

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
SEPTEMBER 15, 2016**

CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA

September 15, 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	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Mike Eckert	Hopping Green & Sams, P.A.
District Engineer	David K. Robson	Johnson Engineering, Inc.

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

The District Agenda is comprised of five different sections:

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

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

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

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

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

www.cfmccd.org

September 07, 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, September 15, 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 July 21, 2016..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures For the Months of July and August 2016..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2016-14, Redesignating Secretary of the District Tab 3
 - B. Consideration of Resolution 2016-15, Appointing an Assistant Secretary of the District Tab 4
 - C. Ratification of Insurance Renewal for Fiscal Year 2016/2017.... Tab 5
 - D. Consideration of Request to Substitute Security for Final Lift of Asphalt (Under Separate Cover)
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

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

Very truly yours,

Belinda Blandon

Belinda Blandon
District Manager

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

Tab 1

MINUTES OF MEETING

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

CFM COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, July 21, 2016 at 11:03 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:

Bob Bishop
Leah Popelka
John Blakley
Brian Wasser

Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber
Belinda Blandon
Lindsay Whelan
David Robson
Audience

District Manager, Rizzetta & Company, Inc.
District Manager, Rizzetta & Company, Inc.
District Counsel, Hopping Green & Sams, P.A.
District Engineer, Johnson Engineering

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and read the roll call. He introduced Ms. Belinda Blandon, a District Manager with Rizzetta & Company who will be taking over responsibilities for CFM CDD.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Huber opened the floor for public comment. There were none.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 19, 2016

Mr. Huber presented the Minutes of the Board of Supervisors' meeting held on May 19, 2016. He asked if there were any additions, deletions, or corrections to the Minutes. There were none.

On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 19, 2016, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of May and June 2016**

Mr. Huber provided an overview of the expenditures paid for the period of May 1-31, 2016 which totaled \$11,841.07 and the period of June 1-30, 2016 which totaled \$28,086.07. He asked if there were any questions related to any item of expenditure.

On a Motion by Ms. Popelka, seconded by Mr. Blakley, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of May 2016 which totaled \$11,841.07 and June 2016 which totaled \$28,086.07, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-06, Re-
Appointing an Assistant Secretary**

Mr. Huber briefly reviewed the resolution.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2016-06, Appointing Ms. Belinda Blandon as an Assistant Secretary, to replace Mr. Matthew Huber, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2016-07,
Adopting a Meeting Schedule for Fiscal
Year 2016/2017**

Mr. Huber presented the proposed meeting schedule for fiscal year 2016/2017, advising the schedule being presented is consistent with the current year schedule; meetings scheduled for the third Thursday of each month at 11:00 am.

On a Motion by Mr. Blakley, seconded by Mr. Wasser, with all in favor, the Board Adopted Resolution 2016-07, Approving a Meeting Schedule for Fiscal Year 2016/2017; Meetings to be held on the Third Thursday of each Month at 11:00 am, to be held at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-08,
Declaring Vacancies**

Ms. Whelan provided an overview of the resolution advising that no residents qualified for the two seats that were to be on the ballot for the general election; seats 1 and 2. Discussion ensued regarding the two seats open for appointment.

On a Motion by Mr. Blakley, seconded by Ms. Popelka, with all in favor, the Board Adopted Resolution 2016-08, Declaring Seats 1 and 2 Vacant as of November 22, 2016, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing on the Fiscal Year
2016/2017 Budget and Assessments**

Mr. Huber provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Bishop, seconded by Ms. Popelka, with all in favor, the Board Opened the Public Hearing on the Fiscal Year 2016/2017 Budget and Assessments, for the CFM Community Development District.

Mr. Huber presented the proposed final budget for fiscal year 2016/2017. He advised the mitigation services proposed budget has been increased. Mr. Huber opened the floor for public comments. Questions and comments from the public were entertained. It was noted the final lift of asphalt will likely be completed by the new builder. Board discussion ensued.

On a Motion by Mr. Wasser, seconded by Mr. Blakley, with all in favor, the Board Closed the Public Hearing on the Fiscal Year 2016/2017 Budget and Assessments, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-09,
Annual Appropriations and Approving a
Final Budget for Fiscal Year 2016/2017**

Mr. Huber provided an overview of the resolution adopting the final budget for fiscal year 2016/2017. He asked if there were any questions. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Wasser, with all in favor, the Board Adopted Resolution 2016-09, Annual Appropriations and Approving a Final Budget for Fiscal Year 2016/2017, for the CFM Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-10,
Imposing Special Assessments, Providing
for the Collection and Enforcement of
Assessments, and Certifying an
Assessment Roll**

Mr. Huber provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Blakley, with all in favor, the Board Adopted Resolution 2016-10, Imposing Special Assessments, Providing for the Collection and Enforcement of Assessments, and Certifying an Assessment Roll, for the CFM Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised the Board that Mr. Merritt of her office is working on land conveyance documents.
- B. District Engineer
Mr. Robson advised that a recent inspection resulted in finding that a resident cut down vegetation within the preserve. Ms. Blandon will send a letter to the resident and Mr. Robson will provide the name of the permit holder to Ms. Blandon.
- C. District Manager
Mr. Huber advised he brought a few resolutions to be considered by the Board. He advised Mr. Williams is retiring and it is necessary to redesignate the positions of Secretary, Assistant Treasurer, and Treasurer.

On a Motion by Mr. Blakley, seconded by Mr. Wasser, with all in favor, the Board Adopted Resolution 2016-11, Redesignating Mr. Matthew Huber as Secretary of the District, in place of Mr. Williams, for the CFM Community Development District.

On a Motion by Ms. Popelka, seconded by Mr. Bishop, with all in favor, the Board Adopted Resolution 2016-12, Redesignating Mr. Shawn Wildermuth as Assistant Treasurer of the District, in place of Mr. Joe Kennedy, for the CFM Community Development District.

On a Motion by Ms. Popelka, seconded by Mr. Wasser, with all in favor, the Board Adopted Resolution 2016-13, Redesignating Mr. Joseph Kennedy as Treasurer of the District, in place of Mr. Bill Rizzetta, for the CFM Community Development District.

Mr. Huber advised the next meeting of the Board of Supervisors is scheduled for Thursday, August 18, 2016 at 11:00 a.m.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Huber opened the floor for Supervisor requests and comments. There were none.

Mr. Huber opened the floor to Audience Comments. There were none.

Ms. Whelan advised the Landowner Election was previously set for November 17, 2016 at 11:00 am, to be held in the offices of Rizzetta & Company Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Blakley, seconded by Ms. Bishop, with all in favor, the Board adjourned the meeting at 11:31 a.m., for the CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2016 For Board Approval

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

The total items being presented: **\$15,148.18**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2016 Through July 31, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Tent of SW Florida	002016	062316	Chair Rental	\$ 33.60
Hopping Green & Sams	002021	88302	General/Monthly Legal Services 05/16	\$ 2,653.89
Johnson Engineering Inc	002022	20044888-001 Inv 103	General Engineering Services thru 06/12/16	\$ 375.00
Lake Masters Aquatic Weed Control, Inc.	002023	16-05759	Lake Maintenance 06/16	\$ 1,753.00
LCEC	002020	6571809552 06/16	Street Lights 3000 Magnolia Landing Ln 06/16	\$ 1,609.77
LLS Tax Solutions, Inc	002017	000947	Arbitrage Rebate Calculation Series 2004AB PE 04/30/16	\$ 500.00
Magnolia Landing Golf, LLC	002026	680	Aerator/ Utility Cost 07/16	\$ 500.00
Magnolia Landing Golf, LLC	002026	681	Aerator 07/16	\$ 625.00
Magnolia Landing Master Association, Inc.	002025	319	Landscape Maintenance 07/16	\$ 3,494.58
Rizzetta & Company, Inc.	002018	3299	District Management Fees 07/16	\$ 3,394.34
Rizzetta Technology Services, LLC	002019	INV0000001436	Website Hosting & Email Services 07/16	\$ 175.00
The Daily Breeze	002024	069065	Legal Advertising 06/16	\$ 34.00
Report Total				<u><u>\$ 15,148.18</u></u>

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 33.60

Date: June 23, 2016

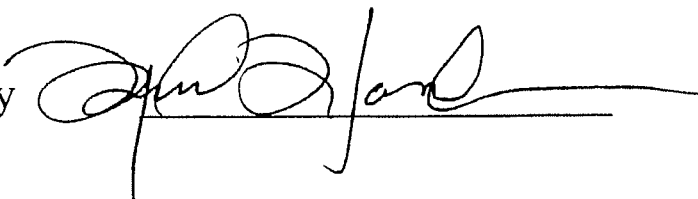
Payable to: Caloosa Tent and Rental

Address: 10879 Metro Parkway
Ft. Myers, FL 33966

Reason: Chair Rental for BOS Meeting on July 21,
2016

Requestor: Belinda Blandon

Special Instr: Send check to Kari Hardwick at Ft. Myers
Office

Approved by 

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 23 2016

D/M approval  Date 6/24/16

Date entered JUN 24 2016

Fund 001 GL 51300 OC 4902

Check # _____

Estimate/Contract

Caloosa Tent & Rental

Mailing Address:

10879 Metro Pkwy.
Ft. Myers, FL 33966
PHONE: 239-694-5177
Fax: 332-5177

Website: Caloosatent.com

Email: caloosamail@caloosatent.com

Set Up Date	Take Down Date
PU Wed 7/20	RTN Fri 7/22

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
U	D	S	S	L	P

Date & Time of Event	Date	Entered By	Estimate #
July 21	6/23/2016	Debbie	36156

CFM CDD C/O Rizzetta & Co.
9530 Market Place Road
#206
N.Ft. Myers, FL 33912

DELIVERY ADDRESS:

Customer will PICKUP between 8-12 noon
Customer will RETURN by 12 noon

P.O. No.	Terms	Surface	Contact	Phone Number	Event	
	Before Pick Up		Belinda	989-0303	Meeting	
Qty	Description				Cost	Total
20	Black folding chairs- table height - 31 1/2" high, 18" wide, 20" deep				1.50	30.00
1	Damage Waiver -THIS IS NON-REFUNDABLE - Damage Waiver covers everything EXCLUDING Loss, Theft, Burglary, Abuse and/or Misuse. Please refer to responsible handling and care of equipment as described below.				3.60	3.60

While all reasonable care is taken, Caloosa Tent & Rental is not liable for damage to plants, shrubs, vegetation, underground hazards (water lines, sprinklers, fiber optics, ect.) or surfaces the tent is erected on. Renter is responsible for all permits and inspections. Renter is responsible for damaged and missing equipment. All prices quoted are for time out -whether the equipment is used or not. Prices quoted reflect a one day charge unless otherwise specified. Delivery/Charges are determined based on the order and destination. Rates quoted are for ground deliveries to your door. Additional charges may apply. You are responsible for the number of items on your contract. Please check that you have received all of your equipment. We do not set up or take down tables & chairs unless otherwise indicated. Cancellations within 10 days before event will incur a 50%-100% charge of the total rental contract price. Refunds will be processed within 7-10 days.

Subtotal	\$33.60
Sales Tax (6.0%)	\$0.00
Total	\$33.60

**Renter is responsible for all replacement costs for damaged or broken equipment and linens. If linens have stains that cannot be removed or are torn, ripped or otherwise damaged, renter will be responsible for all replacement costs of these items.

If you have an EMERGENCY with an EXISTING order such as shortages/problems/broken equipment please call our after hours # @ 633-7453.

PLEASE SIGN & Fax Back TO CONFIRM

If estimate is not signed we will not consider it a contracted job. Payment before event may be required.

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

June 22, 2016

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

Bill Number 88302
Billed through 05/31/2016

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

05/02/16	JEM	Review correspondence from Dady; reply to same; review provisions of project transition agreement.	0.80 hrs
05/05/16	JEM	Review correspondence from Haines regarding parcel J legal description; review title report.	0.30 hrs
05/06/16	JEM	Review correspondence from Dady; reply to same.	0.30 hrs
05/09/16	JEM	Review correspondence from Carenza.	0.10 hrs
05/10/16	JEM	Review correspondence from Carenza.	0.10 hrs
05/11/16	JEM	Confer with Dady; review correspondence from Dady.	0.10 hrs
05/12/16	JEM	Prepare correspondence to Dady regarding property transfers; review proposed tract N transfers; confer with Dady.	0.40 hrs
05/15/16	MCE	Prepare for board meeting; review agenda package.	0.30 hrs
05/18/16	MCE	Prepare for and travel to board meeting.	0.50 hrs
05/18/16	JEM	Confer with Dady.	0.10 hrs
05/19/16	MCE	Prepare for, travel to and attend board meeting; return travel; follow-up regarding same.	3.20 hrs
05/19/16	JEM	Review requested property transfer issues from Windham/Magnolia; review and analyze provisions of transition agreement.	1.10 hrs
05/20/16	JEM	Prepare correspondence to Lawson; prepare correspondence to Dady.	0.60 hrs
05/26/16	JEM	Review correspondence from Dady.	0.10 hrs
05/26/16	LCW	Confer with Robson regarding status of transfer of environmental resource permit.	0.10 hrs
05/31/16	LCW	Review meeting minutes and provide comments.	0.20 hrs

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Total fees for this matter	\$2,447.50
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DISBURSEMENTS

Travel	188.88
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Travel - Meals	17.51
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Total disbursements for this matter	\$206.39
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MATTER SUMMARY

Merritt, Jason E.	4.00 hrs	305 /hr	\$1,220.00
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Whelan, Lindsay C.	0.30 hrs	225 /hr	\$67.50
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Eckert, Michael C.	4.00 hrs	290 /hr	\$1,160.00
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TOTAL FEES	\$2,447.50
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TOTAL DISBURSEMENTS	\$206.39
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TOTAL CHARGES FOR THIS MATTER	\$2,653.89
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BILLING SUMMARY

Merritt, Jason E.	4.00 hrs	305 /hr	\$1,220.00
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Whelan, Lindsay C.	0.30 hrs	225 /hr	\$67.50
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Eckert, Michael C.	4.00 hrs	290 /hr	\$1,160.00
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TOTAL FEES	\$2,447.50
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TOTAL DISBURSEMENTS	\$206.39
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TOTAL CHARGES FOR THIS BILL	\$2,653.89
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Please include the bill number on your check.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 24 2016

D/M approval [Signature] Date 3/11/16

Date entered JUN 29 2016

Fund 001 GL 51400 OC 3107

Check # _____

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Project Manager

David Robson

Invoice

June 22, 2016

Project No: 20044888-001

Invoice No: 103

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 June 12, 2016

Phase 01 General Engineering

Professional Personnel

	Hours	Rate	Amount	
Engineer VI				
Robson, David 5/19/2016	1.50	150.00	225.00	
Attend Board of Supervisor meeting.				
Robson, David 5/26/2016	1.00	150.00	150.00	
031031-13 permit transfer review with M Dessources, SFWMD.				
Totals	2.50		375.00	
Total Labor				375.00
		Total this Phase		\$375.00
		Total this Invoice		\$375.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 21 2016

D/M approval [Signature] Date 7/1/16

Date entered JUN 29 2016

Fund 001 GL 51300 OC 3103

Check # _____

Invoice

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

DATE	INVOICE #
6/30/2016	16-05759

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
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>JUL 01 2016</u></div> <div>D/M approval <u>[Signature]</u> Date <u>7/11/16</u></div> <div>Date entered <u>JUL 01 2016</u></div> <div>Fund <u>001</u> GL <u>53800</u> OC <u>4605</u></div> <div>Check # _____</div>			

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: **07/18/2016**

Account Summary as of June 27, 2016

Previous Balance	1686.66
Payment Received - 06/13/2016	-1686.66
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1686.66
Adjustments, Credits, & Other Charges	-76.89
Total Amount Due	\$1,609.77

SA ID# 6571809541 Equity Retirement.

Adjustments, Credits, & Other Charges	
06/18/2016 Equity Retirement	\$-76.89

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

SA ID# 6571809975 Security Lt-Comm

Service From **05/27/2016** to **06/27/2016**

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
2 units 100 HPS Light Energy Charge at \$4.49 each	8.98
2 units 100 HPS Light Fixture Charge at \$5.67 each	11.34
Power Cost Adj. (3,035.9995 kWh at \$0.01035)	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

Maplewood
Date 7/1/16
JUN 30 2016
GL 53100 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
\$0.00	\$1,609.77	\$1,609.77	07/18/2016	

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

3205 1 MB 0.416 25-14



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



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



Specializing In Tax - Exempt Bond Services

LLS Tax Solutions
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

INVOICE

BILL TO:

CFM Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

DATE: May 5, 2015
INVOICE # 000947

DESCRIPTION	AMOUNT
Total billings in connection with the \$42,940,000 CFM Community Development District Capital Improvement Revenue Bonds Series 2004A and Series 2004B – Rebate Requirement Calculation for the period ended April 30, 2016.	<u>\$500.00</u>
RECEIVED Date Rec'd Rizzetta & Co., Inc. JUN 21 2016 D/M approval <u>[Signature]</u> Date <u>6/24/16</u> Date entered JUN 23 2016 Fund <u>001</u> GL <u>51300</u> OC <u>3203</u> Check # _____	

PAYMENT TERMS

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

Total \$500.00

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola FL 32534 or submit electronic payments to NFCU, Account Name LLS Tax Solutions Inc., ABA # 256074974, Account # 7022553064

Thank You For Your Business!

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
7/31/2016	680

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

Due Date	Billing Period
8/10/2016	July 2016

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>JUN 27 2016</u></div> <div>D/M approval <u>[Signature]</u> Date <u>7/1/16</u></div> <div>Date entered <u>JUN 29 2016</u></div> <div>Fund <u>001</u> GL <u>53100</u> OC <u>4304</u></div> <div>Check # _____</div>			
Total			\$500.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
7/31/2016	681

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

Due Date	Billing Period
8/10/2016	July 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>JUN 27 2016</u></div> <div>D/M approval <u>[Signature]</u> Date <u>7/1/16</u></div> <div>Date entered <u>JUN 29 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 Master Association, Inc.

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

DATE: July 1, 2016
INVOICE # 319
FOR: Landscape Maintenance

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

DESCRIPTION	AMOUNT
CDD Landscape Maintenance - July 2016	\$ 3,494.58
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. JUN 20 2016</div> <div>D/M approval  Date 7/1/16</div> <div>Date entered JUN 30 2016</div> <div>Fund 001 GL 53900 OC 4604</div> <div>Check # _____</div>	
TOTAL	\$ 3,494.58

Make all checks payable to Magnolia Landing Master Association Inc.

THANK YOU FOR YOUR BUSINESS!

RIZZETTA & COMPANY, INC.

Suite 200

5020 W Linebaugh Avenue

Suite 200

DATE	INVOICE NO.
7/1/2016	3299

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
	PROFESSIONAL FEES:			
DM	District Management Services 3101		1,361.00	1,361.00
ADMIN	Administrative Services 3100		450.00	450.00
ACTG	Accounting Services 3201		1,166.67	1,166.67
FC	Financial Consulting Services 3111		416.67	416.67
	Services for the period July 1, 2016 through July 31, 2016			
	<p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. JUN 2 2016</p> <p>D/M approval <u>[Signature]</u> Date <u>6/24/16</u></p> <p>Date entered JUN 24 2016</p> <p>Fund <u>601</u> GL <u>51300</u> OC <u>*</u></p> <p>Check # _____</p>			

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

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

Invoice

Date	Invoice #
7/1/2016	INV0000001436

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
July		00545

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>JUN 27 2016</u></p> <p>D/M approval <u>[Signature]</u> Date <u>6/28/16</u></p> <p>Date entered <u>JUN 28 2016</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>			
Subtotal			\$175.00
Total			\$175.00



BREEZE NEWSPAPERS

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

STATEMENT NUMBER	BILLING DATE
069065	6/30/16
ACCOUNT NUMBER	BILLING PERIOD
L03434	JUNE 2016
TOTAL AMOUNT DUE	
34.00	

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
3	000103020	PREVIOUS BALANCE				43.50
20	PRINTED IN: AD102891	NOTICE OF QUALIFYING BZ,OB PAYMENT THANK YOU BZ DAILY BREEZE				34.00
		OB FMB OBSERVER				43.50
<p>Date Rec'd Rizzetta & Co., Inc. <u>JUL 05 REC'D</u></p> <p>D/M approval <u>[Signature]</u> Date <u>7/18/16</u></p> <p>Date entered <u>JUL 14 2016</u></p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>4801</u></p> <p>Check # _____</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	34.00	43.50	34.00	.00	.00	.00	34.00
STATEMENT NUMBER		BILLING DATE	TERMS				ADVERTISING INVOICE/STATEMENT BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306
069065		6/30/16	Balance due upon receipt of this invoice/statement				
ACCOUNT NUMBER		BILLING PERIOD					
L03434		JUNE 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

05/31/2016 4:03:43PM

33912

No: 103020

Phone: 813 933-5571

Ad No 103020	Customer No: L03434	Start Date 06-01-2016	Stop Date 06-01-2016	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 68	Words: 230	Inches: 6.61		Cost 34.00	Payments .00	Balance 34.00
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number		Card Expire
		<div>Identifier</div> <div>NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT</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 Qualifying Period for Candidates for the Board of Supervisors of the CFM Community Development District, as published in said newspaper in the issues, June 1, 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

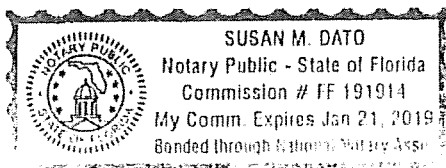
SWORN TO AND SUBSCRIBED before me this

June 1, 2016

Notary Public

Susan M. Dato

103020



**NOTICE OF QUALIFYING PERIOD
FOR CANDIDATES
FOR THE BOARD OF SUPERVI-
SORS OF THE
CFM COMMUNITY DEVELOP-
MENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the CFM Community Development District will commence at noon on June 20, 2016, and close at noon on June 24, 2016. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Fort Myers, Florida 33901, (239) 533-8683. 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. 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 with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The CFM Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 8, 2016, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager
Run Date: 06/01/2016
103020

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures August 2016 For Board Approval

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

The total items being presented: **\$9,664.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2016 Through August 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	002032	BW072116	Board of Supervisors Meeting 07/21/16	\$ 200.00
Hopping Green & Sams	002033	88873	General/Monthly Legal Services 06/16	\$ 1,268.71
John Blakley	002028	JB072116	Board of Supervisors Meeting 07/21/16	\$ 200.00
Johnson Engineering Inc	002034	20044888-001 Inv 104	General Engineering Services thru 07/17/16	\$ 600.00
Lake Masters Aquatic Weed Control, Inc.	002035	16-05986	Lake Maintenance 07/16	\$ 1,753.00
LCEC	002036	6571809552 07/16	Street Lights 3000 Magnolia Landing Ln 07/16	\$ 1,673.45
Leah Popelka	002029	LP072116	Board of Supervisors Meeting 07/21/16	\$ 200.00
Rizzetta & Company, Inc.	002030	3409	District Management Fees 08/16	\$ 3,394.34
Rizzetta Technology Services, LLC	002031	INV0000001515	Website Hosting & Email Services 08/16	\$ 175.00
Robert Bishop	002027	BB072116	Board of Supervisors Meeting 07/21/16	<u>\$ 200.00</u>
Report Total				<u>\$ 9,664.50</u>

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: July 21, 2016

Name of Board Supervisor	Check if present	Check if paid
Mike Dady	<i>No</i>	
Brian Wasser	<i>X</i>	<i>X</i>
Bob Bishop	<i>X</i>	<i>X</i>
John Blakley	<i>X</i>	<i>X</i>
Leah Popelka	<i>X</i>	<i>X</i>

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>11:03</i>	<i>am</i>
Meeting End Time:	<i>11:31</i>	<i>am</i>
Total Meeting Time:	<i>28</i>	<i>mins</i>
Time Over _____ () Hours:	<i>N/A</i>	
Total at \$175 per Hour:	<i>N/A</i>	
Bill Client for above?	<i>No</i>	<i>yes</i>
Accumulate for future billing?	<i>yes</i>	<i>yes</i>

DM Signature: _____

M. Hulman

Please forward completed timecard to Marcia Eannetta and copy Susan Garcia.

RECEIVED

JUL 22 2016

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____

Date *7/29/16*

Date entered _____

JUL 27 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

July 25, 2016

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

Bill Number 88873
Billed through 06/30/2016

General Counsel/Monthly Meeting CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

06/01/16	JEM	Review correspondence from Carenza; prepare reply to same; confer with Dady.	0.30 hrs
06/02/16	JEM	Prepare correspondence to Lawson and correspondence to Dady.	0.80 hrs
06/03/16	JEM	Review correspondence from Lawson.	0.10 hrs
06/06/16	JEM	Review correspondence from Haines.	0.10 hrs
06/06/16	LCW	Confer with staff regarding preparation of assessment notices; confer with Dady regarding landscape maintenance agreement amendment.	0.30 hrs
06/06/16	KEM	Research status of landowner election announcement; prepare mailed and published assessment notices.	0.50 hrs
06/07/16	JEM	Confer with Lawson regarding conveyances.	0.30 hrs
06/07/16	KEM	Prepare appropriation resolution.	0.10 hrs
06/08/16	JEM	Confer with Dady regarding parcel J roadway; review correspondence from Dady.	0.40 hrs
06/09/16	LCW	Review assessment notices and provide comments; confer with Dady regarding landscape maintenance agreement amendment.	0.30 hrs
06/09/16	KEM	Prepare mailed and published notices of assessments; research homeowner association's landscape maintenance agreement and amendments.	0.40 hrs
06/14/16	LCW	Confer with Dady regarding amendment to landscape maintenance agreement with homeowners' association.	0.20 hrs
06/20/16	MCE	Prepare annual assessment resolution.	0.40 hrs
06/20/16	KEM	Prepare assessment resolution; confer with district manager.	0.20 hrs
06/22/16	KEM	Confirm adoption of fiscal year 2015-2016 audit.	0.10 hrs
06/27/16	MCE	Review published advertisement; confer with Hardwick; review election status;	0.30 hrs

=====

prepare for elections.

06/28/16	MCE	Prepare board seat vacancy resolution.	0.10 hrs
06/28/16	KEM	Prepare resolution declaring vacancies.	0.20 hrs
06/29/16	CNG	Prepare memorandum to district manager regarding impact from 2016 legislative session on public records and website requirements.	0.10 hrs

Total fees for this matter	\$1,231.00
----------------------------	------------

DISBURSEMENTS

Long Distance	0.57
United Parcel Service	37.14
Total disbursements for this matter	\$37.71

MATTER SUMMARY

Gates, Clark N.	0.10 hrs	215 /hr	\$21.50
Merritt, Jason E.	2.00 hrs	305 /hr	\$610.00
Ibarra, Katherine E. - Paralegal	1.50 hrs	125 /hr	\$187.50
Whelan, Lindsay C.	0.80 hrs	225 /hr	\$180.00
Eckert, Michael C.	0.80 hrs	290 /hr	\$232.00

TOTAL FEES	\$1,231.00
TOTAL DISBURSEMENTS	\$37.71

TOTAL CHARGES FOR THIS MATTER	\$1,268.71
--------------------------------------	-------------------

BILLING SUMMARY


Gates, Clark N.	0.10 hrs	215 /hr	\$21.50
Merritt, Jason E.	2.00 hrs	305 /hr	\$610.00
Ibarra, Katherine E. - Paralegal	1.50 hrs	125 /hr	\$187.50
Whelan, Lindsay C.	0.80 hrs	225 /hr	\$180.00
Eckert, Michael C.	0.80 hrs	290 /hr	\$232.00

TOTAL FEES	\$1,231.00
TOTAL DISBURSEMENTS	\$37.71

TOTAL CHARGES FOR THIS BILL	\$1,268.71
------------------------------------	-------------------

Please include the bill number on your check.

REC'D
JUL 23 2016

date new nizzella & co., inc.
 VM approval  Date 8/5/16
 date entered AUG 04 2016
 und (001) GL 51400 OC 3107

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

July 31, 2016

Project No: 20044888-001

Invoice No: 104

FEID #59-1173834

Project 20044888-001 CFM CDD General Engineering

Professional Services through July 17, 2016

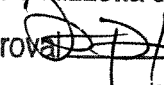
Phase 01 General Engineering

Professional Personnel

	Hours	Rate	Amount	
Engineer VI				
Robson, David 6/30/2016	1.50	150.00	225.00	
Respond to C Roberts re CFM CDD budget for future cconservation area maintenance commitment.				
Robson, David 7/1/2016	1.50	150.00	225.00	
Contact M Dessources, SFWMD, re 031031-13 permit transfer status				
Robson, David 7/13/2016	1.00	150.00	150.00	
Update district manager re SFWMD Conservation Area Inspection findings.				
Totals	4.00		600.00	
Total Labor				600.00
Total this Phase				\$600.00
Total this Invoice				\$600.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 04 2016

D/M approval  Date 8/5/16

Date entered AUG 05 2016

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 #
8/1/2016	16-05986

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;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 01 2016</u></p> <p>D/M approval <u>[Signature]</u> Date <u>8/5/16</u></p> <p>Date entered <u>AUG 04 2016</u></p> <p>Fund <u>001</u> GL <u>53800</u> OC <u>4605</u></p> <p>Check # _____</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

RIZZETTA & COMPANY, INC.

Suite 200

5020 W Linebaugh Avenue

Suite 200

DATE	INVOICE NO.
8/1/2016	3409

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 <u>300</u>		1,361.00	✓ 1,361.00
	Administrative Services <u>3100</u>		450.00	✓ 450.00
	Accounting Services <u>3201</u>		1,166.67	✓ 1,166.67
	Financial Consulting Services <u>3111</u>		416.67	✓ 416.67
	Services for the period August 1, 2016 through August 31, 2016			
	RECEIVED			
	Date Rec'd Rizzetta & Co., Inc. <u>JUL 26 2016</u>			
	D/M approval <u>[Signature]</u> Date <u>7/29/16</u>			
	Date entered _____			
	Fund <u>001</u> GL <u>51300</u> OC <u>*</u>			
	Check # _____			

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

Rizzetta Technology Services

5020 W Linebaugh Ave.

Suite 200

Tampa FL 33624

Invoice

Date	Invoice #
8/1/2016	INV0000001515

Bill To:

CFM CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August		00545

Description	Qty	Rate	Amount
EMail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>JUL 27 2016</u></div> <div>D/M approval <u>[Signature]</u> Date <u>7/27/16</u></div> <div>Date entered <u>JUL 27 2016</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

Tab 3

RESOLUTION 2016-14

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

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Matthew Huber as Secretary pursuant to Resolution 2016-11; and

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

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

Section 1. Eric Dailey is appointed Secretary.

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

PASSED AND ADOPTED THIS 15TH DAY OF SEPTEMBER, 2016.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

Tab 4

RESOLUTION 2016-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

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

WHEREAS, the Board now desires to appoint an Assistant Secretary.

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

Section 1. **Matthew Huber** is appointed as an Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. This Resolution shall not supersede any appointments made by the Board other than those specified in Section 1.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 15TH DAY OF SEPTEMBER, 2016.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 5



Florida
Insurance
Alliance™



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

CFM (Magnolia Landing)

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

CFM (Magnolia Landing)
c/o Rizzetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

Term: October 1, 2016 to October 1, 2017

Quote Number: 100116606

PROPERTY COVERAGE

Limits

Blanket Building & Contents Limit	\$194,500
Inland Marine	Not Included
Flood Limit	Included
Excess of NFIP, whether purchased or not	
Earthquake Limit	Included
Boiler & Machinery	Included
TRIA	Not Included

Deductibles

Per Occurrence Building & Contents and Extensions of Coverage	\$2,500
Per Occurrence for Named Windstorm	5 %*
Subject to Minimum of:	\$10,000
Per Flood, (except zones A, V see page 8, Terms and Conditions) excess of NFIP, whether purchased or not)	\$2,500
Per Earth Movement	\$2,500

*5 % of Total Insured Values per location, at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.

TOTAL PROPERTY PREMIUM **\$1,601**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 any one occurrence
	B	Animals	No Coverage
X	C	Business Income	\$1,000,000 any one occurrence
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$100,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	N	Personal property of Employees	\$50,000 in any one occurrence
X	O	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	P	Professional Fees	\$50,000 in any one occurrence
X	Q	Recertification of Equipment	Included
X	R	Service Interruption Coverage	\$100,000 in any one occurrence
X	S	Transit	\$250,000 in any one occurrence

X	T	Vehicles as Scheduled Property	Included
X	U	Preservation of Property	\$250,000 in any one occurrence
X	V	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	W	Additional Expenses	\$1,000,000 in any one occurrence

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$2,500

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat First
Party Crisis Management First
Party Business Interruption

Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

CFM (Magnolia Landing)
c/o Rizzetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

Term: October 1, 2016 to October 1, 2017

Quote Number: 100116606

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$1,601
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,250
Public Officials and Employment Practices Liability	\$2,750
TOTAL PREMIUM DUE	\$7,601

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



Florida
Insurance
Alliance™

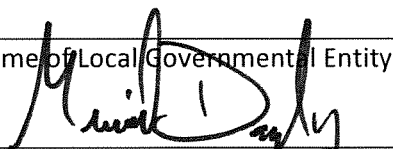
PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2016, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

CFM (Magnolia Landing)

(Name of Local Governmental Entity)
By: 
Signature

MICHAEL DADY
Print Name

Witness By: 
Signature

DALE S. JONES, Jr.
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2016

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

CFM (Magnolia Landing)
c/o Rizzetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|---|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$194,500 | As per schedule attached |
| <input type="checkbox"/> | Inland Marine | Not Included | |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |
| <input checked="" type="checkbox"/> | I reject TRIA (Terrorism Risk Insurance Act) coverage | | |

Signature: Michael D. Ruby Date: _____

Name: Michael Ruby

Title: Chairman



FloridaTM
Insurance
Alliance

Property Schedule

CFM (Magnolia Landing)

Schedule Items Effective As of: 10/01/2016

Quote No.: 100116606

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value		Covering Replaced	Roof Yr Blt
				Roof Covering					
	Street Signs		Non combustible	10/01/2016					
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2017		\$20,000		\$20,000	
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value		Covering Replaced	Roof Yr Blt
				Roof Covering					
	Gatehouse		Non combustible	10/01/2016		\$80,000			
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2017				\$80,000	
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value		Covering Replaced	Roof Yr Blt
				Roof Covering					
	33 Aerators @ \$1500		Non combustible	10/01/2016					
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2017		\$49,500		\$49,500	
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value		Covering Replaced	Roof Yr Blt
				Roof Covering					
	Gate & Components		Non combustible	10/01/2016					
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2017		\$25,000		\$25,000	
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value		Covering Replaced	Roof Yr Blt
				Roof Covering					
	Power Unit for Aerators 5		Non combustible	10/01/2016					
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2017		\$20,000		\$20,000	
			Total:	Building Value \$80,000		Contents Value \$114,500		Insured Value \$194,500	

Sign: _____

Print Name: _____

MICHAEL DADY

Date: _____