2002
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Lee County
- 15. Creation Document(s): County Ordinance 02-01
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/06/2015

Date Rec'd Dist Office OCT 20 2016
 DM Approval [Signature] Date 10/21/16
 Date Entered [Signature]
 Fund 001 GL 51300 OC 4902
 Check # _____

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 11/2/16

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
 - b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2014/2015 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Office of Financial Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

October 25, 2016

CFM Community Development District
c/o Rizzetta & Company
9428 Camden Pkwy
Riverview, FL 33578

Bill Number 90305
Billed through 09/30/2016

Date Rec'd Rizzetta & Co., Inc. OCT 27 2016

Belinda
D/M approval Blandon Date OCT 31 2016

Date entered OCT 31 2016

Fund 001 GL 51400 OC 3107

Check# _____

General Counsel/Monthly Meeting
CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

09/05/16	JEM	Review correspondence from Dady; reply to same.	0.10 hrs
09/06/16	MCE	Review notice requirements; confer with Hardwick; confer with Dady; confer with Blandon; review escrow issues related to final lift of asphalt.	0.70 hrs
09/06/16	JEM	Review correspondence from Dady; reply to same.	0.20 hrs
09/07/16	JEM	Review correspondence from Lawson; review correspondence from Dady.	0.10 hrs
09/08/16	CNG	Prepare letter regarding surety for second lift of asphalt.	1.90 hrs
09/08/16	KEM	Prepare prompt payment policies; confer with district manager.	0.10 hrs
09/09/16	MCE	Prepare for board meeting; prepare agreement regarding surety substitution.	2.30 hrs
09/09/16	LCW	Confer with staff regarding agenda items for board meeting.	0.10 hrs
09/09/16	CNG	Prepare letter regarding surety for second lift of asphalt.	2.50 hrs
09/12/16	MCE	Confer with Dady regarding assignment.	0.20 hrs
09/12/16	LCW	Review correspondence regarding district consent to assignment of developer agreements and surety for final lift.	0.20 hrs
09/13/16	MCE	Confer with district manager regarding claim of negligence.	0.20 hrs
09/13/16	LCW	Confer with staff regarding potential claim for damage to resident vehicle.	0.10 hrs
09/15/16	LCW	Attend board meeting; follow-up from same.	1.00 hrs
09/20/16	MCE	Review Kennedy Management letter and letter to joint auditing committee.	0.30 hrs
09/20/16	CNG	Confer with Blandon regarding letter to homeowner's association and recreation district on preserve property; confer with Robson regarding request for proposals for mitigation maintenance and clean-up.	0.30 hrs
09/21/16	LCW	Confer with Blandon regarding distribution of cease and desist letters relative to trash dumping on district property.	0.20 hrs

09/21/16	CNG	Confer with Blandon regarding letter to homeowners' association and recreation district on preserve property.	0.10 hrs
09/22/16	LCW	Confer with staff regarding execution of consent to assignment of escrow agreements.	0.10 hrs
09/22/16	CNG	Review request for proposals regarding 2016 mitigation for initial exotic and nuisance species eradication.	0.30 hrs
09/27/16	CNG	Review advertisement regarding annual meeting schedule.	0.20 hrs
09/28/16	CNG	Review request for proposals regarding initial exotic and nuisance species eradication; confer with Robson regarding same.	0.40 hrs
09/29/16	CNG	Review request for proposals regarding initial exotic and nuisance species eradication; confer with Robson regarding same.	0.40 hrs
09/30/16	LCW	Review meeting minutes and provide comments to same.	0.20 hrs

Total fees for this matter

\$2,946.50

DISBURSEMENTS

Document Reproduction

13.00

United Parcel Service

35.99

Total disbursements for this matter

\$48.99

MATTER SUMMARY

Gates, Clark N.	6.10 hrs	215 /hr	\$1,311.50
Merritt, Jason E.	0.40 hrs	305 /hr	\$122.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Whelan, Lindsay C.	1.90 hrs	225 /hr	\$427.50
Eckert, Michael C.	3.70 hrs	290 /hr	\$1,073.00

TOTAL FEES

\$2,946.50

TOTAL DISBURSEMENTS

\$48.99

TOTAL CHARGES FOR THIS MATTER**\$2,995.49****BILLING SUMMARY**

Gates, Clark N.	6.10 hrs	215 /hr	\$1,311.50
Merritt, Jason E.	0.40 hrs	305 /hr	\$122.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Whelan, Lindsay C.	1.90 hrs	225 /hr	\$427.50
Eckert, Michael C.	3.70 hrs	290 /hr	\$1,073.00

TOTAL FEES

\$2,946.50

TOTAL DISBURSEMENTS

\$48.99

=====

TOTAL CHARGES FOR THIS BILL

\$2,995.49

Please include the bill number on your check.

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Project Manager

David Robson

Invoice

October 21, 2016

Project No: 20044888-001

Invoice No: 107

FEID #59-1173834

Accounts Payable

CFM CDD

3434 Colwell Ave

Suite 200

Tampa, FL 33614

Project

20044888-001

CFM CDD General Engineering

Professional Services through October 16, 2016

Phase

01

General Engineering

Professional Personnel

		Hours	Rate	Amount
Engineer VI				
Robson, David	9/29/2016	1.00	150.00	150.00
	Mitigation RFP review with Clark Gates, H,G,& S.			
Robson, David	9/30/2016	3.00	150.00	450.00
	CFM CDD NPDES Year 5 stormwater outfalls inspections.			
Robson, David	10/3/2016	1.00	150.00	150.00
	Review mitigation acreage with C Roberts. Revision to be prepared.			
Robson, David	10/7/2016	1.00	150.00	150.00
	Review mitigation acreage with C Roberts. Revision to be prepared.			
Robson, David	10/13/2016	1.50	150.00	225.00
	Review Castle Pines valley gutter problem and research 2005 design plans.			
Robson, David	10/14/2016	2.00	150.00	300.00
	Review lake reports from K Hariwick.			
Technician II				
Keen, Cynthia	9/21/2016	.50	65.00	32.50
	CFM CDD 2016 Mitigation RFP to Clark Gates, HGS Law			
Keen, Cynthia	10/5/2016	.25	65.00	16.25
	CFM CDD ownership research (curbing)			
Totals		10.25		1,473.75
Total Labor				1,473.75

Total this Phase \$1,473.75

Total this Invoice \$1,473.75

**PLEASE SEND COPY OF
INVOICE OR REFERENCE
OUR FULL PROJECT NUMBER
ON YOUR PAYMENTS.**

Date Rec'd Dist Office OCT 26 2016
DM Approval Belinda Blandon Date OCT 28 2016
Date Entered OCT 28 2016
Fund 001 GL 51300 OC 3103
Check # _____

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Project Manager David Robson

Accounts Payable

CFM CDD

c/o Rizzetta & Company, Inc.

9530 Marketplace Road, Suite 206

Fort Myers, FL 33912

Invoice

November 22, 2016

Project No: 20044888-001

Invoice No: 108

FEID #59-1173834

Project 20044888-001 CFM CDD General Engineering

Professional Services through November 13, 2016

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount
Engineer VI				
Robson, David	11/1/2016	1.00	150.00	150.00
Rt 41 Entrance Project USCOE letter review and revise.				
Robson, David	11/2/2016	1.50	150.00	225.00
USCOE letter finalize, sign, and send.				
Robson, David	11/9/2016	2.00	150.00	300.00
Conservation Area boundary field document preparation.				
Robson, David	11/10/2016	2.50	150.00	375.00
Field observation of encroachments of conservation area boundaries.				
Technician II				
Keen, Cynthia	10/17/2016	1.00	65.00	65.00
2016 Mitigation RFP revisions to SFWMD and USACOE portions per D Robson				
Keen, Cynthia	10/24/2016	1.00	65.00	65.00
Emails with C Roberts, M Dady on signature of District Engineer for USACOE letter; copy emailed to B Blandon, District Manager;				
Keen, Cynthia	10/25/2016	.75	65.00	48.75
CFM CDD roadway access improvement letter to USACOE; email to M Dady status of signature on letter (Tuesday, 11/1 D Robson return)				
Keen, Cynthia	10/26/2016	.25	65.00	16.25
NPDES project verification with B Blandon for David Robson				
Keen, Cynthia	10/28/2016	.50	65.00	32.50
CDD Conservation vs. Residential boundary line information request from M. Dady				
Martin, Amanda	11/2/2016	1.00	65.00	65.00
Update and hand deliver letter (Dave and CLR)				
Totals		11.50		1,342.50
Total Labor				1,342.50

Date Rec'd Dist Office

NOV 28 2016

DM Approval

Date

11/29/16

Date Entered

NOV 28 2016

Fund 001

GL51300

OC 3103

Check #

Total this Phase

\$1,342.50

Total this Invoice

\$1,342.50

Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

Invoice

DATE	INVOICE #
11/1/2016	16-08571

Bill To:

CFM CDD - MAGNOLIA LANDING
C/O RIZZETTA
9530 MARKET PLACE ROAD STE. 206
FT. MYERS, FL 33912

susan.oraczewski@lakemasters.com	P.O. NO.	TERMS	REP	PROJECT
		Net 30		

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL - PER NEW CONTRACT SIGNED 08/15 <div style="text-align: right;">NOV 04 2016</div> <div>Date Rec'd Dist Office _____</div> <div>DM Approval <u>[Signature]</u> Date <u>11/2/16</u></div> <div>Date Entered <u>NOV 04 2016</u></div> <div>Fund <u>001</u> GL <u>53800</u> OC <u>4605</u></div> <div>Check # _____</div>	1,753.00	1,753.00

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.

Total \$1,753.00

Payments/Credits \$0.00

Balance Due \$1,753.00

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **11/17/2016**

Account Summary as of October 27, 2016

Previous Balance	1673.45
Payment Received - 10/20/2016	-1673.45
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1673.45
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,673.45

Service Address: **3000 MAGNOLIA LANDING LN CASE ID#6806754959-T69628 NORTH FORT MYERS, FL 33917**

SA ID# **6571809975** Security Lt-Comm

Service From **09/28/2016** to **10/27/2016**

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
2 units 100 HPS Light Energy Charge at \$4.49 each	8.98
2 units 100 HPS Light Fixture Charge at \$5.67 each	11.34
Power Cost Adj. (3,035.9995 kWh at \$0.0063)	19.13

Summary Of Light Related Charges 338.15

Summary Of Non Electric Fixtures 663.16

Summary Of Pole Related Charges 586.50

Gross Receipts Tax 10.50

Franchise Fee-Unincorporated Lee Co. Government 75.14

Current Charge Subtotal \$1,673.45

Date Rec'd Rizzetta & Co., Inc. **NOV 01 2016**

DM approval  Date **11/2/16**

Date entered **NOV 02 2016**

Fund **001** GL **53100** OC **4307**

Check# _____

tear here

tear here

Pay your electric bill with your MasterCard, VISA, Discover or
American Express card by calling 239-656-2300 or at www.lcec.net.
Payments made before 4 pm post to your LCEC account within 6 hours;
after 4 pm post the next day.

Page 1 of 1

☐ Please check box if address is incorrect and indicate change(s) on back



Past Due/Prev Balance	Current Charges	Total Amount Due	Current Charges Due	Amount Paid
\$0.00	\$1,673.45	\$1,673.45	11/17/2016	

Please detach and return with your payment. Make checks payable to LCEC.
Checks must be in U.S. funds and drawn on a U.S. bank.

ACCOUNT NUMBER: **6571809552**

ADDRESSEE

REMIT TO

3199 1 MB 0.416 26-14



CFM COMMUNITY DEVELOPMENT DISTRICT
CFM COMMUNITY DEVELOPMENT DISTRICT
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519



LCEC
P.O. BOX 31477
TAMPA, FL 33631-3477



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
KEN NETH M. WILKINSON, C.F.A.



Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

INVOICE

BILL TO:

CFM CDD
Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date: 11/4/2016
Invoice Number: 007110
Customer ID: 000208
Terms: Due Upon Receipt
Tax Roll Mgr:

District Authority: CFM CDD
Pursuant to Resolution: 2015-07
Dated: August 20, 2015

DESCRIPTION	QUANTITY	UNIT DESC.	RATE	EXT. PRICE
2016 Non Ad Valorem Roll	321.00		1.00	321.00

Date Rec'd Dist Office NOV 10 2016
DM Approval [Signature] Date 11-11-16
Date Entered NOV 10 2016
Fund 001 GL 51300 OC 3106
Check # _____

Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 321.00

2016 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS FOR LEE COUNTY, FLORIDA

Account Number:
04-43-24-00-00003.1020

Site Address:
RIGHT OF WAY

Values and Exemptions:
MARKET ASSESSED VALUE
CAP ASSESSED VALUE
WHOLLY-EX VALUE
TAXABLE VALUE

358482
357013
358482
0

Personal ID Number:
16-00174440

Legal Description:
ROAD RIGHT OF WAY IN S 1/2 OF
SEC + PT OF HERONS GLEN GOLF
COURSE DESC IN OR 4487 PG 521
BOOK: 4487 PAGE: 521

District:
039

★ See message below.



112
6-41296

CFM CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393



Amount Due:

\$25.58
\$25.85
\$26.12
\$26.38
\$26.65

If Paid In:

November 2016
December 2016
January 2017
February 2017
March 2017

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exempt	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239.533.2221	4.0506	357013	357013	0	0.00
PUBLIC SCHOOL - BY LOCAL BOARD	239.337.8215	2.2480	358482	358482	0	0.00
PUBLIC SCHOOL - BY STATE LAW	239.337.8215	4.7410	358482	358482	0	0.00
LEE COUNTY ALL HAZARDS - MSTU	239.533.2221	0.0693	357013	357013	0	0.00
LEE COUNTY LIBRARY FUND	239.533.2221	0.5956	357013	357013	0	0.00
LEE COUNTY UNINCORPORATED - MSTU	239.533.2221	0.8398	357013	357013	0	0.00
SFL WATER MGMT-DISTRICT LEVY	561.686.8800	0.1359	357013	357013	0	0.00
SFL WATER MGMT-EVERGLADE CONST	561.686.8800	0.0471	357013	357013	0	0.00
SFL WATER MGMT-OKEECHOBEE LEVY	561.686.8800	0.1477	357013	357013	0	0.00
LEE COUNTY HYACINTH CONTROL	239.694.2174	0.0263	357013	357013	0	0.00
LEE COUNTY MOSQUITO CONTROL	239.694.2174	0.2397	357013	357013	0	0.00
NORTH FORT MYERS FIRE DISTRICT	239.997.8654	2.5000	357013	357013	0	0.00
WEST COAST INLAND NAVIGATION DISTRICT	941.485.9402	0.0394	357013	357013	0	0.00

Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239.533.8000	1.00	VARIES	26.65

Date Rec'd Dist Office **NOV 04 2016**
 DM Approval [Signature] Date 11/7/16
 Date Entered **NOV 04 2016**
 Fund 001 GL 51300 OC 4905
 Check # _____

Keep for your records

2016 Combined Total Ad Valorem and Non-Ad Valorem:

26.65

2016 Real Estate Notice

Phone/Email Contact: _____

★ If the address below is not correct, complete the Change of Mailing Address form on the reverse side or visit www.leepta.org to update your address.

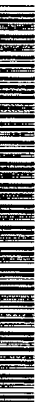
CFM CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33966

Account: 04-43-24-00-00003.1020
Site Address: RIGHT OF WAY
Personal ID Number: 16-00174440

For payment options and instructions refer to the back of this notice or visit us online at www.leepta.com.

If Paid In	Amount Due
November 2016	\$25.58
December 2016	\$25.85
January 2017	\$26.12
February 2017	\$26.38
March 2017	\$26.65

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS FL 33902-1609



Return with payment

Magnolia Landing Master Association, Inc.

4809 Ehrlich Road, Suite 105
Tampa, FL 33624
Phone 813.374.2363 Fax 813.374.2362

DATE: October 1, 2016
INVOICE # 322
FOR: Landscape Maintenance

Bill To:

CFM CDD
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912
Phone: (239) 936-0913 Fax: (239) 936-1815

DESCRIPTION	AMOUNT
CDD Landscape Maintenance - October 2016	\$ 3,494.58
<div>Date Rec'd Dist Office <u>OCT 18 2016</u> DM Approval <u>[Signature]</u> Date <u>10/21/16</u> Date Entered <u>OCT 20 2016</u> Fund <u>001</u> GL <u>539.00</u> OC <u>4604</u> Check # _____</div>	
TOTAL	\$ 3,494.58

Make all checks payable to **Magnolia Landing Master Association Inc.**

Magnolia Landing Master Association, Inc.

4809 Ehrlich Road, Suite 105
Tampa, FL 33624
Phone 813.374.2363 Fax 813.374.2362

DATE: November 1, 2016
INVOICE # 323
FOR: Landscape Maintenance

Bill To:

CFM CDD
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912
Phone: (239) 936-0913 Fax: (239) 936-1815

DESCRIPTION	AMOUNT
CDD Landscape Maintenance - November 2016	\$ 3,494.58
<div>NOV 16 2016</div> <div>Date Rec'd Dist Office</div> <div>DM Approval <u>[Signature]</u> Date <u>11/21/16</u></div> <div>Date Entered <u>NOV 18 2016</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div> <div>Check # _____</div>	
TOTAL	\$ 3,494.58

Make all checks payable to **Magnolia Landing Master Association Inc.**

THANK YOU FOR YOUR BUSINESS!

RIZZETTA & COMPANY, INC.

Suite 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice

DATE	INVOICE NO.
11/1/2016	3823

BILL TO
CFM COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	545 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM ADMIN ACTG FC	PROFESSIONAL FEES:			
	District Management Services 3101		1,361.00	1,361.00
	Administrative Services 3110		450.00	450.00
	Accounting Services 3201		1,166.67	1,166.67
	Financial Consulting Services 3211		416.67	416.67
	Services for the period November 1, 2016 through November 30, 2016			
	OCT 28 2016			
	Date Rec'd Dist Office			
	DM Approval Belinda Blandon			
	Date Entered OCT 31 2016			
	Fund 001 GL 51300 OC VARIOUS			
	Check #			

Total

\$3,394.34

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
11/1/2016	INV0000001833

Bill To:

CFM CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
November		00545

Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div><div>Date Rec'd Dist Office</div><div>OCT 28 2016</div><div>Belinda</div><div>DM Approval Blandon</div><div>Date</div><div>OCT 31 2016</div><div>Date Entered</div><div>Fund 001 GL 51300 OC 5103</div><div>Check #</div></div>		Subtotal	\$175.00
		Total	\$175.00

Classified/Legal Advertising Invoice**The Breeze Legals**

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

CFM/CDD**9530 MARKETPLACE ROAD****SUITE 206****FORT MYERS, FL**

10/04/2016 9:56:59AM

33912**No: 104400****Phone: 813 933-5571**

Ad No 104400	Customer No: L03434	Start Date 10-05-2016	Stop Date 10-05-2016	Category: Legals		Classification: MISCELLANEOUS	
Order No	Rate: LA	Lines: 110	Words: 366	Inches: 10.69	Cost 55.00	Payments .00	Balance 55.00
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire
		<div style="border: 1px solid black; padding: 5px; margin: 5px;"><div style="border: 1px solid black; padding: 2px; text-align: center;">Identifier</div><div style="border: 1px solid black; padding: 5px; margin-top: 5px;">NOTICE OF PUBLIC MEETING DATES CFM COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of CFM Community Development</div></div>					

*=Extend Expiration Date

Date Rec'd Dist Office

OCT 17 2016

DM Approval

Date

10/21/16

Date Entered

NOV 02 2016

Fund

001

GL

51300

OC

4801

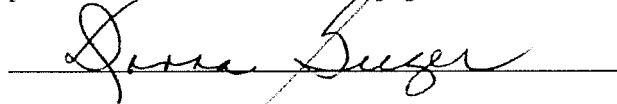
Check #

**CAPE CORAL BREEZE
PUBLISHED CAPE CORAL, FLA**

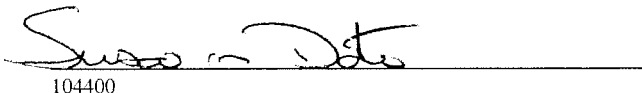
Affidavit of Publication

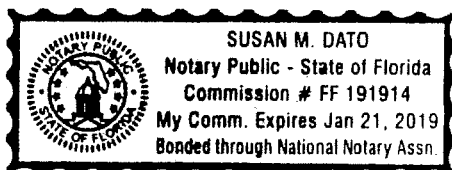
State of Florida
County of Lee

Before the undersigned authority personally appeared Donna Guyer, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Public Meeting Dates CFM Community Development District, as published in said newspaper in the issues, October 5, 2016. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.



SWORN TO AND SUBSCRIBED before me this
October 5, 2016
Notary Public


104400



**NOTICE OF PUBLIC MEETING
DATES
CFM COMMUNITY DEVELOP-
MENT DISTRICT**

The Board of Supervisors of CFM Community Development District will hold its regular monthly meetings for the Fiscal Year 2016/2017 on the dates as follows:

October 20, 2016
November 17, 2016
December 15, 2016
January 19, 2017
February 16, 2017
March 16, 2017
April 20, 2017
May 18, 2017
June 15, 2017
July 20, 2017
August 17, 2017
September 21, 2017

All meetings will convene at 11:00 am at the office of Rizzetta and Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained by contacting Belinda Blandon, the District Manager, at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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

A person who decides to appeal any decision made at any meeting with respect to any matter considered at any meeting 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.

Belinda Blandon
District Manager
Run Date 10/05/16
104400

**BREEZE NEWSPAPERS**

P.O.Box 151306
CAPE CORAL, FL 33915-1306

STATEMENT NUMBER	BILLING DATE
109049	10/31/16
ACCOUNT NUMBER	BILLING PERIOD
L03434	OCTOBER 2016
TOTAL AMOUNT DUE	
55.00	

WRITE AMOUNT
ENCLOSED

ADVERTISING INVOICE/STATEMENT

BILL ACCOUNT NAME AND ADDRESS	REMITTANCE ADDRESS
CFM CDD 3434 COLWELL AVE. SUITE 200 TAMPA, FL 33614 ATTN: ACCOUNTS PAYABLE	THE DAILY BREEZE C/O THE BREEZE CORP. P.O. BOX 151306 CAPE CORAL, FL 33915

Please Detach Upper Portion And Return With Payment

DAY	REFERENCE	DESCRIPTION	DIMENSIONS	BILL UNITS	RATE	AMOUNT
7	000104400	PREVIOUS BALANCE				51.00
	PRINTED IN:	NOTICE OF PUBLIC MEE				55.00
18	AD104144	BZ,OB PAYMENT THANK YOU				51.00-
	BZ DAILY BREEZE	OB FMB OBSERVER				

MESSAGE

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
.00	55.00	51.00	55.00	.00	.00	.00	55.00
STATEMENT NUMBER		BILLING DATE	TERMS Balance due upon receipt of this invoice/statement				ADVERTISING INVOICE/STATEMENT BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306
109049		10/31/16					
ACCOUNT NUMBER		BILLING PERIOD					
L03434		OCTOBER 2016					
CONTRACT INFORMATION							
EXPIRATION DATE		REQUIREMENT	NAME OF ADVERTISER				
			CFM CDD				
CURRENT MONTH		CUMULATIVE	SALESPERSON				
			SUSAN DATO				

Classified/Legal Advertising Invoice**The Breeze Legals**

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

CFM/CDD
9530 MARKETPLACE ROAD
SUITE 206
FORT MYERS, FL

10/26/2016 11:51:44AM

33912**No: 104506****Phone: 813 933-5571**

Ad No 104506	Customer No: L03434	Start Date 10-26-2016	Stop Date 11-02-2016	Category: Legals		Classification: MISCELLANEOUS	
Order No	Rate: LA	Lines: 152	Words: 537	Inches: 14.78	Cost 123.25	Payments .00	Balance 123.25
Publications ... Runs Breeze Legals ... 2 Online Legals ... 2		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire
		<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">Identifier NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT</div> <div style="text-align: right; margin-bottom: 10px;">Date Rec'd Dist Office NOV 08 2016</div> <div style="text-align: right; margin-bottom: 10px;">DM Approval <u><i>[Signature]</i></u> Date <u>11-11-16</u></div> <div style="text-align: right; margin-bottom: 10px;">Date Entered NOV 10 2016</div> <div style="text-align: right; margin-bottom: 10px;">Fund <u>001</u> GL <u>51300</u> OC <u>4801</u></div> <div style="text-align: right;">Check # _____</div>					
*=Extend Expiration Date							

CAPE CORAL BREEZE PUBLISHED CAPE CORAL, FLA

Affidavit of Publication

State of Florida

County of Lee

Before the undersigned authority personally appeared Deborah Carletti, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the CFM Community Development District, as published in said newspaper in the issues, of October 26, November 2, 2016. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.

Deborah Carletti

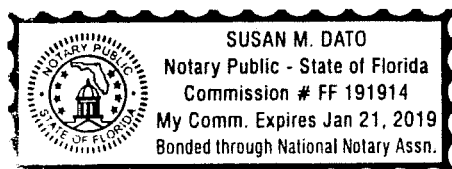
SWORN TO AND SUBSCRIBED before me this

November 2, 2016

Notary Public

Susan M. Dato

104506



NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within CFM Community Development District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 980.96 acres, located east of Route 41/Tamiami Trail, south of the Lee/Charlotte County Line in Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 17, 2016

TIME: 11:00 A.M.

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

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (239) 936-0913, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Belinda Blandon
District Manager
Run Date(s): 10/26/2016 &
11/02/2016
104506

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures December 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2016 through December 31, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,343.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

CFM Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2016 Through December 31, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	002079	90890	General/Monthly Legal Services 10/16	\$ 1,416.00
LCEC	002080	6571809552 11/16	Street Lights 3000 Magnolia Landing Ln 11/16	\$ 1,673.45
Lee County Board of County Commissioners	002084	2025	Annual Regulatory Program - Municipal Storm Sewer System	\$ 560.00
Lerner Reporting Services, Inc.	002085	52	FY 16/17 Annual Disclosure Fee	\$ 5,000.00
Magnolia Landing Golf, LLC	002081	731	Aerator 11/16	\$ 500.00
Magnolia Landing Golf, LLC	002081	734	Aerator 11/16	\$ 625.00
Rizzetta & Company, Inc.	002082	3941	District Management Fees 12/16	\$ 3,394.34
Rizzetta Technology Services, LLC	002083	INV0000001913	Website Hosting & Email Services 12/16	\$ 175.00
Report Total				<u>\$ 13,343.79</u>

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

November 30, 2016

CFM Community Development District
c/o Rizzetta & Company
9428 Camden Pkwy
Riverview, FL 33578

Bill Number 90890
Billed through 10/31/2016

Date Rec'd Rizzetta & Co., Inc. **DEC 05 2016**

D/M approval **DP** Date **12/11/16**

Date entered **DEC 06 2016**

Fund **001 GL51400 OC3107**

Check# _____

General Counsel/Monthly Meeting
CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

10/06/16	KSB	Prepare dissemination agent agreement.	0.10 hrs
10/07/16	CNG	Review advertisement regarding landowner election.	0.30 hrs
10/10/16	JEM	Prepare correspondence to Lawson; review correspondence from Lawson.	0.10 hrs
10/10/16	KEM	Review district website regarding statutory compliance.	0.30 hrs
10/11/16	JEM	Review correspondence from Lawson; reply to same.	0.10 hrs
10/12/16	KEM	Research status regarding public facilities report.	0.10 hrs
10/21/16	JEM	Review correspondence from Lawson; prepare correspondence to Dady; confer with Dady; review correspondence from Merrill; reply to same; confer with Dady.	0.70 hrs
10/24/16	JEM	Review correspondence from Boss regarding release of judgment lien; reply to same; prepare correspondence to Lawson.	0.40 hrs
10/28/16	GLP	Review and research public records request; prepare response to district manager regarding same.	0.10 hrs
10/31/16	ETO	Review memoranda from Dady regarding corps permitting for workway access project; telephone conference with Dady and Roberts regarding same; research corps permitting regarding same; edit preconstruction notice to corps regarding same; prepare memorandum to Dady and Roberts regarding same.	2.10 hrs
10/31/16	JEM	Review correspondence from Lawson.	0.10 hrs
Total fees for this matter			\$1,416.00

MATTER SUMMARY

Gates, Clark N.	0.30 hrs	215 /hr	\$64.50
Olsen, Eric T.	2.10 hrs	395 /hr	\$829.50

Pierson, Greg L.	0.10 hrs	205 /hr	\$20.50
Merritt, Jason E.	1.40 hrs	305 /hr	\$427.00
Ibarra, Katherine E. - Paralegal	0.40 hrs	125 /hr	\$50.00
Buchanan, Katie S.	0.10 hrs	245 /hr	\$24.50

TOTAL FEES	\$1,416.00
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TOTAL CHARGES FOR THIS MATTER	\$1,416.00
--------------------------------------	-------------------

BILLING SUMMARY

Gates, Clark N.	0.30 hrs	215 /hr	\$64.50
Olsen, Eric T.	2.10 hrs	395 /hr	\$829.50
Pierson, Greg L.	0.10 hrs	205 /hr	\$20.50
Merritt, Jason E.	1.40 hrs	305 /hr	\$427.00
Ibarra, Katherine E. - Paralegal	0.40 hrs	125 /hr	\$50.00
Buchanan, Katie S.	0.10 hrs	245 /hr	\$24.50

TOTAL FEES	\$1,416.00
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TOTAL CHARGES FOR THIS BILL	\$1,416.00
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Please include the bill number on your check.



LEE COUNTY
SOUTHWEST FLORIDA

Invoice

BILL TO

CFM Community Development District
~~Kristen Suit~~, District Manager *Belinda Blanton*
9530 Marketplace Road, Suite 206
Ft. Myers, FL 33912

FROM

LEE COUNTY NATURAL RESOURCES
1500 Monroe Street
Fort Myers, FL 33901

DATE	INVOICE #	TERMS
12/8/2016	2025	Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Year 2017 Annual Regulatory Program and Surveillance Fees for Municipal Separate Storm Sewer System Permit <div>DEC 09 2016 Date Rec'd Dist Office DM Approval <i>[Signature]</i> Date <i>12/13/14</i> Date Entered <i>DEC 09 2016</i> Fund <i>001</i> GL <i>51300</i> OC <i>4902</i> Check # _____</div>		560.00	560.00
Make Checks Payable to: LEE COUNTY BOARD OF COUNTY COMMISSIONERS (LEE COUNTY BOCC)		TOTAL	\$560.00

Please Remit to:
Lee County Comm. Dev/Public Works Center
1500 Monroe Street, 4th Floor Fort Myers, FL 33901
Attn: Fiscal Pool

For Questions, please call Amanda Wilson 239-533-8551

Cycle 3 Year 6 NPDES MS4 Permit Fees Chapter 62-4 versus proposed ILA

Municipal Fees	Permit Fees per Chapter 62-4	Proposed by Agreement	Net Savings by Agreement
Bonita Springs	\$ 1,987	\$ 1,301	\$ 686
Cape Coral	\$ 7,054	\$ 4,574	\$ 2,480
Fort Myers	\$ 3,001	\$ 1,845	\$ 1,155
Fort Myers Beach	\$ 314	\$ 186	\$ 128
Sanibel	\$ 289	\$ 192	\$ 97
Lee County	\$ 14,092	\$ 10,238	\$ 3,854
Municipal Sub-Total	\$ 26,736	\$ 18,336	\$ 8,400

District Fees

San Carlos Estates	\$ 1,875	\$ 560	\$ 1,315
Bay Creek/Bayside	\$ 1,875	\$ 560	\$ 1,315
Brooks	\$ 1,875	\$ 560	\$ 1,315
Gateway	\$ 1,875	\$ 560	\$ 1,315
East Mulloch	\$ 1,875	\$ 560	\$ 1,315
LAMSID	\$ 1,875	\$ 560	\$ 1,315
FDOT	\$ 1,875	\$ 560	\$ 1,315
River Ridge	\$ 1,875	\$ 560	\$ 1,315
Heritage Palms	\$ 1,875	\$ 560	\$ 1,315
Lucaya	\$ 1,875	\$ 560	\$ 1,315
Miromar Lakes	\$ 1,875	\$ 560	\$ 1,315
River Hall	\$ 1,875	\$ 560	\$ 1,315
Catalina at Winkler Preserve	\$ 1,875	\$ 560	\$ 1,315
CFM CDD	\$ 1,875	\$ 560	\$ 1,315
Colonial Country Club	\$ 1,875	\$ 560	\$ 1,315
Districts Sub-Total	\$ 28,125	\$ 8,400	\$ 19,725

	W/O Agreement	W/ Agreement	Savings
Permit Total	\$ 54,861	\$ 26,736	\$ 28,125

The Permit Fee is established by Chapter 62-4 F.A.C.

"For permitted counties with populations greater than 100,000 the permit fee is \$13,000 plus \$0.025 times the total permitted population. (b) Except as provided in paragraph 62-4.052(10)(c), F.A.C., permittees and co-permittees to each permit will be invoiced individually for their respective share of the annual fee. The individual fee shall be pro-rated based on the percentage of each co-permittee's population as compared to the total permit population listed above. Additional fees apply as follows:

1. Invoices under this subsection shall be a minimum of \$100 to cover processing costs.
2. For co-permittees that do not have associated populations, such as Florida Department of Transportation Districts and Drainage Districts, other than existing state water management districts, the fee shall be \$1,315.

(c) For convenience, co-permittees of any one permit may choose to receive only one invoice to cover the entire annual fee. In order to receive one invoice, co-permittees to any one permit shall:

1. Mutually agree to share the cost of the annual fee and be party to an executed interlocal agreement for cost sharing among all co-permittees.
2. Designate a specific co-permittee to act as representative for all co-permittees regarding the annual fee. The fee designee shall notify the Department in writing, not less than 120 days prior to the end of a calendar year, that only one invoice will be required for the annual fee for the forthcoming calendar year."



John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

December 8, 2016

CFM CDD
Belinda Blanton, District Manager
Rizzetta & Company, Inc
9530 Marketplace Road, Suite 206
Ft. Myers, FL 33912

SUBJECT: NPDES Permit Fee Allocation

Dear Ms. Blanton:

Please find the enclosed Invoice No. 2025 in the amount of \$560.00 representing the CFM Community Development District's cost share for the 2017 Storm water Annual Surveillance Fee. The fees are delineated in the attached "Cycle 3 Year 6 NPDES MS4 Permit Fees Chapter 62-4 versus proposed ILA" spreadsheet. The fee remains unchanged from prior years and relevant back-up is provided for your information.

Should you require any further information, do not hesitate to contact this office.

Sincerely,

DEPARTMENT OF PUBLIC WORKS
Division of Natural Resources

Keith Kibbey
Operations Manager

Enclosures

Date Rec'd Dist Office _____
DM Approval _____ Date _____
Date Entered _____
Fund _____ GL _____ OC _____
Check # _____

Lerner Reporting Services, Inc.
5020 W. Linebaugh Ave, Suite 250
Tampa, FL 33624

Invoice

Date	Invoice #
12/12/2016	52

Bill To
CFM CDD c/o Rizzetta & Company 3434 Colwell Ave., Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Amount
	Annual Disclosure Fee: 2016/17 FY <div style="text-align: right;">Date Rec'd Dist Office DEC 14 2016 DM Approval <u>[Signature]</u> Date: <u>12/16/16</u> Date Entered DEC 16 2016 Fund <u>001</u> GL <u>51300</u> OC <u>3104</u> Check # _____</div>	5,000.00

Please wire to:
USAmeriBank
4790 140th Avenue North
Clearwater, FL 33762
Routing #: 063116177
Lerner Reporting Services, Inc.
5020 W. Linebaugh Ave. Suite 250
Tampa, FL 33624
Account #: 5000074414

Or mail to:
Lerner Real Estate Advisors
5020 W. Linebaugh Ave.
Suite 250
Tampa, FL 33624
813-915-3449

Total	\$5,000.00
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3501 Avenida Del Vera
North Fort Myers, FL 33917

Date	Invoice #
11/30/2016	731

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

Due Date	Billing Period
11/30/2016	November 2016

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
<p> Date Rec'd Dist Office <u>DEC 06 2016</u> DM Approval <u>[Signature]</u> Date <u>12/21/16</u> Date Entered <u>DEC 06 2016</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____ </p>			
		Total	\$500.00

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Bill To

RIZZETTA & COMPANY, INC.

Suite 200

3434 Colwell Avenue

Tampa, FL 33614

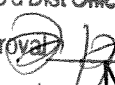
Invoice

DATE	INVOICE NO.
12/1/2016	3941

BILL TO**CFM COMMUNITY DEVELOPMENT
DISTRICT**

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

ITEM	DESCRIPTION	QTY	TERMS	PROJECT
			Due Upon Rec't	545 - CDD
			RATE	AMOUNT
DM ADMIN ACTG FC	PROFESSIONAL FEES:			
	District Management Services 3101		1,361.00	1,361.00
	Administrative Services 3100		450.00	450.00
	Accounting Services 3201		1,166.67	1,166.67
	Financial Consulting Services 3111		416.67	416.67
	Services for the period December 1, 2016 through December 31, 2016			
	Date Rec'd Dist Office NOV 28 2016			
	DM Approval  Date 11/28/16			
	Date Entered NOV 28 2016			
	Fund 001 GL 51300 OC VARIOUS			
	Check # _____			

Total**\$3,394.34**

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
12/1/2016	INV0000001913

Bill To:

CFM CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
December		00545

Description	Qty	Rate	Amount
EMail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div style="text-align: right;">Date Rec'd Dist Office <u>NOV 28 2016</u> DM Approval <u>[Signature]</u> Date <u>11/28/16</u> Date Entered <u>NOV 28 2016</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____</div>			
Subtotal			\$175.00
Total			\$175.00

Tab 3

RESOLUTION 2017-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE
TREASURER 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 (hereinafter the "Board") previously designated William Rizzetta as Treasurer pursuant to Resolution 2016-16; and

WHEREAS, the Board now desires to re-designate the Treasurer.

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

Section 1. Scott Brizendine is appointed Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16TH DAY OF FEBRUARY, 2017.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY