

CFM COMMUNITY DEVELOPMENT DISTRICT

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

WWW.CFMCDD.ORG

**CFM
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
APRIL 21, 2016**

CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA

April 21, 2016 at 11:00 a.m.

www.cfmccd.org

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

| | | |
|--------------------------------------|---|--|
| District Board of Supervisors | Mike Dady Bob Bishop Brian Wasser John Blakley Leah Popelka | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Matthew Huber | Rizzetta & Company, Inc. |
| District Counsel | Mike Eckert | Hopping Green & Sams, P.A. |
| District Engineer | David K. Robson | Johnson Engineering, Inc. |

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

The District Agenda is comprised of five different sections:

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

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

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

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

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

www.cfmcd.org

April 15, 2016

Board of Supervisors
**CFM Community
Development District**

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, April 21, 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 March 17, 2016..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures For the Month of March 2016..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Proposals for Pressure Washing of Sidewalks . Tab 3
 1. Alpha EMC
 2. Brad's Pressure Washing
 - B. Consideration of Magnolia Landing Golf Proposal for Striping of Roads Tab 4
- 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,

Matthew Huber

Matthew Huber
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

Public Comment started the meeting at 11:09 am prior to the regular meeting, while waiting on quorum.

Ms. Richardson, a resident of Long Pond Road, read a prepared letter regarding trucks and four-wheelers trespassing in the area of Long Pond Road as well as fencing around the community, public roads, public access, and No Trespassing signage.

Mr. Dady responded advising that the community is not a restricted access community and it has never been the intention of the original developer to fence the entire property. He further advised the measures of calling FWC and properly noticing the Sheriff's Department was just put into place a week ago and the success of such items cannot be determined in a week. He advised FWC personally spoke with some of the Lakeville residents to let them know that the preserve is off-limits. Mr. Dady advised the signs are placed in accordance with Statute and we need to give it time for the word to get out that the area is off limits. Discussion ensued.

Mr. Dady advised a physical barrier may be required on that road; a concrete debris field to prevent that road from being used and then the District can string up cattle fencing on that border but we cannot secure the entire 1,000 acres. Mr. Wasser advised the No Trespass signs are being installed today. Mr. Wasser advised most of the property is fenced and only a small area is not.

Mr. Dady asked Mr. Wasser to coordinate having the road blocked with a debris field. Mr. Dady asked Mr. Robson to obtain the linear footage from Magnolia Boulevard, North to the Lakeview boundary with CFM for installation of a fence. Discussion ensued.

Mr. Dady advised that if someone sees a trespasser, they should contact 911, contact Officer Stahl from FWC and the deputy who investigates at Magnolia Landing, and then also document the occurrence with the guardhouse. The next step would be a debris field to deter four wheelers, and finally fence the area.

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, March 17, 2016 at 11:37 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

| | |
|--------------|--|
| Mike Dady | Board Supervisor, Chairman |
| Brian Wasser | Board Supervisor, Assistant Secretary |
| Leah Popelka | Board Supervisor, Assistant Secretary |
| John Blakley | Board Supervisor, Assistant Secretary (via speaker phone) |

Also present were:

| | |
|--------------|---|
| Kristen Suit | District Manager, Rizzetta & Company, Inc. |
| Mike Eckert | District Counsel, Hopping Green & Sams, P.A. (via speaker phone) |
| David Robson | District Engineer, Johnson Engineering |
| 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 stated for the record that Public Comment was held prior to the establishment of a quorum.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
November 19, 2015**

Ms. Suit presented the Minutes of the Board of Supervisors' meeting held on November 19, 2015. She asked if there were any questions related to the Minutes. There were none.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on November 19, 2015, for CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of November and December 2015
and January and February 2016**

Ms. Suit provided an overview of the expenditures paid for the period of November 1-30, 2015 which totaled \$19,884.49, the period of December 1-31, 2015 which totaled \$15,830.61, the period of January 1-31, 2016 which totaled \$22,406.46, and the period of February 1-29, 2016 which totaled \$13,580.75. She asked if there were any questions related to any item of expenditure. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of November 2015 which totaled \$19,884.49, the Month of December 2015 which totaled \$15,830.61, the Month of January 2016 which totaled \$22,406.46, and the Month of February 2016 which totaled \$13,580.75, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Pressure Washing
Sidewalks**

Ms. Suit advised that companies she has reached out to for pressure washing services had concerns that they do not have a water source, and some companies did not respond. Discussion ensued. Mr. Dady requested that Ms. Suit reach out to the Fire Department and ask if it is possible for the pressure washers to use a fire hydrant as a water source to be able to pressure wash the sidewalks on CDD property. It was advised that District Management contact Brad's Pressure Washing to solicit a proposal.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Street
Gutter Cleaning**

Ms. Suit provided an overview of the proposal received from Alpha EMC for street gutter cleaning in the amount of \$6,844.32. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Proposal from Alpha EMC, excluding the Magnolia Landing Lane portion of the proposal in the amount of \$3,382.56, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**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**

Ms. Suit presented the resolution, advising the District has exceeded six years since establishment and has more than 250 residents which triggers the General Election process. Discussion ensued.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board adopted 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, for CFM Community Development District.

EIGHTH ORDER OF BUSINESS

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.

Ms. Suit advised that for the time the District did not pay for Landscape services, the District would not be required to pay that back to the HOA; but on a go forward basis starting in April 2016, the District will pay \$3,494.58 per month. Mr. Dady provided background as to the District not paying for the services.

On a Motion by Mr. Wasser, seconded by Ms. Popelka, with all in favor, the Board ratified the previously executed First Amendment to the Landscape Maintenance Services Agreement Between the CFM Community Development District and Magnolia Landing Master Association, Inc., for CFM Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding Roads and Infrastructure

Mr. Dady advised typically a developer would wait until the community is at 80% complete prior to applying the final lift of asphalt. He advised money has been held in trust for the second lift. He advised if all goes well he hopes that toward the end of the year the US 41 intersection work will commence as well as a home builder working on Parcel A2 so that would be the opportune time to piggy back on a large contract to have the CDD roads done at the same time as the intersection work. Mr. Dady opened the item to public comment. Mr. Hoffman advised his concern is the ability to resurface the roads due to the timeframe since the initial lift as asphalt was placed. He advised the roads where construction is complete should have the drive surfaced placed. Discussion ensued. Ms. Suit stated the second lift of asphalt is a developer responsibility, not a CDD responsibility. Mr. Dady asked District Counsel to advise on this matter; asking if the District can hold the contract but obtain the funds from other sources. Mr. Eckert confirmed that could be done. Mr. Dady advised he would like to hold off until such time as the CDD can piggy back off the bulk contract at the entrance. Mr. Hoffman asked when Mr. Dady intended to do the work; Mr. Dady advised he would hope to address something by year end.

Mr. Hoffman inquired as to perceived failing infrastructure. Discussion ensued.

TENTH ORDER OF BUSINESS

**Discussion Regarding the Placement of
the No Trespassing Signs**

This item was discussed during the public comment section at the onset of the meeting, prior to calling the meeting to order.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert provided an update regarding Legislative Session; he advised it is over and he doesn't believe anything passed that would harm CDD's; one thing that did pass would make the boundary amendment process easier but it has not yet been by the Governor.
- B. District Engineer
Mr. Robson provided an update regarding the NPDES MS4 permit 4 year report; he advised it is almost complete and will have it to send to Mr. Dady to be signed.
- C. District Manager
Ms. Suit stated that the next meeting of the Board of Supervisors is scheduled for April 21, 2016 at 11:00 am. She further advised she will present the proposed budget to the Board at the May meeting for discussion and consideration.

Ms. Suit provided an overview of the fiscal year 2015 Audit as prepared by Carr, Riggs & Ingram. Discussion ensued. Mr. Dady questioned the auditor calling out the ills of the District with regard to the SPE but did not note that the project was in foreclosure and in bond default and the workout allowed for continuation of the District. He advised he would like to know if changes can be made prior to finalization. Ms. Suit advised it was an unqualified opinion, but did have adverse findings. She advised the District has responded to the adverse findings. Mr. Eckert advised the auditor typically will not change findings, though you can provide your input to the findings. He further advised there is typically a termination provision in the contract. Mr. Dady asked if he can personally contact the auditor. Mr. Eckert advised Mr. Dady that he can reach out to the auditor.

On a Motion by Mr. Wasser, seconded by Mr. Dady, with all in favor, the Board accepted the Audit for Fiscal Year 2015, as Prepared by Carr, Riggs & Ingram, with the provision that the Chairman will Reach Out to the Auditor; If the audit has not been filed with the State, if it has been filed with the State there will be no changes requested for the current year, but review and comment on the draft audit will be requested on a go forward basis, for CFM Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Suit opened the floor to Audience Comments. Questions and comments from the audience were entertained.

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

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 12:30 p.m., for CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2016 For Board Approval

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

The total items being presented: **\$15,953.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2016 Through March 31, 2016

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|---------------------|-----------------------|---|----------------------------|
| Brian J. Wasser | 001977 | BW031716 | Board of Supervisors Meeting 03/17/16 | \$ 200.00 |
| Hopping Green & Sams | 001978 | 86853 | General/Monthly Legal Services 02/16 | \$ 850.50 |
| John Blakley | 001974 | JB031716 | Board of Supervisors Meeting 03/17/16 | \$ 200.00 |
| Lake Masters Aquatic Weed Control, Inc. | 001971 | 16-02368 | Lake Maintenance 02/16 | \$ 1,753.00 |
| LCEC | 001972 | 6571809552 02/16 | Street Lights 3000 Magnolia Landing Ln 02/16 | \$ 1,686.66 |
| Leah Popelka | 001976 | LP031716 | Board of Supervisors Meeting 03/17/16 | \$ 200.00 |
| Lerner Reporting Services, Inc. | 001967 | 28 | FY 15/16 Annual Disclosure Fee | \$ 5,000.00 |
| Magnolia Landing Golf, LLC | 001968 | 626 | Aerator 02/16 | \$ 625.00 |
| Magnolia Landing Golf, LLC | 001968 | 627 | Aerator/ Utility Cost 02/16 | \$ 500.00 |
| Magnolia Landing Golf, LLC | 001979 | 636 | Aerator 03/16 | \$ 625.00 |
| Magnolia Landing Golf, LLC | 001979 | 637 | Aerator/ Utility Cost 03/16 | \$ 500.00 |
| Michael Dady | 001975 | MD031716 | Board of Supervisors Meeting 03/17/16 | \$ 200.00 |
| Rizzetta & Company, Inc. | 001969 | 2851 | District Management Fees 03/16 | \$ 3,394.34 |
| Rizzetta Technology Services, LLC | 001970 | INV0000001115 | Website Hosting & Email Services 03/16 | \$ 175.00 |
| The Daily Breeze | 001973 | 029063 | Legal Advertising 02/16 | <u>\$ 43.50</u> |
| Report Total | | | | <u>\$ 15,953.00</u> |

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: March 17, 2016

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

EXTENDED MEETING TIMECARD

| | | |
|---------------------|--|---------|
| Meeting Start Time: | | 11:37am |
| Meeting End Time: | | 12:30pm |
| Total Meeting Time: | | 1:07 |

| | | |
|----------------------|--|--|
| Time Over () Hours: | | |
|----------------------|--|--|

| | | |
|--------------------------|--|--|
| Total at \$175 per Hour: | | |
|--------------------------|--|--|

| | | |
|--------------------------------|--|--|
| Bill Client for above? | | |
| Accumulate for future billing? | | |

DM Signature: Kristen Sutt

Please forward completed timecard to Marcia Eannetta and co

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAR 17 2016

D/M approval HS Date

Date entered MAR 17 2016

Fund 001 GL 51100 OC 1101

Check #

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

March 18, 2016

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

Bill Number 86853
Billed through 02/29/2016

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

| | | | |
|----------------------------|-----|---|----------|
| 02/04/16 | MCE | Review correspondence regarding material events; review auditor letter and landscape maintenance issue. | 0.60 hrs |
| 02/05/16 | MCE | Research homeowner association landscape issue; review audit response. | 0.30 hrs |
| 02/10/16 | MCE | Confer with Suit regarding homeowner association landscape agreement payments. | 0.20 hrs |
| 02/12/16 | MCE | Prepare second amendment to homeowner association's maintenance agreement. | 0.50 hrs |
| 02/15/16 | MCE | Prepare policies and procedures regarding compliance with prompt payment act. | 0.20 hrs |
| 02/17/16 | MCE | Prepare for board meeting. | 0.30 hrs |
| 02/17/16 | LCW | Prepare for board meeting. | 0.30 hrs |
| 02/18/16 | MCE | Research landscape maintenance agreement issues; review financial statements. | 0.50 hrs |
| 02/26/16 | MCE | Review proposed IRS revisions to "political subdivision" definition and potential impact on district. | 0.10 hrs |
| Total fees for this matter | | | \$850.50 |

MATTER SUMMARY

| | | | |
|--------------------|----------|---------|----------|
| Whelan, Lindsay C. | 0.30 hrs | 225 /hr | \$67.50 |
| Eckert, Michael C. | 2.70 hrs | 290 /hr | \$783.00 |

TOTAL FEES \$850.50

TOTAL CHARGES FOR THIS MATTER \$850.50

BILLING SUMMARY

| | | | |
|--------------------|----------|---------|----------|
| Whelan, Lindsay C. | 0.30 hrs | 225 /hr | \$67.50 |
| Eckert, Michael C. | 2.70 hrs | 290 /hr | \$783.00 |

| | |
|------------|----------|
| TOTAL FEES | \$850.50 |
|------------|----------|

| | |
|------------------------------------|-----------------|
| TOTAL CHARGES FOR THIS BILL | \$850.50 |
|------------------------------------|-----------------|

Please include the bill number on your check.

DATE RECOGNIZED BY CO. 11/11/15
BY/M APPROVAL HS DATE 11/11/15
DATE ENTERED MAR 22 2016
UND 001 GL 51400 OC 3107
CHECK #

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

| | |
|-----------|-----------|
| DATE | INVOICE # |
| 2/29/2016 | 16-02368 |

| | |
|--|--|
| 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;">MAR 01 REC'D</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>KS</u> Date _____</p> <p>Date entered <u>MAR 01 2016</u></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.

| | |
|-------------------------|------------|
| Total | \$1,753.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,753.00 |

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **03/18/2016**

Account Summary as of February 26, 2016

| | |
|---------------------------------------|-------------------|
| Previous Balance | 1686.66 |
| Payment Received - 02/16/2016 | -1686.66 |
| Corrections | 0.00 |
| Past Due Balance | \$0.00 |
| Current Charges - ELECTRIC | 1686.66 |
| Adjustments, Credits, & Other Charges | 0.00 |
| Total Amount Due | \$1,686.66 |

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

SA ID# 6571809975 Security Lt-Comm

Service From 01/29/2016 to 02/26/2016

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

RECEIVED
Date Recd Hizzetta & Co., Inc. MAR 02 2016
Date Approval [Signature] Date FEB 22 2016
Date entered [Signature]
Fund 001 GL 53100 OC 4307
Check #

tear here

tear here

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

Page 1 of 1

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



| Past Due/Prev Balance | Current Charges | Total Amount Due | Current Charges Due | Amount Paid |
|-----------------------|-------------------|-------------------|---------------------|-------------|
| \$0.00 | \$1,686.66 | \$1,686.66 | 03/18/2016 | |

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

3006 1 MB 0.436 26-14



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

REMIT TO



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



Lerner Reporting Services, Inc.

5020 W. Linebaugh Ave
Tampa, FL 33624

Invoice

| Date | Invoice # |
|-----------|-----------|
| 2/16/2016 | 28 |

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

| P.O. No. | Terms | Project |
|----------|-------|---------|
| | | |

| Quantity | Description | Rate | Amount |
|----------|--------------------------------|--|------------|
| | Annual Disclosure Fee: 2015/16 | 5,000.00 | 5,000.00 |
| | | <div>RECEIVED FEB 25 2016 Date received by RLS, Inc. M approval KS Date Date entered FEB 25 2016 Fund 001 GL 51300 OC 3 104 Fund #</div> | |
| | | Total | \$5,000.00 |

3501 Avenida Del Vera
North Fort Myers, FL 33917

| | |
|-----------|-----------|
| Date | Invoice # |
| 2/29/2016 | 626 |

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

| | |
|-----------|----------------|
| Due Date | Billing Period |
| 3/10/2016 | February 2016 |

| 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>FEB 11 2016</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____ | 625.00 | 625.00 |
| | | Total | \$625.00 |

3501 Avenida Del Vera
North Fort Myers, FL 33917

| Date | Invoice # |
|-----------|-----------|
| 2/29/2016 | 627 |

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

| | |
|-----------|----------------|
| Due Date | Billing Period |
| 3/10/2016 | February 2016 |

| Quantity | Description | Rate | Amount |
|--|--------------|--------------|----------|
| 1 | Utility Cost | 500.00 | 500.00 |
| <p style="text-align: right;">JAN 27 REC'D</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>hs</u> Date _____</p> <p>Date entered <u>FEB 11 2016</u></p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>4304</u></p> <p>Check # _____</p> | | | |
| | | Total | \$500.00 |

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

| Date | Invoice # |
|-----------|-----------|
| 3/31/2016 | 636 |

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

| Due Date | Billing Period |
|-----------|----------------|
| 4/11/2016 | March 2016 |

| Quantity | Description | Rate | Amount |
|--|-------------------------------|--------|----------|
| 1 | Aerator Agreement & Water Use | 625.00 | 625.00 |
| <div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>FEB 26 2016</u></div> <div>D/M approval <u>KS</u> Date _____</div> <div>Date entered <u>MAR 01 2016</u></div> <div>Fund <u>001</u> GL <u>53800</u> OC <u>4614</u></div> <div>Check # _____</div> | | | |
| Total | | | \$625.00 |

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

| Date | Invoice # |
|-----------|-----------|
| 3/31/2016 | 637 |

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

| Due Date | Billing Period |
|-----------|----------------|
| 4/11/2016 | March 2016 |

| Quantity | Description | Rate | Amount |
|--|--------------|--------|----------|
| 1 | Utility Cost | 500.00 | 500.00 |
| <p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>FEB 26 2016</u></p> <p>D/M approval <u>KS</u> Date _____</p> <p>Date entered <u>MAR 01 2016</u></p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>4304</u></p> <p>Check # _____</p> | | | |
| Total | | | \$500.00 |

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

| DATE | INVOICE NO. |
|----------|-------------|
| 3/1/2016 | 2851 |

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

| TERMS | PROJECT |
|----------------|-----------|
| Due Upon Rec't | 545 - CDD |

| ITEM | DESCRIPTION | QTY | RATE | AMOUNT |
|---------------------------|---|-----|----------|----------|
| DM ADMIN ACTG FC | PROFESSIONAL FEES: | | | |
| | District Management Services 3101 | | 1,361.00 | 1,361.00 |
| | Administrative Services 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 March 1, 2016 through March 31, 2016 | | | |
| | RECEIVED | | | |
| | Date Rec'd Rizzetta & Co., Inc. FEB 24 2016 | | | |
| | D/M approval <u>KS</u> Date _____ | | | |
| | Date entered FEB 24 2016 | | | |
| | Fund 001 GL 51300 OC _____ | | | |
| | Check # _____ | | | |

| | |
|--------------|-------------------|
| Total | \$3,394.34 |
|--------------|-------------------|

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 3/1/2016 | INV0000001115 |

Bill To:

| |
|---|
| CFM CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614 |
|---|

| Services for the month of | Terms | Client Number |
|---------------------------|-------|---------------|
| March | | 00545 |

| Description | Qty | Rate | Amount |
|---|-----|----------|----------|
| EMail Hosting | 5 | \$15.00 | \$75.00 |
| Website Hosting Services | 1 | \$100.00 | \$100.00 |
| <div style="text-align: right;"> Date Rec'd Rizzetta & Co., Inc. <u>FEB 25 REC'D</u> D/M approval <u>RS</u> Date <u>FEB 25 2015</u> Date entered <u>FEB 25 2015</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____ </div> | | | |
| Subtotal | | | \$175.00 |
| Total | | | \$175.00 |

**BREEZE NEWSPAPERS**

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

| | |
|------------------|----------------|
| STATEMENT NUMBER | BILLING DATE |
| 029063 | 2/29/16 |
| ACCOUNT NUMBER | BILLING PERIOD |
| L03434 | FEBRUARY 2016 |
| TOTAL AMOUNT DUE | |
| 43.50 | |

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 |
|--|-------------|----------------------|-----------------|---------------|------|--------|
| 12 | 000101965 | PREVIOUS BALANCE | | | | 0.00 |
| | PRINTED IN: | Notice of Public Mee | | | | 43.50 |
| | | BZ,OB | | | | |
| | | BZ DAILY BREEZE | OB FMB OBSERVER | | | |
| <p>MAR 03 2016</p> <p>Approval <i>KB</i></p> <p>Date MAR 04 2016</p> <p>COI 51300 4801</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 | 43.50 | .00 | 43.50 | .00 | .00 | .00 | 43.50 |
| STATEMENT NUMBER | | BILLING DATE | TERMS | | | | ADVERTISING INVOICE/STATEMENT BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306 |
| 029063 | | 2/29/16 | Balance due upon receipt of this invoice/statement | | | | |
| ACCOUNT NUMBER | | BILLING PERIOD | | | | | |
| L03434 | | FEBRUARY 2016 | | | | | |
| CONTRACT INFORMATION | | | | | | | |
| EXPIRATION DATE | | REQUIREMENT | NAME OF ADVERTISER | | | | |
| | | | CFM CDD | | | | |
| CURRENT MONTH | | CUMULATIVE | SALESPERSON | | | | |
| | | | SUSAN DATO | | | | |

Classified/Legal Advertising Invoice

The Breeze Legals

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

CFM/CDD

9530 MARKETPLACE ROAD

SUITE 206

FORT MYERS, FL

02/10/2016 10:27:30AM

33912

No: 101965

Phone: 813 933-5571

| | | | | | | | |
|--|-------------------------------|---------------------------------|--------------------------------|----------------------------|----------------------|---|-------------------------|
| Ad No 101965 | Customer No: L03434 | Start Date 02-10-2016 | Stop Date 02-10-2016 | Category: Legals | | Classification: MISCELLANEOUS | |
| Order No | Rate: LA | Lines: 87 | Words: 303 | Inches: 8.46 | Cost 43.50 | Payments .00 | Balance 43.50 |
| Publications ... Runs Breeze Legals ... 1 Online Legals ... 1 | | Solicitor: SM | Origin: 17 | Sales Rep: 3 | Credit Card | Credit Card Number | Card Expire |
| <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 60%;">Identifier Notice of Public Meeting CFM Community Development District The regular meeting of the Board of Supervisors of the CFM Community Development</div> <div style="text-align: right; margin-top: 20px;">RECEIVED FEB 15 2016 Date Received _____ By/Approval _____ Date _____ Date entered _____ and _____ GL _____ OC _____ Total _____</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, February 10, 2016. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.

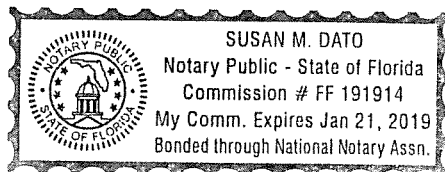
Deborah Carletti

SWORN TO AND SUBSCRIBED before me this
February 10, 2016

Notary Public

Susan M. Dato

101965



**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, February 18, 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 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: 02/10/16
101965

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

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: April 14, 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

Erosion Control Measures

| Description-Pressure wash sidewalks | Unit(s) | Total Cost |
|-------------------------------------|----------|------------|
| Magnolia Landing Lane | 50,620ft | \$6,580.60 |
| Long Pond Road | 7,048ft | \$916.24 |
| Chestnut Ridge | 13,867ft | \$1,802.71 |
| Castle Pine | 15,867ft | \$2,062.71 |
| Cross Water | 14,832ft | \$1,928.16 |
| Sky Meadow | 7,156ft | \$930.28 |

NOTES:

- 1) Pricing based on DOT recommended variety and quantity. ALL measurements are an ESTIMATE
Other Services available as requested

*Quote expires 05/14/16

*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 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.

Brad's Pressure Washing, Inc.

03/30/2016

Estimate # 16916

To- Kristen Suit

Pressure wash the following sidewalks broke down in sections below located in Magnolia Landing of Ft. Myers-

| | |
|-----------------------------|-------------|
| 1) Magnolia Landing Dr----- | \$3,953.17 |
| 2) Long Pond Rd----- | \$249.42 |
| 3) Chestnut Ridge----- | \$2,041.24 |
| 4) Sky Meadow Ln----- | \$971.48 |
| 5) Castle Pine----- | \$1,974.92 |
| 6) Cross Water----- | \$1,337.32 |
| Total----- | \$10,527.55 |

Thank you,

Brad Cohan - President
Brad's Pressure Washing, Inc.
www.brads-pressure-washing.com
941-204-6085
239-292-7099

*****Brad's Pressure washing, Inc. has a satisfaction guarantee. If for any reason you are not 100% satisfied with the work provided, there is no charge. Brad's Pressure washing, Inc. will beat any competitors pricing as long as they are licensed and insured to the same standard, and we receive a copy of their estimate. Please don't hesitate to contact us with any questions or concerns.***

Tab 4

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 4/11/2016 | 16 |

| |
|---|
| Name / Address |
| CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, FL 33912 |

| |
|---------|
| Project |
| |

| Description | Qty | Rate | Total |
|--|-----|-------------------------|----------|
| Repaint center road yellow stripe, approximately 900' The original stripe was done in January 2015 | 1 | 450.00 | 450.00 |
| Paint proposed additional center road yellow stripe, approximately 700' Please see the attachment for the proposed area | 1 | 350.00 | 350.00 |
| | | Subtotal | \$800.00 |
| | | Sales Tax (6.0%) | \$0.00 |
| | | Total | \$800.00 |

— Current center road yellow striping, approximately 900'

— Proposed additional center road yellow striping, approximately 700'

