

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, September 17, 2015 at 11:00 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Mike Dady	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Vice Chairman (via speaker phone)
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.
Lindsay Whelan	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 opened the floor to public comments.

Ms. Streeter requested no trespassing signs along the conservation area behind on Long Pond Road. Mr. Dady requested the District order no-trespassing signs which cite the proper statute which provides authority to the Sheriff's department to arrest violators. Mr. Dady will provide a copy of the requirement for the signs. Mr. Robson advised he will work with the District Manager to make it happen.

Ms. Streeter advised she noticed there is no crime coverage in the insurance policy. Mr. Dady advised it is not required by a CDD.

Mr. Hopp asked questions regarding security protocol regarding the gate. This item will be addressed in Supervisor comments.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on August 20, 2015

Ms. Suit presented the Minutes of the Board of Supervisors' meeting held on August 20, 2015. She asked if there were any questions related to the Minutes. Comments were made to the minutes.

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 August 20, 2015, as amended, for CFM Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for the Month of August 2015

Ms. Suit provided an overview of the expenditures paid for the period of August 1-31, 2015 which totaled \$13,555.69. She asked if there were any questions related to any item of expenditure. Discussion ensued regarding the water aerator costs, Mr. Wasser provided an explanation.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of August 1-31, 2015 which totaled \$13,555.69, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Special Warranty Deed from Maxcy Development Group Holdings – CFM, Inc. to CFM Community Development District

Ms. Whelan discussed the Special Warranty Deed with the Board. She advised Maxcy is comfortable with the transfer to the District. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board accepted the Special warranty Deed, Conveyance of Property, from Maxcy Development Group Holdings – CFM – Inc., to CFM Community Development District, for CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Quit Claim Deed from
Windham/Magnolia Landing, LLC to
CFM Community Development District**

Ms. Whelan advised this is a clean up issue. In reviewing property documents, it is a common area and roadway tract that is still owned by Windham Magnolia Landing and should be conveyed to the District. Mr. Wasser advised the deed has been executed and the document is being sent to District Management and it will then be forwarded to Counsel for recording.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board accepted the Quit Claim Deed from Windham/Magnolia Landing, LLC to CFM Community Development District, accepting conveyance of the property, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-09,
Confirming District Intent to Ensure
Financial Assurance Relative to US Army
Corps of Engineers Permit**

Ms. Whelan reviewed the resolution with the Board, advising the purpose is to state that the District will provide funding for mitigation and monitoring activities required pursuant to the permit.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2015-09, Confirming District Intent to Ensure Financial Assurance Relative to US Army Corps of Engineering Permit, for CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Walker Exotic Tree
Eradication Proposal for Conservation
Area Maintenance**

Mr. Dady advised he did a global observation; this conservation area maintenance is tied to the Army Corps permit.

Mr. Wasser provided an overview of previous maintenance provided by Walker; which was two times per year, not four times per year.

Mr. Robson provided an overview of the previous land swap.

Mr. Wasser provided an overview of the numbers included in the proposal. Discussion ensued and the Board decided to defer decision on a contractor to provide initial maintenance services until a later meeting.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board approved a contract with Walker Exotic Tree Eradication, as amended, with annual total cost of \$17,650.00 per year, for two treatments per year, minus the initial treatment, for CFM Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Insurance Renewal
Proposal**

Ms. Suit provided an overview of the insurance proposal received from EGIS and advised Stahl & Associates did not provide a quote.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board accepted the EGIS Insurance Proposal for Fiscal Year 2015/2016, for CFM Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan led a discussion regarding conservation maintenance initial treatment.

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

Discussion ensued regarding waste water dumping into the Districts' system. Mr. Dady requested a letter to be sent from the District to the County regarding waste water dumping on CDD property and to request the county cease the activity.

- C. District Manager
Ms. Suit stated that the next meeting of the Board of Supervisors is scheduled for October 15, 2015 at 11:00am. She asked if the Board would like to cancel the October meeting, they advised they would like to hold the October meeting.

Ms. Suit reminded the Board this would be the last meeting where hard copies of the agenda's would be mailed in advance of the meeting. Going forward the digital agenda will be sent via e-mail and a tablet will be provided at the meeting for viewing the agenda.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Dady discussed gate safety and procedures; the gate staff is to ask for identification. Discussion ensued. Mr. Wasser advised golf members have stickers in their windows and therefore are not stopped and asked for ID.

Ms. Streeter advised residents were unaware that golf members have the golf stickers; she advised the larger concern is solicitors entering the community.

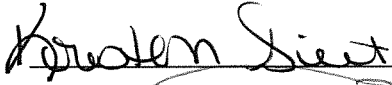
Ms. Suit advised the gate house cannot deny access to anyone for any reason. Discussion ensued.

Mr. Dady discussed water aerators, he advised a detailed inventory has been provided and the Golf Club is on top of it.

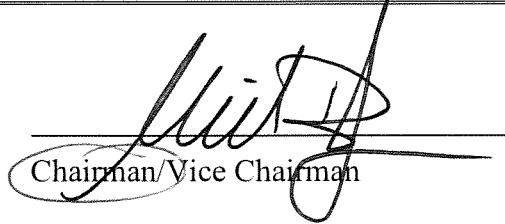
TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board adjourned the meeting at 11:42 a.m., for CFM Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman