

# **CFM COMMUNITY DEVELOPMENT DISTRICT**

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

**CFM  
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING  
MARCH 17, 2016**

# CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA March 17, 2016 at 11:00 a.m.

At the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912

<b>District Board of Supervisors</b>	Mike Dady Bob Bishop Brian Wasser John Blakley Leah Popelka	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Kristen Suit	Rizzetta & Company, Inc.
<b>District Counsel</b>	Mike Eckert	Hopping Green & Sams, P.A.
<b>District Engineer</b>	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, FL 33912**

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

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March 9, 2016

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, March 17, 2016 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc. located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the advance 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 November 19, 2015 ..... Tab 1
  - B. Consideration of the Operations and Maintenance Expenditures For the Months of November and December 2015 and January and February 2016 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Discussion Regarding Pressure Washing of Sidewalks
  - B. Consideration of Proposal for Street Gutter Cleaning ..... Tab 3
  - C. Consideration of Resolution 2016-02, Implementing Section 190.006(3)(A)(2)(c), Florida Statutes and Instructing the Lee County Supervisor of Elections to Begin Conducting the District's General Election..... Tab 4
  - D. Ratification of the Chairman's Execution of the First Amendment to the Landscape Maintenance Services Agreement Between the CFM Community Development District and Magnolia Landing Master Association, Inc. .... Tab 5
  - E. Discussion Regarding Roads and Infrastructure
  - F. Discussion Regarding the Placement of the No Trespassing Signs
- 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,

*Kristen Suit*

Kristen Suit  
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, November 19, 2015 at 11:00 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	<b>Board Supervisor, Chairman</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
Brian Wasser	<b>Board Supervisor, Assistant Secretary</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
	<b>(via speaker phone)</b>
David Robson	<b>District Engineer, Johnson Engineering</b>
Audience	

#### **FIRST ORDER OF BUSINESS**

#### **Call to Order**

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

#### **SECOND ORDER OF BUSINESS**

#### **Public Comment**

Ms. Suit opened the floor to public comments.

Ms. Streeter had questions regarding the no trespassing signs that are on the agenda. Ms. Suit advised it would be discussed during the meeting.

A resident advised the Flag Ceremony went well. Mr. Dady thanked the residents.

#### **THIRD ORDER OF BUSINESS**

#### **Consideration of the Minutes of the Board of Supervisors' Meeting held on September 17, 2015**

Ms. Suit presented the Minutes of the Board of Supervisors' meeting held on September 17, 2015. 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 September 17, 2015, for CFM Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for the  
Months of September and October 2015**

Ms. Suit provided an overview of the expenditures paid for the period of September 1-30, 2015 which totaled \$21,676.96 and the period of October 1-31, 2015 which totaled \$27,660.37. She asked if there were any questions related to any item of expenditure. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of September 2015, which totaled \$21,676.96 and the Month of October 2015 which totaled \$27,660.37, for CFM Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Locations of the  
Recently Installed No Trespassing Signs**

Mr. Robson advised he worked with District Counsel and followed Florida Statute, one sign every 500 feet on Long Pond Road. A map was generated and provided to the signage people for installation. They are placed as required by statute. Discussion ensued.

Ms. Whelan advised if someone present is expressing the trespassing concern, and the signs are posted, that is all that is needed to contact the Sheriff's Department. The placement of the signs is to deter people from entering the property and to allow the Sheriff's Department to enforce trespass violations without an authorized representative being onsite.

Audience questions and comments were entertained concerning the placement of the signs. They are placed in such a manner that they face outward from the area. Mr. Robson advised, per statute, the signs must face outward from the area to not be trespassed.

Mr. Dady inquired as to the price of the signs. Mr. Robson advised \$400 to \$500 per sign including installation. Mr. Dady requested five additional signs be installed in the Lakeville Area, to be installed by the Golf Course Superintendent.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Initial  
Treatment of Conservation Areas Tracts  
F and L as Received from Earth Balance  
and Lake Masters**

Mr. Dady advised this maintenance is important and will only become more complicated. He asked Mr. Robson for his opinion of the two proposals. Mr. Robson discussed both proposals. Discussion ensued.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board approved the Proposal from Lake Masters, in the amount of \$14,400.00 for Initial Treatment of Conservation Areas Tracts F and L, for CFM Community Development District.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2016-01, Confirming the District's Intent to Provide Financial Assurances**

Mr. Dady advised it is a pre-existing agreement where in order to bring Phase II on line a yearly budget has to be in place to ensure maintenance funding is sufficient for the regulatory agencies. The Army Corps of Engineers has asked for additional language and this resolution clarifies an existing resolution dealing with the funding relative to the mitigation areas.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2016-01, Confirming the District's Intent to Provide Financial Assurances Relative to US Army Corps of Engineering Permit, for CFM Community Development District.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

- A. District Counsel  
Ms. Whelan advised she had no report.
- B. District Engineer  
Mr. Robson provided an update regarding the NPDES MS4 permit. He advised the FDEP is under additional pressure from the EPA and this year when the Year 4 Annual Report is due, all co-permittees will be audited.
- C. District Manager  
Ms. Suit stated that the next meeting of the Board of Supervisors is scheduled for December 17, 2015 at 11:00 am. She asked if the Board would like to cancel the December meeting. Mr. Dady advised they would like to keep the December meeting on the schedule for now and make a decision closer to the meeting date.

## **NINTH ORDER OF BUSINESS**

### **Supervisor Requests and Comments**

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

Mr. Dady advised he would like to move forward with the wetland work. He also advised Lerner Real Estate Advisors is talking with a national builder to purchase the project, not to be disclosed at this time, but the wetland work being done is part of the builders' closing conditions.

Ms. Suit opened the floor to Audience Comments, there were none.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board adjourned the meeting at 11:28 a.m., for CFM Community Development District.
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\_\_\_\_\_  
Secretary/Assistant Secretary

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

DRAFT



# Tab 2

# CFM COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures November 2015 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2015 through November 30, 2015. This does not include expenditures previously approved by the Board.

The total items being presented:   **\$19,884.49**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2015 Through November 30, 2015

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jettchele, LLC	001928	1959	No Trespassing Signs	\$ 457.85
Johnson Engineering Inc	001929	20044888-001 Inv 96	General Engineering Services thru 10/18/15	\$ 2,566.25
Lake Masters Aquatic Weed Control, Inc.	001932	15-08961	Lake Maintenance 10/15	\$ 1,753.00
LCEC	001924	6571809552 10/15	Street Lights 3000 Magnolia Landing Ln 10/15	\$ 1,692.87
Lee County Property Appraiser	001933	006496	2015 Non Ad Valorem Roll	\$ 321.00
Lee County Tax Collector	001930	04-43-24-00- 00003.1020 2015	2015 Non Ad Valorem Assessment Roll	\$ 19.68
Magnolia Landing Golf, LLC	001925	577	Pothole Repairs	\$ 1,200.00
Rizzetta & Company, Inc.	001926	2390	District Management Fees 11/15	\$ 3,394.34
Rizzetta Technology Services, LLC	001927	INV0000000466	Website Hosting & Email Services 11/15	\$ 175.00
The Daily Breeze	001931	109061	Acct # L03434 Legal Advertising 10/15	\$ 54.50
Walker Exotic Tree Eradication & Mitigation LLC	001934	389	Preserve Maintenance	<u>\$ 8,250.00</u>
Report Total				<u><u>\$ 19,884.49</u></u>

Signarama Fort Myers North  
 Jettchele LLC dba Signarama  
 4621 Bayshore Road  
 North Fort Myers FL 33917  
 United States  
 Phone: (239) 791-8810  
 Fax : (239) 791-8816  
 info@signarama-fortmyersnorth.com  
 www.signarama-fortmyersnorth.com



**Signarama**  
 The way to grow your business.

Date Rec'd Rizzetta & Co., Inc. OCT 30 REC'D

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

Date entered OCT 30 2015

Fund 001 GL 54100 OC 4022

Check # \_\_\_\_\_ Shipping/Install \_\_\_\_\_

## Invoice # 1959 - NO Trespassing Signs

### Sold To

CFM CDD  
 9530 Marketplace Road  
 Suite 206  
 Fort Myers 33912  
 United States

### Contact

Kristen I. Suite  
 Phone : (239) 936-0913  
 Email : ksuit@rizzetta.com  
 Address : 9530 Marketplace Road  
 Suite 206  
 Fort Myers 33912  
 United States

Quote #	Quote Date	Sales Rep	Payment Terms	PO	PO Date
1609	10/11/2015	Darlene Vanderveen d@signarama-fortmyersnorth.com			

### Items

#	Item	Qty	Unit Price	Total	Tax
1	No Trespassing Signs - 12 x 18 - black vinyl W:12.0 in. X H:18.0 in. , Single Sided Max Metal 3mm	5	\$91.57	\$457.85	\$0.00

Includes :  
 5.0 Drill Hole Top & Bottom -  
 5.0 7' galvanized posts -  
 1.0 ART SIMPLE - Basic Lettering  
 1.0 New Install -

### Total

Sub Total	Total Tax (Tax Percentage)	Final Price	Paid	Net Due
\$457.85	\$0.00(0.0%)	\$457.85	\$0.00	\$457.85

### Terms And Conditions

Invoices & Cancellation of Orders: Sign-A-Rama (Vendor) prepares your order according to your specifications. Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order is non-cancelable. The Customer is Solely Responsible for Proofreading Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence our work. You are solely responsible for the content of the proof once it has been signed. However, if we should make an error in producing the work as proofed, please be assured that we will redo the work as quickly as possible and without charge to you. Vendor's Liability Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor.

Terms of Payment: Upon ordering, you must give Vendor a 50% deposit. Your balance will be due upon delivery and/or installation. Vendor may, at its sole discretion, extend credit terms to you upon approval. C ollection Procedures: Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. Customer's Acceptance of Work: Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations. Lost or Substantially Forgotten Work: If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed

for CFM CDD

Net Due : \$457.85 Signature \_\_\_\_\_ Date \_\_\_\_\_

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 27, 2015

Project No: 20044888-001

Invoice No: 96

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 18, 2015

Phase 01 General Engineering

### Professional Personnel

		Hours	Rate	Amount
Engineer VI				
Robson, David	9/14/2015	1.00	150.00	150.00
Review sanitary sewer turnover documentation with District Council re US Water operations withn Magnolia Landing.				
Robson, David	9/15/2015	.50	150.00	75.00
Update Conservation Area RFP summary with revised Walker Exotic Tree proposal.				
Robson, David	9/17/2015	2.50	150.00	375.00
Onsite meeting with flagpole installer to resolve resident concerns and attend Board of Supervisors meeting.				
Robson, David	9/29/2015	1.00	150.00	150.00
Provide flagpole lighting options to Sue Streeter.				
Robson, David	9/30/2015	3.00	150.00	450.00
NPDES SW structures inspection.				
Robson, David	10/1/2015	.50	150.00	75.00
As discussed at last meeting, contact LakeMasters and EarthBalance re initial treatment proposal for HG F & L preserves.				
Robson, David	10/1/2015	.50	150.00	75.00
Conatc District manager re Long Pond Rd No Trespassing sign acquisition and placement.				
Robson, David	10/1/2015	1.00	150.00	150.00
Review lake maintenance agreement for inclusion of LK C and notify District Manager.				
Robson, David	10/2/2015	1.00	150.00	150.00
Provide No trespassing sign proof markups and sign location exhibit for Long Pond Rd preserves.				
Robson, David	10/2/2015	1.00	150.00	150.00
Work with District Manager and Dsitric Council to modify LakeMasters Lake maintenance Agreement to include LK C.				
Robson, David	10/5/2015	.50	150.00	75.00
Review EarthBalance Tract F & L Initial Clean-up proposal. contact re access protocol.				
Robson, David	10/8/2015	2.00	150.00	300.00
Review NPDES Lake maintence records from Rizzetta				
Robson, David	10/12/2015	.50	150.00	75.00
Review LakeMaster HG F & L initial cleanup proposal. Update				

Project	20044888-001	CFM CDD General Engineering	Invoice	96
Principal GIS Consultant				
Lohr, Michael	9/30/2015	1.00	170.00	170.00
Onsite for NPDES Inspections w/ D Robson				
Technician II				
Keen, Cynthia	9/14/2015	.50	65.00	32.50
Conservation Area Maintenance Proposal spreadsheet revised & emailed to K Hardwick				
Keen, Cynthia	9/16/2015	1.00	65.00	65.00
Sewer utility turnover documents research per L Whelan request				
Keen, Cynthia	9/18/2015	.25	65.00	16.25
Conservation Maintenance Agreement to L Whelan				
Keen, Cynthia	9/30/2015	.50	65.00	32.50
Correspond w/L Whelan on FL Statute for No Trespassing signs per D Robson				
Totals		18.25	2,566.25	
<b>Total Labor</b>				<b>2,566.25</b>
			<b>Total this Phase</b>	<b>\$2,566.25</b>
			<b>Total this Invoice</b>	<b>\$2,566.25</b>

Approved \_\_\_\_\_ Date \_\_\_\_\_  
 Map approved \_\_\_\_\_  
 Date entered \_\_\_\_\_  
 and 001 GL 51300 00 3103

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

DATE	INVOICE #
10/31/2015	15-08961

Bill To:
CFM CDD - MAGNOLIA LANDING 3434 COLWELL AVENUE., SUITE 200 TAMPA, FL 33614

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	<p>MONTHLY SERVICE - AQUATIC WEED CONTROL - PER NEW CONTRACT SIGNED 08/15</p> <p style="text-align: right;">NOV 09 REC'D</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>KS</u> Date _____</p> <p>Date entered _____ NOV 11 2015</p> <p>Fund <u>001</u> GL <u>53800</u> OC <u>4605</u></p> <p>Check # _____</p>	1,753.00	1,753.00

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

**\*\*NEW - ACH Instructions for Floridian Bank, 519 N. Magnolia Ave., Orlando, FL 32801.  
F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115754, Acct. #61004288.  
Monthly invoice number MUST be included on each transaction.  
In addition, If you would like to receive your invoice via email, please send to  
susan.oraczewski@lakemasters.com.**

<b>Total</b>	\$1,753.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,753.00

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **11/16/2015**

**Account Summary as of October 26, 2015**

Previous Balance	1692.87
Payment Received - 10/14/2015	-1692.87
Corrections	0.00
<b>Past Due Balance</b>	<b>\$0.00</b>
Current Charges - ELECTRIC	1692.87
Adjustments, Credits, & Other Charges	0.00
<b>Total Amount Due</b>	<b>\$1,692.87</b>

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

SA ID# 6571809975 Security Lt-Comm

Service From 09/29/2015 to 10/26/2015

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 \$0.01225)	37.19
<b>Summary Of Light Related Charges</b>	<b>356.21</b>
<b>Summary Of Non Electric Fixtures</b>	<b>663.16</b>
<b>Summary Of Pole Related Charges</b>	<b>586.50</b>
Gross Receipts Tax	10.99
Franchise Fee-Unincorporated Lee Co. Government	76.01
<b>Current Charge Subtotal</b>	<b>\$1,692.87</b>

Date Rec'd Rizzetta & Co., Inc. OCT 29 REC'D  
D/M approval KS Date \_\_\_\_\_  
Date entered OCT 29 2015  
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
<b>\$0.00</b>	<b>\$1,692.87</b>	<b>\$1,692.87</b>	<b>11/16/2015</b>	<b>1692.87</b>

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

2990 1 MB 0.436 25-14



CFM COMMUNITY DEVELOPMENT DISTRICT  
CFM COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390



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:**  
2460 Thompson Street  
Fort Myers, Florida 33901-3074

**INVOICE**

BILL TO:	
<b>CFM CDD</b> Rizzetta & Co, Inc 3434 Colwell Ave, Suite 200 Tampa, FL 33614	<b>Date:</b> 10/30/2015 <b>Invoice Number:</b> 006496 <b>Customer ID:</b> 000208 <b>Terms:</b> Due Upon Receipt <b>Tax Roll Mgr:</b>

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

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT. PRICE
2015 Non Ad Valorem Roll	1.00		321.00	321.00

NOV 11 REC'D  
Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval HS Date \_\_\_\_\_  
Date entered NOV 11 2015  
Fund 001 GL 51300 OC 3100e  
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**

2015 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

324557  
324557  
324557  
0

Personal ID Number:  
15-00163688

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.



Amount Due:  
\$19.68  
\$19.88  
\$20.09  
\$20.29  
\$20.50

If Paid In:  
November 2015  
December 2015  
January 2016  
February 2016  
March 2016

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



Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exempt	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239.533.2221	4.1506	324557	324557	0	0.00
PUBLIC SCHOOL - BY LOCAL BOARD	239.337.8215	2.2480	324557	324557	0	0.00
PUBLIC SCHOOL - BY STATE LAW	239.337.8215	5.0370	324557	324557	0	0.00
LEE COUNTY ALL HAZARDS - MSTU	239.533.2221	0.0693	324557	324557	0	0.00
LEE COUNTY LIBRARY FUND	239.533.2221	0.5956	324557	324557	0	0.00
LEE COUNTY UNINCORPORATED - MSTU	239.533.2221	0.8398	324557	324557	0	0.00
SFL WATER MGMT-DISTRICT LEVY	561.686.8800	0.1459	324557	324557	0	0.00
SFL WATER MGMT-EVERGLADE CONST	561.686.8800	0.0506	324557	324557	0	0.00
SFL WATER MGMT-OKEECHOBEE LEVY	561.686.8800	0.1586	324557	324557	0	0.00
LEE COUNTY HYACINTH CONTROL	239.694.2174	0.0263	324557	324557	0	0.00
LEE COUNTY MOSQUITO CONTROL	239.694.2174	0.2397	324557	324557	0	0.00
NORTH FORT MYERS FIRE DISTRICT	239.997.8654	2.5000	324557	324557	0	0.00
WEST COAST INLAND NAVIGATION DISTRICT	941.485.9402	0.0394	324557	324557	0	0.00

Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239.533.8000	1.00	VARIES	20.50

Date Rec'd Rizzetta & Co., Inc. **NOV 03 REC'D**

D/M approval [Signature] Date \_\_\_\_\_

Date entered **NOV 04 2015**

Fund 001 GL 51300 OC 4905

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

Keep for your records

2015 Combined Total Ad Valorem and Non-Ad Valorem: 20.50

2015 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](http://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: 15-00163688

For payment options and instructions refer to the back of this notice or visit us online at [www.leepta.com](http://www.leepta.com).

If Paid In	Amount Due
November 2015	\$19.68
December 2015	\$19.88
January 2016	\$20.09
February 2016	\$20.29
March 2016	\$20.50

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



Return with payment

020100 20150 044324000000310205 00000020504 00000000627 00000000

Magnolia Landing Golf, LLC

3501 Avenida Del Vera  
North Fort Myers, FL 33917

# Invoice

Date	Invoice #
10/27/2015	577

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

Due Date	Billing Period
11/5/2015	

Quantity	Description	Rate	Amount
1	93 Pothole Repairs  <div style="text-align: right;">OCT 28 REC'D</div> <div>Date Rec'd Rizzetta &amp; Co., Inc. _____</div> <div>D/M approval <u>KS</u> Date _____</div> <div>Date entered <u>OCT 29 2015</u></div> <div>Fund <u>001</u> GL <u>5A100</u> OC <u>41020</u></div> <div>Check # _____</div>	1,200.00	1,200.00
		<b>Total</b>	\$1,200.00

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
11/1/2015	2390

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	<b>PROFESSIONAL FEES:</b>			
	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 November 1, 2015 through November 30, 2015			
	<p style="text-align: right;">OCT 27 REC'D</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>KS</u> Date _____</p> <p>Date entered <u>OCT 29 2015</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></p> <p>Check # _____</p>			

**Total**

**\$3,394.34**

**Rizzetta Technology Services**  
 020 W Linebaugh Ave.  
 Suite 200  
 Tampa FL 33624

# Invoice

Date	Invoice #
11/1/2015	INV0000000466

**Bill To:**

CFM CDD  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

Description	Services for the month of	Terms	Client Number	
	November		00545	
	Qty	Rate	Amount	
Email Hosting	1	\$75.00	\$75.00	
Website Hosting Services	1	\$100.00	\$100.00	
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>OCT 30 REC'D</u></p> <p>D/M approval <u>KS</u> Date _____</p> <p>Date entered <u>NOV 02 2015</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>		<b>Subtotal</b>	\$175.00	
		<b>Total</b>	\$175.00	

**BREEZE NEWSPAPERS**

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

STATEMENT NUMBER	BILLING DATE
109061	10/31/15
ACCOUNT NUMBER	BILLING PERIOD
L03434	OCTOBER 2015
TOTAL AMOUNT DUE	
54.50	

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
9	000100715	PREVIOUS BALANCE				44.00
	PRINTED IN:	NOTICE OF PUBLIC MEE				54.50
19	AD100516	BZ,OB PAYMENT THANK YOU BZ DAILY BREEZE OB FMB OBSERVER				44.00-
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>NOV 05 REC'D</u>  D/M approval <u>[Signature]</u> Date <u>          </u>  Date entered <u>NOV 05 2015</u>  Fund <u>001</u> GL <u>51300</u> OC <u>4801</u>  Check # <u>                                </u></p>						

**MESSAGE**

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
.00	54.50	44.00	54.50	.00	.00	.00	54.50
STATEMENT NUMBER		BILLING DATE	TERMS				ADVERTISING INVOICE/STATEMENT  BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306
109061		10/31/15	Balance due upon receipt of this invoice/statement				
ACCOUNT NUMBER		BILLING PERIOD					
L03434		OCTOBER 2015					
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

10/07/2015 10:17:33AM

33912

No: 100715

Phone: 813 933-5571

Ad No <b>100715</b>	Customer No: <b>L03434</b>	Start Date <b>10-07-2015</b>	Stop Date <b>10-07-2015</b>	Category: <b>Legals</b>		Classification: <b>MISCELLANEOUS</b>		
Order No	Rate: <b>LA</b>	Lines: <b>109</b>	Words: <b>364</b>	Inches: <b>10.60</b>		Cost <b>54.50</b>	Payments <b>.00</b>	Balance <b>54.50</b>
Publications ... Runs <b>Breeze Legals ... 1</b> <b>Online Legals ... 1</b>		Solicitor: <b>SM</b>	Origin: <b>17</b>	Sales Rep: <b>3</b>	Credit Card	Credit Card Number	Card Expire	
		<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">Identifier</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">NOTICE OF PUBLIC MEETING DATES CFM COMMUNITY DEVELOPMENT DISTRICT</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">The Board of Supervisors of CFM Community Development</div> <div style="text-align: right; margin-top: 20px;"><b>RECEIVED</b> <b>OCT 12 2015</b></div> <div style="margin-top: 10px;">M approval _____ Date _____ Entered _____ ind _____ CL _____ OC _____ Link # _____</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 Public Meeting Dates CFM Community Development District, as published in said newspaper in the issues, October 7, 2015. 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.

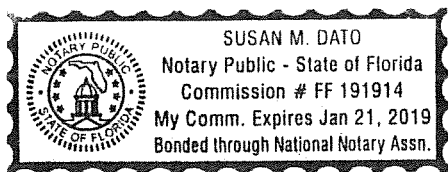
Deborah Carletti

SWORN TO AND SUBSCRIBED before me this

October 7, 2015

Notary Public

Susan M. Dato  
100715



**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 2015/2016 on the dates as follows:

October 16, 2015  
November 20, 2015  
December 18, 2015  
January 15, 2016  
February 19, 2016  
March 19, 2016  
April 16, 2016  
May 21, 2016  
June 18, 2016  
July 16, 2016  
August 20, 2016  
September 17, 2016

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 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.

Kristen Suit  
District Manager  
Run Date 10/07/15  
100715





RESTORING FLORIDA'S NATIVE BEAUTY

## Walker Exotic Tree Eradication

Darrin Jones  
17681 Caloosa Rd.  
Alva, FL 33920  
Phone 239.851.8811  
[Darrin@walkerexotics.com](mailto:Darrin@walkerexotics.com)

## INVOICE

INVOICE #389  
DATE: NOVEMBER 6, 2015

**TO:**  
CFM Community Development District  
Attn: District Manager  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614  
c/o Kristen Suit  
Rizzetta & Company

**FOR:**  
CFM CDD Preserve Maintenance

DESCRIPTION	AMOUNT
<p><b>Task:</b> All category 1 and 2 exotic and nuisance vegetation within the preserve areas at the CFM CDD has been treated effectively.</p> <p>This is the first of two treatments per our contract. We will bill the second treatment upon completion.</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. <u>NOV 05 REC'D</u></p> <p>D/M approval <u>KS</u> Date <u>                    </u></p> <p>Date entered <u>NOV 11 2015</u></p> <p>Fund <u>001</u> GL <u>53800</u> OC <u>4607</u></p> <p>Check # <u>                    </u></p>	\$8,250.00
<b>Total Due</b>	\$8,250.00

Make all checks payable to **Walker Exotic Tree Eradication & Mitigation**  
Total due in 15 days.

**Thank you for your business!**

# CFM COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures December 2015 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2015 through December 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented:   **\$15,830.61**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2015 Through December 31, 2015

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brian J. Wasser	001941	BW111915	Board of Supervisors Meeting 11/19/15	\$ 200.00
Carr Riggs & Ingram LLC	001948	16071634	Audit Services FY 14/15- Initial Billing	\$ 1,000.00
Hopping Green & Sams	001942	84970	General/Monthly Legal Services 10/15	\$ 2,196.55
Hopping Green & Sams	001949	85400	General/Monthly Legal Services 11/15	\$ 1,972.00
Jettchele, LLC	001946	1999	No Trespassing Signs	\$ 252.85
John Blakley	001936	JB111915	Board of Supervisors Meeting 11/19/15	\$ 200.00
Johnson Engineering Inc	001943	20044888-001 Inv 97	General Engineering Services thru 11/15/15	\$ 300.00
Lake Masters Aquatic Weed Control, Inc.	001944	15-09792	Lake Maintenance 11/15	\$ 1,753.00
LCEC	001945	6571809552 11/15	Street Lights 3000 Magnolia Landing Ln 11/15	\$ 1,692.87
Magnolia Landing Golf, LLC	001938	586	Aerator 11/15	\$ 625.00
Magnolia Landing Golf, LLC	001938	587	Aerator/ Utility Cost 11/15	\$ 500.00
Magnolia Landing Golf, LLC	001950	602	Aerator 12/15	\$ 625.00
Magnolia Landing Golf, LLC	001950	603	Aerator/ Utility Cost 12/15	\$ 500.00
Michael Dady	001937	MD111915	Board of Supervisors Meeting 11/19/15	\$ 200.00
Rizzetta & Company, Inc.	001939	2499	District Management Fees 12/15	\$ 3,394.34
Rizzetta Technology Services, LLC	001940	INV0000000790	Website Hosting & Email Services 12/15	\$ 175.00
Robert Bishop	001935	BB111915	Board of Supervisors Meeting 11/19/15	\$ 200.00
The Daily Breeze	001947	119056	Acct # L03434 Legal Advertising 11/15	<u>\$ 44.00</u>
Report Total				<u><u>\$ 15,830.61</u></u>

# CFM CDD SUPERVISOR PAY REQUEST

Meeting Date: November 19, 2015

Name of Board Supervisor	Check if present	Travel Reimbursement
*Mike Dady	<input checked="" type="checkbox"/>	
*Brian Wasser	<input checked="" type="checkbox"/>	
*Bob Bishop	<input checked="" type="checkbox"/>	
*John Blakley	<input checked="" type="checkbox"/>	
*Leah Popelka		

\*Supervisors to be paid if present

*Kristen Smit*

Meeting Start Time:	<u>11:03am</u>
Meeting End Time:	<u>11:28am</u>
Total Meeting Time:	

Date Rec'd Rizzetta & Co., Inc. NOV 19 REC'D  
D/M approval [Signature] Date \_\_\_\_\_  
Date entered NOV 25 2015  
Fund 001 GL 51100 OC 1101  
Check # \_\_\_\_\_



**CRI** CARR  
RIGGS &  
INGRAM

CPAs and Advisors

500 Grand Boulevard, Suite 210

Miramar Beach, FL 32550

850-837-3141

Federal ID 72-1396621

CFM Community Development District  
c/o Rezzetti & Co  
9530 Marketplace Road #206  
Fort Myers, FL 33912

Invoice No. 16071634 (include on check)  
Date 11/30/2015  
Client No. 20-03862.000

Professional services rendered as follows:

Initial progress billing on audit of financial statements  
as of September 30, 2015

Current Amount Due \$ 1,000.00

Date Rec'd Rizzetta & Co., Inc. DEC 09 REC'D

D/M approval RS Date DEC 09 2015

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

Fund 001 GL 51300 OC 3202

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

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 11/30/2015

Client No: 20-03862

Invoice Number: 16071634 Total Amount Due: \$ 1,000.00 CFM Community Development District

Name as it appears on card: \_\_\_\_\_

Billing Address: \_\_\_\_\_

Card # \_\_\_\_\_ Exp Date: \_\_\_\_\_ Security # \_\_\_\_\_

Payment Amount: \_\_\_\_\_ Signature: \_\_\_\_\_



Carr, Riggs & Ingram, LLC  
CFM Community Development District  
Invoice No. 16071634

Page 2

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Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

===== STATEMENT =====

November 20, 2015

CFM Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

Bill Number 84970  
Billed through 10/31/2015

## General Counsel/Monthly Meeting

**CFMCDD 00001 MCE**

### FOR PROFESSIONAL SERVICES RENDERED

10/01/15	LCW	Review draft agenda for board meeting; review correspondence regarding scope of lake maintenance agreement.	0.20 hrs
10/02/15	MGC	Review and update common area conveyance charts regarding recent conveyances; research property appraiser's website regarding recently acquired parcels as district-owned.	2.90 hrs
10/03/15	LCW	Review correspondence regarding cancellation of board meeting and revisions to scope of lake maintenance agreement.	0.20 hrs
10/06/15	LCW	Review correspondence with staff regarding receipt of conveyance documents approved previous board meeting; review advertisement for annual meeting schedule; review meeting minutes and provide comment to same.	0.40 hrs
10/07/15	MGC	Review executed quit-claim deeds from Maxcy and Windham/Magnolia; coordinate execution of same in Lee county.	0.20 hrs
10/09/15	LCW	Review correspondence from Lerner regarding disclosure of material events pursuant to continuing disclosure agreement.	0.10 hrs
10/13/15	LCW	Review correspondence regarding access to board e-mail accounts; review correspondence regarding district website information.	0.20 hrs
10/13/15	KEM	Review district website regarding statutory requirements.	0.30 hrs
10/28/15	LCW	Confer with Dady regarding financial assurances resolution; revise same.	1.30 hrs
10/29/15	LCW	Prepare amended and restated resolution providing financial assurances to Army Corps of Engineers permit; confer with staff regarding same.	0.90 hrs
10/30/15	ETO	Review memorandum from Corps regarding additional revisions to resolution on financial responsibility.	0.80 hrs
10/30/15	LCW	Confer with staff regarding financial assurances resolution.	0.20 hrs

Total fees for this matter

\$2,071.00

### DISBURSEMENTS

=====

Long Distance	0.33
Recording Fees	89.40
United Parcel Service	35.82
Total disbursements for this matter	\$125.55

**MATTER SUMMARY**

Olsen, Eric T.	0.80 hrs	395 /hr	\$316.00
Ibarra, Katherine E. - Paralegal	0.30 hrs	125 /hr	\$37.50
Whelan, Lindsay C.	3.50 hrs	225 /hr	\$787.50
Collazo, Mike	3.10 hrs	300 /hr	\$930.00

TOTAL FEES	\$2,071.00
TOTAL DISBURSEMENTS	\$125.55

-----

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$2,196.55</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Olsen, Eric T.	0.80 hrs	395 /hr	\$316.00
Ibarra, Katherine E. - Paralegal	0.30 hrs	125 /hr	\$37.50
Whelan, Lindsay C.	3.50 hrs	225 /hr	\$787.50
Collazo, Mike	3.10 hrs	300 /hr	\$930.00

TOTAL FEES	\$2,071.00
TOTAL DISBURSEMENTS	\$125.55

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<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$2,196.55</b>
------------------------------------	-------------------

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

Date Rec'd Rizzotta & Co., Inc. NOV 30 2015  
D/M approval KS Date \_\_\_\_\_  
Date entered DEC 04 2015  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_



# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

December 17, 2015

CFM Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

Bill Number 85400  
Billed through 11/30/2015

**General Counsel/Monthly Meeting**  
**CFMCDD 00001 MCE**

### FOR PROFESSIONAL SERVICES RENDERED

11/02/15	ETO	Review memorandum from Army Corps of Engineers regarding additional revisions to resolution on mitigation financial responsibility; prepare supplemental resolution; revise resolution; revise funding resolution regarding same.	2.10 hrs
11/02/15	LCW	Confer with Robson regarding installation of no trespassing signage; confer with Dady regarding comments to financial assurances resolution.	1.10 hrs
11/03/15	LCW	Review comments to financial assurances resolution; confer with Dady regarding same.	0.50 hrs
11/05/15	LCW	Confer with Suit regarding agenda items for board meeting; review tentative agenda.	0.30 hrs
11/06/15	MGC	Review information requested from auditor regarding recent conveyance to the district.	0.50 hrs
11/06/15	LCW	Review board meeting advertisement; confer with Dhanpat regarding auditor's request for information on real property acquisitions.	0.30 hrs
11/10/15	LCW	Confer with Hardwick regarding materials for agenda package.	0.20 hrs
11/16/15	LCW	Confer with Dady regarding tri-party agreement; prepare for board meeting.	0.80 hrs
11/16/15	KEM	Research tri-party agreement.	0.20 hrs
11/17/15	LCW	Review third response to Army Corps of Engineers' request for additional information.	0.10 hrs
11/19/15	LCW	Attend board meeting; follow-up from same; prepare agreement regarding initial maintenance event for tracts F and L.	1.00 hrs

Total fees for this matter

\$1,972.00

### MATTER SUMMARY

Olsen, Eric T.	2.10 hrs	395 /hr	\$829.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Whelan, Lindsay C.	4.30 hrs	225 /hr	\$967.50
Collazo, Mike	0.50 hrs	300 /hr	\$150.00

TOTAL FEES \$1,972.00

**TOTAL CHARGES FOR THIS MATTER \$1,972.00**

**BILLING SUMMARY**

Olsen, Eric T.	2.10 hrs	395 /hr	\$829.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Whelan, Lindsay C.	4.30 hrs	225 /hr	\$967.50
Collazo, Mike	0.50 hrs	300 /hr	\$150.00

TOTAL FEES \$1,972.00

**TOTAL CHARGES FOR THIS BILL \$1,972.00**

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

RECEIVED  
DEC 21 2015

Date received 12/21/2015  
By/Approval KS Date DEC 22 2015  
Date entered DEC 22 2015  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_

Signarama Fort Myers North  
 Jettchele LLC dba Signarama  
 4621 Bayshore Road  
 North Fort Myers FL 33917  
 United States  
 Phone: (239) 791-8810  
 Fax : (239) 791-8816  
 info@signarama-fortmyersnorth.com  
 www.signarama-fortmyersnorth.com



Date Rec'd Rizzetta & Co., Inc. DEC 02 REC'D

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

Date entered DEC 04 2015

Fund 001 GL 54100 OC 4022

## Invoice # 1999 - NO Trespassing Signs

Sold To	Contact	Check #	Shipping/Install
CFM CDD Magnolia Landings 9530 Marketplace Road Suite 206 Fort Myers 33912 United States	Kristen I. Suite Phone : (239) 936-0913 Email : ksuit@rizzetta.com Address : 9530 Marketplace Road Suite 206 Fort Myers 33912 United States		Attn. Charlie Riger 3006 Magnolia Landing Lane North Fort Myers FL 33917 United States

Quote #	Quote Date	Sales Rep	Payment Terms	PO	PO Date
1662	11/19/2015	Darlene Vanderveen d@signarama-fortmyersnorth.com			

### Items

#	Item	Qty	Unit Price	Total	Tax
1	No Trespassing Signs - 12 x 18 - black vinyl W:12.0 in. X H:18.0 in. , Single Sided Max Metal 3mm customer will install Includes : 5.0 Drill Hole Top & Bottom - 5.0 7' glavanized posts -	5	\$50.57	\$252.85	\$0.00

### Total

Sub Total	Total Tax (Tax Percentage)	Final Price	Paid	Net Due
\$252.85	\$0.00(0.0%)	\$252.85	\$0.00	\$252.85

### Terms And Conditions

Invoices & Cancellation of Orders: Sign-A-Rama (Vendor) prepares your order according to your specifications. Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order is non-cancelable. The Customer is Solely Responsible for Proofreading. Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence our work. You are solely responsible for the content of the proof once it has been signed. However, if we should make an error in producing the work as proofed, please be assured that we will redo the work as quickly as possible and without charge to you. Vendor's Liability. Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor.

Terms of Payment: Upon ordering, you must give Vendor a 50% deposit. Your balance will be due upon delivery and/or installation. Vendor may, at its sole discretion, extend credit terms to you upon approval. Collection Procedures: Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. Customer's Acceptance of Work: Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations. Lost or Substantially Forgotten Work: If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed.

for CFM CDD Magnolia Landings

Net Due :	\$252.85	Signature	Date
-----------	----------	-----------	------

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

3434 Colwell Ave

Suite 200

Tampa, FL 33614

# Invoice

November 24, 2015

Project No: 20044888-001

Invoice No: 97

FEID #59-1173834

Project 20044888-001 CFM CDD General Engineering

## Professional Services through November 15, 2015

Phase 01 General Engineering

### Professional Personnel

		Hours	Rate	Amount	
Engineer VI					
Robson, David	10/30/2015	1.00	150.00	150.00	
Respond to District manager re location of No Trespassing signs at long Pond conservation area.					
Robson, David	11/3/2015	1.00	150.00	150.00	
Confirm Long Pond Rd No Trespassing sign locations and provide K Suit with updated HG F & L Initial Cleanup proposals.					
Totals		2.00		300.00	
Total Labor					300.00
				Total this Phase	\$300.00
				Total this Invoice	\$300.00

RECEIVED  
DEC 03 2015

Date Rec'd Hizzetta & Co., Inc. \_\_\_\_\_  
S/M approval KS Date \_\_\_\_\_  
Date entered \_\_\_\_\_ DEC 04 2015  
Fund 001 GL 513000C 3103  
Check # \_\_\_\_\_

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

# Invoice

DATE	INVOICE #
11/30/2015	15-09792

Bill To:
CFM CDD - MAGNOLIA LANDING 3434 COLWELL AVENUE., SUITE 200 TAMPA, FL 33614

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	1,753.00	1,753.00
<p style="text-align: right;">DEC 01 REC'D</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>RS</u> Date _____</p> <p>Date entered <u>DEC 04 2015</u></p> <p>Fund <u>001</u> GL <u>538000C 4605</u></p> <p>Check # _____</p>			

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

\*\*NEW - ACH Instructions for Floridian Bank, 519 N. Magnolia Ave., Orlando, FL 32801.  
F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115958, Acct. #61004288.  
Monthly invoice number MUST be included on each transaction.  
In addition, If you would like to receive your invoice via email, please send to  
susan.oraczewski@lakemasters.com.

<b>Total</b>	\$1,753.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,753.00

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **12/15/2015**

**Account Summary as of November 24, 2015**

Previous Balance	1692.87
Payment Received - 11/17/2015	-1692.87
Corrections	0.00
<b>Past Due Balance</b>	<b>\$0.00</b>
Current Charges - ELECTRIC	1692.87
Adjustments, Credits, & Other Charges	0.00
<b>Total Amount Due</b>	<b>\$1,692.87</b>

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

SA ID# 6571809975 Security Lt-Comm

Service From **10/27/2015 to 11/24/2015**

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 \$0.01225)	37.19
<b>Summary Of Light Related Charges</b>	<b>356.21</b>
<b>Summary Of Non Electric Fixtures</b>	<b>663.16</b>
<b>Summary Of Pole Related Charges</b>	<b>586.50</b>
Gross Receipts Tax	10.99
Franchise Fee-Unincorporated Lee Co. Government	76.01
<b>Current Charge Subtotal</b>	<b>\$1,692.87</b>

NOV 30 2015  
DEC 04 2015  
001 51300 00 4307

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
<b>\$0.00</b>	<b>\$1,692.87</b>	<b>\$1,692.87</b>	<b>12/15/2015</b>	

ACCOUNT NUMBER: **6571809552**

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.

ADDRESSEE

REMIT TO

3000 1 MB 0.436 32-14



CFM COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390



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

3501 Avenida Del Vera  
North Fort Myers, FL 33917

Date	Invoice #
11/30/2015	586

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

Due Date	Billing Period
12/1/2015	November 2015

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use  Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>KS</u> Date _____ Date entered <u>OCT 29 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____	625.00	625.00
		Total	\$625.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera  
North Fort Myers, FL 33917

# Invoice

Date	Invoice #
11/30/2015	587

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

Due Date	Billing Period
12/1/2015	November 2015

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>OCT 28</u> REC'D</p> <p>D/M approval <u>KS</u> Date _____</p> <p>Date entered <u>OCT 29 2015</u></p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>430A</u></p> <p>Check # _____</p>			
<b>Total</b>			\$500.00



3501 Avenida Del Vera  
North Fort Myers, FL 33917

Date	Invoice #
12/31/2015	602

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

Due Date	Billing Period
1/4/2016	December 2015

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use  Date Rec'd Rizzetta & Co., Inc. <u>NOV 30 REC'D</u> D/M approval <u>[Signature]</u> Date _____ Date entered <u>DEC 09 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____	625.00	625.00
		Total	\$625.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera  
North Fort Myers, FL 33917

# Invoice

Date	Invoice #
12/31/2015	603

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

Due Date	Billing Period
1/4/2016	December 2015

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
Date Rec'd Rizzetta & Co., Inc. <u>NOV 30</u> REC'D D/M approval <u>h6</u> Date _____ Date entered <u>DEC 09 2015</u> Fund <u>001</u> GL <u>53100</u> OC <u>4304</u> Check # _____			
Total			\$500.00

Tampa, FL 33624

<b>Total</b>	<b>\$3,394.34</b>
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**Rizzetta Technology Services**

5020 W Linebaugh Ave.

Suite 200

Tampa FL 33624

**Invoice**

Date	Invoice #
12/1/2015	INV0000000790

**Bill To:**

CFM CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Description	Services for the month of		Terms		Client Number	
	December				00545	
	Qty	Rate	Amount			
EMail Hosting	5	\$15.00	\$75.00			
Website Hosting Services	1	\$100.00	\$100.00			
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>NOV 25 REC'D</u></div> <div>D/M approval <u>KS</u> Date <u>NOV 25 2015</u></div> <div>Date entered <u>NOV 25 2015</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # _____</div>						
Subtotal						
\$175.00						
Total						
\$175.00						

**BREEZE NEWSPAPERS**

P.O.Box 151306

CAPE CORAL, FL 33915-1306

STATEMENT NUMBER	BILLING DATE
119056	11/30/15
ACCOUNT NUMBER	BILLING PERIOD
L03434	NOVEMBER 2015
TOTAL AMOUNT DUE	
44.00	

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
13	000101061	PREVIOUS BALANCE				54.50
	PRINTED IN:	Notice of Public Mee				44.00
17	AD100715	BZ,OB PAYMENT THANK YOU				54.50-
		BZ DAILY BREEZE	OB FMB OBSERVER			
<div style="text-align: right;"> <b>RECEIVED</b>  <i>Date Rec'd Hizzetta &amp; Co., DEC 03 2015</i>  <i>J/M approval</i> <i>Date</i>  <i>DEC 04 2015</i>  <i>Date entered</i>  <i>Fund 001 GL 51300 00 4801</i>  <i>Check #</i> </div>						

**MESSAGE**

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
.00	44.00	54.50	44.00	.00	.00	.00	44.00
STATEMENT NUMBER		BILLING DATE		TERMS			ADVERTISING INVOICE/STATEMENT   BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306
119056		11/30/15		Balance due upon receipt of this invoice/statement			
ACCOUNT NUMBER		BILLING PERIOD					
L03434		NOVEMBER 2015					
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

11/11/2015 10:32:21AM

33912

No: 101061

Phone: 813 933-5571

Ad No <b>101061</b>	Customer No: <b>L03434</b>	Start Date <b>11-11-2015</b>	Stop Date <b>11-11-2015</b>	Category: <b>Legals</b>		Classification: <b>MISCELLANEOUS</b>		
Order No	Rate: <b>LA</b>	Lines: <b>88</b>	Words: <b>303</b>	Inches: <b>8.56</b>		Cost <b>44.00</b>	Payments <b>.00</b>	Balance <b>44.00</b>
Publications ... Runs <b>Breeze Legals ... 1</b> <b>Online Legals ... 1</b>		Solicitor: <b>SM</b>	Origin: <b>17</b>	Sales Rep: <b>3</b>	Credit Card	Credit Card Number	Card Expire	
		<div style="border: 1px solid black; padding: 5px;"><p style="text-align: center;">Identifier</p><p>Notice of Public Meeting CFM Community Development District</p><p>The regular meeting of the Board of Supervisors of the CFM Community Development</p></div> <div style="text-align: right; margin-top: 20px;"><p>NOV 16 2015</p><p>Approval <u>KS</u> Date _____</p><p>Entered _____</p><p>and <u>GL</u> <u>OC</u></p></div>						
		*=Extend Expiration Date						

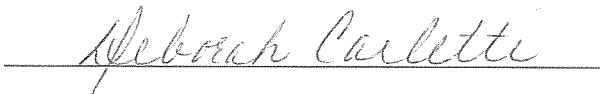
**CAPE CORAL BREEZE  
PUBLISHED CAPE CORAL, FLA**

**Affidavit of Publication**

State of Florida

County of Lee

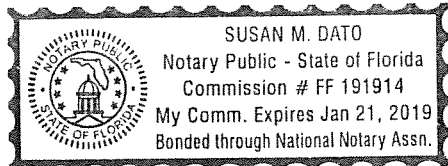
Before the undersigned authority personally appeared Deborah Carletti, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Public Meeting CFM Community Development District, as published in said newspaper in the issues, November 11, 2015, 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  
November 11, 2015

Notary Public

  
101061



**Notice of Public Meeting  
CFM Community Development  
District**

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on Thursday, November 19, 2015 at 11:00 a.m. at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

The meeting is 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 this meeting may be obtained from the District Manager at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by calling (239) 936-0913.

This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when a Board Supervisor may participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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.

A 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.

Kristen Suit  
District Manager  
Run date: 11/11/15  
101061

# CFM COMMUNITY DEVELOPMENT DISTRICT

---

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

## **Operation and Maintenance Expenditures January 2016 For Board Approval**

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

The total items being presented:   **\$22,406.46**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



# CFM Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2016 Through January 31, 2016

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Johnson Engineering Inc	001953	20044888-001 Inv 98	General Engineering Services thru 12/13/15	\$ 991.25
Lake Masters Aquatic Weed Control, Inc.	001956	15-09867	Maintenance of Preserves	\$ 14,400.00
Lake Masters Aquatic Weed Control, Inc.	001956	16-00708	Lake Maintenance 12/15	\$ 1,753.00
LCEC	001955	6571809552 12/15	Street Lights 3000 Magnolia Landing Ln 12/15	\$ 1,692.87
Rizzetta & Company, Inc.	001951	2608	District Management Fees 01/16	\$ 3,394.34
Rizzetta Technology Services, LLC	001952	INV0000000952	Website Hosting & Email Services 01/16	\$ 175.00
Report Total				<u>\$ 22,406.46</u>

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

December 28, 2015

Project No: 20044888-001

Invoice No: 98

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 December 13, 2015

Phase

01

General Engineering

### Professional Personnel

			Hours	Rate	Amount	
Engineer VI						
Robson, David	11/19/2015		2.00	150.00	300.00	
Attend BOS meeting						
Robson, David	12/7/2015		2.50	150.00	375.00	
Review Construction Drwgs for NPDES SW Controls Inventory						
Robson, David	12/8/2015		2.00	150.00	300.00	
Review Construction Drwgs for NPDES SW Controls Inventory						
Technician II						
Keen, Cynthia	11/24/2015		.25	65.00	16.25	
Provide correct street name (Lakeville Dr) to Kari Hardwick for meeting minutes						
Totals			6.75		991.25	
Total Labor						991.25
Total this Phase						\$991.25
Total this Invoice						\$991.25

RECEIVED

JAN 04 2016

Date Received

By/Approval

KS

Date

Date entered

JAN 07 2015

Fund

001 GL 51300 003103

Check #

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

# Invoice

DATE	INVOICE #
12/18/2015	15-09867

Bill To:
CFM CDD C/O JOHNSON ENGINEERING INC. 251 WEST HICKPOCHEE AVENUE LABELLE, FL 33935

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MAINTENANCE EVENT ON 7.84 ACRES OF PRESERVES. ALL SPECIES LISTED ON THE 2015 FLORIDA EXOTIC PEST PLANT SPECIES "LIST OF INVASIVE SPECIES" ON AREAS HG-F AND HG-L. ALL TARGET WOODY SPECIES WITHIN THE TREATMENT AREA WILL BE CUT JUST ABOVE GROUND LEVEL, STUMP SPRAYED WITH AN APPROVED HERBICIDE, AND REMOVED FROM THE PRESERVE. ONCE REMOVED, ALL DEBRIS WILL BE DUMPED OFF-SITE BY LAKE MASTERS. ALL HERBACEOUS SPECIES WILL BE KILLED IN PLACE.  Date Rec'd Rizzetta & Co., Inc. <u>JAN 05 REC'D</u> D/M approval <u>KS</u> Date <u>JAN 07 2016</u> Date entered _____ Fund <u>001</u> GL <u>53900</u> OC <u>4645</u> Check # _____	14,400.00	14,400.00

Thank you for your business.	<b>Total</b>	\$14,400.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$14,400.00

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

# Invoice

DATE	INVOICE #
12/31/2015	16-00708

Bill To:
CFM CDD - MAGNOLIA LANDING 3434 COLWELL AVENUE., SUITE 200 TAMPA, FL 33614

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	1,753.00	1,753.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>JAN 05 2016</u></p> <p>D/M approval <u>KS</u> Date <u>                    </u></p> <p>Date entered <u>JAN 07 2016</u></p> <p>Fund <u>001</u> GL <u>53800</u> OC <u>4605</u></p> <p>Check # <u>                    </u></p>			

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.	<b>Total</b>	\$1,753.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$1,753.00

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **01/19/2016**

**Account Summary as of December 29, 2015**

Previous Balance	1692.87
Payment Received - 12/14/2015	-1692.87
Corrections	0.00
<b>Past Due Balance</b>	<b>\$0.00</b>
Current Charges - ELECTRIC	1692.87
Adjustments, Credits, & Other Charges	0.00
<b>Total Amount Due</b>	<b>\$1,692.87</b>

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

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

**Service From 11/25/2015 to 12/29/2015**

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 \$0.01225)	37.19
<b>Summary Of Light Related Charges</b>	<b>356.21</b>
<b>Summary Of Non Electric Fixtures</b>	<b>663.16</b>
<b>Summary Of Pole Related Charges</b>	<b>586.50</b>
Gross Receipts Tax	10.99
Franchise Fee-Unincorporated Lee Co. Government	76.01
<b>Current Charge Subtotal</b>	<b>\$1,692.87</b>

RECEIVED

JAN 04 2016

date received

approval *MS*

date entered

JAN 07 2016

fund 001 GL 53100 00 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	\$1,692.87	\$1,692.87	01/19/2016	

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

3168 1 MB 0.436 27-13



CFM COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390



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

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
1/1/2016	2608

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	<b>PROFESSIONAL FEES:</b>			
	District Management Services		*	
	Administrative Services		3101	1,361.00
	Accounting Services		3100	450.00
	Financial Consulting Services		3201	1,166.67
			3111	416.67
	Services for the period January 1, 2016 through January 31, 2016			
	Date Rec'd Rizzetta & Co., Inc. _____			
	D/M approval <u>KS</u> Date _____			
	Date entered _____ DEC 30 2015			
	Fund <u>001</u> GL <u>51300</u> OC <u>*</u>			
	Check # _____			

<b>Total</b>	<b>\$3,394.34</b>
--------------	-------------------

Rizzetta Technology Services  
5020 W Linebaugh Ave.  
Suite 200  
Tampa FL 33624

Invoice

Date	Invoice #
1/1/2016	INV0000000952

Bill To:

CFM CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
January		00545

Description	Qty	Rate	Amount
EMail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>DEC 16</u> REC'D			
D/M approval <u>[Signature]</u> Date _____			
Date entered <u>DEC 16 2015</u>			
Fund <u>001</u> GL <u>51300</u> OC <u>5103</u>			
Check # _____			
Subtotal			\$175.00
Total			\$175.00

# CFM COMMUNITY DEVELOPMENT DISTRICT

---

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

## **Operation and Maintenance Expenditures February 2016 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2016 through February 29, 2016. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$13,580.75**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



# CFM Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2016 Through February 29, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Carr Riggs & Ingram LLC	001965	16085530	Audit Services FY 14/15 - Second Billing	\$ 2,500.00
Hopping Green & Sams	001960	85978	General/Monthly Legal Services 12/15	\$ 942.00
Hopping Green & Sams	001966	86267	General/Monthly Legal Services 01/16	\$ 828.50
Johnson Engineering Inc	001961	20044888-001 Inv 99	General Engineering Services thru 01/17/16	\$ 616.25
Lake Masters Aquatic Weed Control, Inc.	001962	16-01517	Lake Maintenance 01/16	\$ 1,753.00
LCEC	001963	6571809552 01/16	Street Lights 3000 Magnolia Landing Ln 01/16	\$ 1,686.66
Lee County Board of County Commissioners	001964	1973	Annual Regulatory Program & Surveillance Fee 2016	\$ 560.00
Magnolia Landing Golf, LLC	001957	616	Aerator 01/16	\$ 625.00
Magnolia Landing Golf, LLC	001957	617	Aerator/ Utility Cost 01/16	\$ 500.00
Rizzetta & Company, Inc.	001958	2720	District Management Fees 02/16	\$ 3,394.34
Rizzetta Technology Services, LLC	001959	INV0000001034	Website Hosting & Email Services 02/16	\$ 175.00
<b>Report Total</b>				<b><u>\$ 13,580.75</u></b>



**CRI** CARR  
RIGGS &  
INGRAM

CPAs and Advisors

500 Grand Boulevard, Suite 210  
Miramar Beach, FL 32550  
850-837-3141  
Federal ID 72-1396621

CFM Community Development District  
c/o Rezzetti & Co  
9530 Marketplace Road #206  
Fort Myers, FL 33912

Invoice No. 16085530 (include on check)  
Date 01/31/2016  
Client No. 20-03862.000

Professional services rendered as follows:

Second progress billing on audit of financial statements  
as of September 30, 2015

Current Amount Due

\$ 2,500.00

Date Rec'd Rizzetta & Co., Inc. FEB 08 REC'D  
D/M approval KS Date \_\_\_\_\_  
Date entered FEB 11 2016  
Fund 001 GL 51300 OC 3202  
Check # \_\_\_\_\_

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 01/31/2016 Client No: 20-03862  
Invoice Number: 16085530 Total Amount Due: \$ 2,500.00 CFM Community Development District

Name as it appears on card: \_\_\_\_\_

Billing Address: \_\_\_\_\_

Card # \_\_\_\_\_ Exp Date: \_\_\_\_\_ Security # \_\_\_\_\_

Payment Amount: \_\_\_\_\_ Signature: \_\_\_\_\_

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

January 25, 2016

CFM Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

Bill Number 85978  
Billed through 12/31/2015

**General Counsel/Monthly Meeting**  
**CFMCDD 00001 MCE**

### **FOR PROFESSIONAL SERVICES RENDERED**

12/01/15	LCW	Review draft minutes from board meeting and provide comments.	0.30 hrs
12/03/15	LCW	Review correspondence regarding cancellation of December board meeting.	0.10 hrs
12/07/15	LCW	Review correspondence from Dady regarding adoption of resolution affirming financial assurances on mitigation work.	0.10 hrs
12/15/15	ETO	Confer with Dady regarding timeframes and ability to appeal Corps permit; review memorandum from Dady regarding 60-day period for Corps administrative appeal; review memorandum from Goolsby regarding same; research federal law regarding 404 permit challenge; prepare memorandum to Dady regarding same.	2.10 hrs
Total fees for this matter			\$942.00

### **MATTER SUMMARY**

Olsen, Eric T.	2.10 hrs	395 /hr	\$829.50
Whelan, Lindsay C.	0.50 hrs	225 /hr	\$112.50
TOTAL FEES			\$942.00

**TOTAL CHARGES FOR THIS MATTER** **\$942.00**

### **BILLING SUMMARY**

Olsen, Eric T.	2.10 hrs	395 /hr	\$829.50
Whelan, Lindsay C.	0.50 hrs	225 /hr	\$112.50
TOTAL FEES			\$942.00

**TOTAL CHARGES FOR THIS BILL** **\$942.00**

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

RECEIVED  
Rizzetta & Company, Inc.  
Date 1/27/2016  
Approval KS  
Entered FEB 04 2015  
Fund 001 GL 51400 00 3107

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

February 12, 2016

CFM Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

Bill Number 86267  
Billed through 01/31/2016

## General Counsel/Monthly Meeting

CFMCDD 00001 MCE

### FOR PROFESSIONAL SERVICES RENDERED

01/05/16	LCW	Review draft elections resolution.	0.20 hrs
01/06/16	MCE	Review tasks to be completed; prepare for board meeting.	0.20 hrs
01/07/16	LCW	Review correspondence regarding district's disclosure of certain events pursuant to continuing disclosure agreement.	0.10 hrs
01/12/16	LCW	Review correspondence from Dady regarding parties to landscape agreement and research.	0.70 hrs
01/13/16	LCW	Confer with staff regarding outstanding district matters.	0.30 hrs
01/14/16	MCE	Review homeowner association's payment issue and funding options for curb cut; confer with Suit.	0.50 hrs
01/20/16	MCE	Research best management specifications regarding stormwater management agreements.	0.20 hrs
01/27/16	MCE	Review draft audit.	0.80 hrs
01/29/16	CNG	Research best management specifications regarding stormwater management agreements.	0.20 hrs
Total fees for this matter			\$828.50

### MATTER SUMMARY

Gates, Clark N.	0.20 hrs	215 /hr	\$43.00
Whelan, Lindsay C.	1.30 hrs	225 /hr	\$292.50
Eckert, Michael C.	1.70 hrs	290 /hr	\$493.00

TOTAL FEES \$828.50

**TOTAL CHARGES FOR THIS MATTER** **\$828.50**

**BILLING SUMMARY**

Gates, Clark N.	0.20 hrs	215 /hr	\$43.00
Whelan, Lindsay C.	1.30 hrs	225 /hr	\$292.50
Eckert, Michael C.	1.70 hrs	290 /hr	\$493.00

TOTAL FEES	\$828.50
------------	----------

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$828.50</b>
------------------------------------	-----------------

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

RECEIVED  
FEB 16 2016  
date received HIZZARD & CO., LLP.  
V/M approval HS Date \_\_\_\_\_  
date entered FEB 17 2016  
ind 001 GL 51400 OC 3/07

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

January 29, 2016

Project No: 20044888-001

Invoice No: 99

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 January 17, 2016**

Phase 01 General Engineering

**Professional Personnel**

		Hours	Rate	Amount	
Engineer VI					
Robson, David	12/17/2015	2.00	150.00	300.00	
NPDES YR 4 document preparation.					
Robson, David	12/22/2015	1.50	150.00	225.00	
Conservation areas Tract F & L initial maintenance completion verification.					
Robson, David	1/4/2016	.50	150.00	75.00	
Respond to K Suit re Tract F & L.					
Technician II					
Keen, Cynthia	1/5/2016	.25	65.00	16.25	
CFM CDD Tracts F&L Maintenance Lake Master invoice to K Suit per D Robson					
Totals		4.25		616.25	
<b>Total Labor</b>					<b>616.25</b>
			<b>Total this Phase</b>		<b>\$616.25</b>
			<b>Total this Invoice</b>		<b>\$616.25</b>

die neu einzellen & Co., Inc.  
Approval RS Date FEB 04 2015  
Entered                       
Fund 001 GL 51300 OC 3103  
Check #

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

# Invoice

DATE	INVOICE #
1/31/2016	16-01517

Bill To:

CFM CDD - MAGNOLIA LANDING  
3434 COLWELL AVENUE., SUITE 200  
TAMPA, FL 33614

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	1,753.00	1,753.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>FEB 01 REC'D</u>  D/M approval <u>[Signature]</u> Date <u>          </u>  Date entered <u>FEB 04 2015</u>  Fund <u>001</u> GL <u>5300</u> OC <u>4605</u>  Check # <u>                                </u></p>			

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: **02/18/2016**

**Account Summary as of January 28, 2016**

Previous Balance	1692.87
Payment Received - 01/21/2016	-1692.87
Corrections	0.00
<b>Past Due Balance</b>	<b>\$0.00</b>
Current Charges - ELECTRIC	1686.66
Adjustments, Credits, & Other Charges	0.00
<b>Total Amount Due</b>	<b>\$1,686.66</b>

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

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

Service From **12/30/2015 to 01/28/2016**

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 \$0.01035)	31.42
<b>Summary Of Light Related Charges</b>	<b>350.44</b>
<b>Summary Of Non Electric Fixtures</b>	<b>663.16</b>
<b>Summary Of Pole Related Charges</b>	<b>586.50</b>
Gross Receipts Tax	10.83
Franchise Fee-Unincorporated Lee Co. Government	75.73
<b>Current Charge Subtotal</b>	<b>\$1,686.66</b>

date received **FEB 04 2015**  
date entered **FEB 04 2015**  
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
<b>\$0.00</b>	<b>\$1,686.66</b>	<b>\$1,686.66</b>	<b>02/18/2016</b>	

ACCOUNT NUMBER: **6571809552**

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.

ADDRESSEE

REMIT TO

3141 1 MB 0.436 26-14



CFM COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390



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



# Invoice



LEE COUNTY  
SOUTHWEST FLORIDA

**BILL TO**

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

**FROM**

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

**DATE****INVOICE #****TERMS**

2/1/2016

1973

Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Year 2016 Annual Regulatory Program and Surveillance Fees for Municipal Separate Storm Sewer System Permit		560.00	560.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>FEB 04 REC'D</u></div> <div>D/M approval <u>KS</u> Date <u>          </u></div> <div>Date entered <u>FEB 04 2015</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>4902</u></div> <div>Check # <u>                                </u></div>			
Make Checks Payable to: LEE COUNTY BOARD OF COUNTY COMMISSIONERS (LEE COUNTY BOCC)			<b>TOTAL</b> \$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



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

February 1, 2016

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

SUBJECT: NPDES Permit Fee Allocation

Dear Ms. Suit:

Please find the enclosed Invoice No. 1973 in the amount of \$560.00 representing the CFM Community Development District's cost share for the 2016 Storm water Annual Surveillance Fee. The fees are delineated in the attached "Cycle 3 Year 5 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

## Cycle 3 Year 5 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
<b>Municipal Sub-Total</b>	<b>\$ 26,736</b>	<b>\$ 18,336</b>	<b>\$ 8,400</b>

### 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
East County	\$ 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	\$ 1,875	\$ 560	\$ 1,315
Preserve	\$ 1,875	\$ 560	\$ 1,315
CFM CDD	\$ 1,875	\$ 560	\$ 1,315
Colonial Country Club	\$ 1,875	\$ 560	\$ 1,315
<b>Districts Sub-Total</b>	<b>\$ 28,125</b>	<b>\$ 8,400</b>	<b>\$ 19,725</b>

W/O Agreement      W/ Agreement      Savings

<b>Permit Total</b>	<b>\$ 54,861</b>	<b>\$ 26,736</b>	<b>\$ 28,125</b>
---------------------	------------------	------------------	------------------

## 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 \$1,875.

(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."

3501 Avenida Del Vera  
North Fort Myers, FL 33917

Date	Invoice #
1/31/2016	616

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

Due Date	Billing Period
1/31/2016	January 2016

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use          Date Rec'd Rizzetta & Co., Inc. DEC 22 REC'D D/M approval RS Date _____ Date entered DEC 30 2015 Fund 001 GL 53800 OC 4614 Check # _____	625.00	625.00
		Total	\$625.00

3501 Avenida Del Vera  
North Fort Myers, FL 33917

Date	Invoice #
1/31/2016	617

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

Due Date	Billing Period
2/8/2016	January 2016

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
<p style="text-align: right;">DEC 22 REC'D</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>KS</u> Date _____</p> <p>Date entered _____ DEC 30 2015</p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>4304</u></p> <p>Check # _____</p>			
		<b>Total</b>	\$500.00

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
2/1/2016	2720

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	<b>PROFESSIONAL FEES:</b>			
	District Management Services		*	
	Administrative Services		3101	1,361.00
	Accounting Services		3100	450.00
	Financial Consulting Services		3201	1,166.67
			3111	416.67
	Services for the period February 1, 2016 through February 29, 2016			
	Date Rec'd Rizzetta & Co., Inc. JAN 25 REC'D			
	D/M approval <u>HS</u> Date _____			
	Date entered JAN 28 2015			
	Fund <u>001</u> GL <u>51300</u> OC <u>*</u>			
	Check # _____			

<b>Total</b>	<b>\$3,394.34</b>
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**Rizzetta Technology Services**

5020 W Linebaugh Ave.

Suite 200

Tampa FL 33624

**Invoice**

Date	Invoice #
2/1/2016	INV0000001034

**Bill To:**

CFM CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
February		00545

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div style="text-align: right;">JAN 27 REC'D</div> <div>Date Rec'd Rizzetta &amp; Co., Inc. _____</div> <div>D/M approval <u>MS</u> Date _____</div> <div>Date entered <u>JAN 28 2015</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # _____</div>			
<b>Subtotal</b>			\$175.00
<b>Total</b>			\$175.00

# Tab 3





ENVIRONMENTAL, SAFETY AND ENERGY SOLUTIONS

Alpha EMC  
1511 East State Road 434, Suite 3017  
Winter Springs, FL 32708  
Phone: 407.542.0300  
Fax: 407.365.4192  
[www.alphaemc.com](http://www.alphaemc.com)

## Proposal For Services

---

Prepared for: **Kristen I. Suit**  
(239) 936-0913  
CFM CDD  
9530 Marketplace Road, Suite 206  
Ft. Myers, FL 33912  
Erosion Control Services

Prepared on: January 22, 2016

Prepared by: Cody Anderson

Information is proprietary and confidential. It is not to be distributed, copied, or duplicated without permission from Alpha E.M.C. It is intended for use for client directly and not with third party



## Proposal For Services

Description-Pressure clean gutters	Unit(s)	Total Cost
Magnolia Landing	18,792ft	\$3,382.56
Sky Meadow	2,256ft	\$406.08
Long Pond Road	1,810ft	\$325.80
Chestnut Ridge	4,976ft	\$895.68
Castle Pine	4,372ft	\$786.96
Cross Water	4,140ft	\$745.20
All Street Islands	1,678ft	\$302.04

**NOTES:**

- 1) Pricing based on DOT recommended variety and quantity. ALL measurements are an ESTIMATE  
Other Services available as requested
- 2) Locating utilities EXCLUDED (GC/entity hiring Alpha is responsible for identifying and notifying Alpha on plans and in the field, any and all underground/overhead utilities, structures, facilities, that could or would be damaged by this work).

\*Quote expires 02/22/16

\*Pricing is subject to change.

\*Pricing based on electronic billing.

\*Specialized billing may carry additional fees.

\*Payment is due within 30 days of services completed.

\*Pricing is confidential and cannot be shared with others outside of the entities in this proposal/agreement.

Upon agreement of this proposal please initial each page, sign, date, and return a copy of this proposal to Alpha Environmental Management Corporation to: [canderson@alphaemc.com](mailto:canderson@alphaemc.com) or fax to 407-365-4192.

By signing this document, I agree to the above proposed fees associated with Alpha EMC's above mentioned services and dates for commencement of services.

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

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

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

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

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

**Client Representative Initial \_\_\_\_\_ : Alpha EMC Representative Initial \_\_\_\_\_**

Alpha Environmental Management Corporation. This document is proprietary and confidential.

*Alpha EMC is a drug-free workplace.*

# Tab 4

## RESOLUTION 2016-02

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES AND INSTRUCTING THE LEE COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS

**WHEREAS**, the CFM Community Development District (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 CFM Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Lee County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

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

**SECTION 1.** The Board is currently made up of the following individuals: John Blakley, Robert Bishop, Michael Dady, Leah Popelka, and Brian Wasser.

**SECTION 2.** The term of office for each member of the Board is as follows:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	John Blakley	11/2016
2	Robert Bishop	11/2016
3	Michael Dady	11/2018
4	Leah Popelka	11/2018
5	Brian Wasser	11/2016

**SECTION 3.** Seat 1, currently held by John Blakley and Seat 2, currently held by Robert Bishop are scheduled for the General Election in November 2016.

**SECTION 4.** All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. All candidates for a seat on the Board must qualify with the Florida Department of State's Division of Elections. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote in Lee County, Florida. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**SECTION 5.** Members of the Board are eligible to receive up to \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**SECTION 6.** The term of office for the individuals to be elected to the Board in the November 2016 General Election is four years.

**SECTION 7.** The new Board members shall assume office on the second Tuesday following their election.

**SECTION 8.** The District hereby instructs the Supervisor to conduct the District's General Elections. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of March, 2016.

ATTEST:

**CFM COMMUNITY  
DEVELOPMENT DISTRICT**

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Assistant Secretary

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Chairman, Board of Supervisors

# Tab 5

**AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT  
BETWEEN  
THE CFM COMMUNITY DEVELOPMENT DISTRICT  
AND MAGNOLIA LANDING MASTER ASSOCIATION, INC**

**THIS AMENDMENT** is made and entered into effective as of the 1<sup>st</sup> day of March, 2016, by and between:

**CFM Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Lee County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("District"); and

**Magnolia Landing Master Association, Inc.**, a Florida not-for-profit corporation, whose address is 3501 Avenida Del Vera Boulevard, North Fort Myers, Florida 33917 (the "Association").

**RECITALS**

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners of Lee County, Florida, pursuant to Chapter 190, Florida Statutes, as amended, and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, on October 13, 2011, the District and Association (the "Parties") entered into the Agreement for Landscape Maintenance Services dated October 13, 2011 ("Maintenance Agreement"); and

**WHEREAS**, pursuant to Section 22 of the Maintenance Agreement, the parties desire to amend Section 5 of the Maintenance Agreement to reflect the prior oral agreement that no payments were due ~~to~~ from the District to the Association for the time period from January, 2015 to February, 2016, to reflect that currently there are no amounts due from the District to the Association for past months, and to reflect that monthly payments required by the Agreement shall begin again on March 1, 2016; and

**WHEREAS**, each of the Parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**SECTION 1.** The Maintenance Agreement, as amended, is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as set forth in the below sections of this Amendment, nothing herein shall modify the rights and obligations of the parties under the Maintenance Agreement.



**SECTION 2.** Section 5 of the Maintenance Agreement is amended to reflect the prior oral agreement between the District and the Association that no payments were due ~~to~~ from the District to the Association for the time period from January, 2015 to February, 2016. The Association acknowledges that there are no amounts due from the District to the Association for past months services under the Maintenance Agreement. Monthly payments required by the Maintenance Agreement shall begin again on March 1, 2016; and


**IN WITNESS WHEREOF,** the Parties execute this Amendment the day and year first written above.

Attest:

  
Secretary/Assistant Secretary

**CFM**

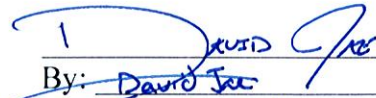
**Community Development District**

  
Chairperson, Board of Supervisors

Attest:

  
Witness

**Magnolia Landing Master Association, Inc.**

  
By: David Lee  
Its: Vice President