

# **CFM COMMUNITY DEVELOPMENT DISTRICT**

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

**CFM  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
SEPTEMBER 17, 2015**

# CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA September 17, 2015 at 11:00 a.m.

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

<b>District Board of Supervisors</b>	Mike Dady Bob Bishop Brian Wasser John Blakley Leah Popelka	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Kristen Suit	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lindsay Whelan	Hopping Green & Sams, P.A.
<b>District Engineer</b>	David K. Robson	Johnson Engineering, Inc.

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

### **The District Agenda is comprised of five different sections:**

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

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

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

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

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

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September 9, 2015

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 17, 2015 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc. located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The 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 August 20, 2015 ..... Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for the Month of August 2015 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Special Warranty Deed from Maxcy Development Group Holdings – CFM, Inc. to CFM Community Development District ..... Tab 3
  - B. Consideration of Quit Claim Deed from Windham/Magnolia Landing, LLC to CFM Community Development District ..... Tab 4
  - C. Consideration of Resolution 2015-09, Confirming District Intent to Ensure Financial Assurance Relative to US Army Corps of Engineers Permit ..... Tab 5
  - D. Consideration of Walker Exotic Tree Eradication Proposal For Conservation Area Maintenance ..... Tab 6
  - E. Consideration of Insurance Renewal Proposal ..... Tab 7
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

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

Very truly yours,

*Kristen Suit*

Kristen Suit  
District Manager

cc: Lindsay Whelan, Hopping Green & Sams, P.A.

# Tab 1

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**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, August 20, 2015 at 11:00 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Mike Dady	<b>Board Supervisor, Chairman</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
Brian Wasser	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Suit opened the floor to public comments. Questions and comments from the public were entertained regarding the gatehouse, the difference between the CDD & the HOA, and items that have been updated and/or repaired by the CDD.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on May 21, 2015**

Ms. Suit presented the Minutes of the Board of Supervisors' meeting held on May 21, 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 May 21, 2015, for CFM Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for the  
Months of May, June, and July 2015**

Ms. Suit provided an overview of the expenditures paid for the period of May 1-31, 2015 which totaled \$12,122.63, the period of June 1-30, 2015 which totaled \$12,050.32, and the period of July 1-31, 2015 which totaled \$17,139.29. She asked if there were any questions related to any item of expenditure. Discussion ensued regarding various District Engineering and District Counsel invoices.

On a Motion by Mr. Bishop, seconded by Mr. Dady, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of May 1-31, 2015 which totaled \$12,122.63, the period of June 1-30, 2015 which totaled \$12,050.32, and the period of July 1-31, 2015 which totaled \$17,139.29, for CFM Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on the Final Budget for  
Fiscal Year 2015/2016**

Ms. Suit stated for the record that the public hearing has been duly advertised in the local paper in accordance with Florida Statutes. She provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board opened the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for CFM Community Development District.

Ms. Suit provided an overview of the proposed final budget, highlighting items experiencing a change from the approved proposed budget. She advised the general fund amount is \$283,038.00, and the debt service fund amount is \$474,215.89, for a total budget of \$757,253.89. Discussion ensued. Questions and comments from the public were entertained.

On a Motion by Mr. Bishop, seconded by Mr. Wasser, with all in favor, the Board closed the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for CFM Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-07,  
Annual Appropriations and Adopting the  
Budget for Fiscal Year 2015/2016**

Ms. Suit provided an overview of the resolution, advising that adoption of the resolution also adopts the budget, as amended: moved \$5,000.00 from Lake/Pond Bank Maintenance to Wetland Monitoring and Maintenance, moved \$5,000.00 from Landscape Maintenance to Wetland Monitoring and Maintenance. The final amounts for those line items are Lake/Pond Bank Maintenance \$5,000.00, Landscape Maintenance \$43,000.00, and Wetland Monitoring and Maintenance \$26,500.00.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2015-07, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2015/2016, in the amount of \$757,253.89, subject to amended line items, for CFM Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-08,  
Imposing Assessments and Certifying an  
Assessment Roll**

Ms. Suit provided an overview of the resolution and assessment rolls.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2015-08, Imposing Assessments and Certifying an Assessment Roll, for CFM Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-03,  
Adopting Fiscal Year 2015/2016 Meeting  
Schedule**

Ms. Suit provided an overview of the resolution, advising the schedule being presented is consistent with the current year schedule in that meetings are scheduled for the third Thursday of each month at 11:00 a.m., to be held at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2015-03, Adopting a Meeting Schedule for Fiscal Year 2015/2016, for CFM Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-06, Re-  
designating an Assistant Secretary**

Ms. Suit provided an overview of the resolution, advising the purpose is to add herself as an Assistant Secretary for signatory purposes.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2015-06, Designating Ms. Kristen Suit as an Assistant Secretary, for CFM Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Arbitrage Rebate  
Calculations as Prepared by LLS Tax  
Solutions for Capital Improvement  
Revenue Bonds, Series 2004A and 2004B,  
as of April 30, 2015**

Ms. Suit provided an overview of the Arbitrage Rebate Report, as prepared by LLS Tax Solutions, for Capital Improvement Revenue Bonds, Series 2004A and 2004B, dated April 30, 2015. She advised there is no arbitrage liability at this time.

On a Motion by Mr. Bishop, seconded by Mr. Wasser, with all in favor, the Board accepted the Arbitrage Rebate Report, as Prepared by LLS Tax Solutions, for Capital Improvement Revenue Bonds, Series 2004A and 2004B, Dated April 30, 2015, for CFM Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Conservation Area Maintenance**

Mr. Robson provided an overview of the bid summary sheet which outlines the proposals received from Lakes and Wetlands, Walker Exotic Tree Eradication, EarthBalance, and LakeMasters. Discussion ensued. The Board directed Mr. Wasser to work with Walker Exotic Tree Eradication on their pricing and report back to the Board at the next meeting. This item was tabled.

**TWELFTH ORDER OF BUSINESS**

**Ratification of Agreement with  
LakeMasters for Aquatic Maintenance**

Ms. Suit provided an overview of the executed contract, advising the purpose for the new contract is to ensure the contract is up to date and inclusive of all necessary maintenance areas.

On a Motion by Mr. Bishop, seconded by Mr. Wasser, with all in favor, the Board ratified the execution of the LakeMasters Agreement for Aquatic Maintenance by the Chairman, for CFM Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion Regarding Alligators in  
District Ponds**

Ms. Whelan and Mr. Wasser discussed the concerns regarding alligators in the District ponds. Discussion ensued. No action was taken.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of License Agreement with  
SPE Regarding Maintenance of  
Development Entrance**

Ms. Suit advised the license agreement was e-mailed to the Board on August 14<sup>th</sup>. Ms. Whelan provided an overview of the agreement. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the License Agreement with the SPE Regarding Maintenance of the Development Entrance, for CFM Community Development District.



**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Whelan advised she had no report.
  
- B. District Engineer  
Mr. Robson advised the Year 3 NPDES Annual Report received a comment to expand the stormwater inventory. He advised he is reviewing the information and will expand the inventory and respond to the DEP while also keeping fees in mind.
  
- C. District Manager  
Ms. Suit stated that the next meeting of the Board of Supervisors is scheduled for September 17, 2015 at 11:00am.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board cancelled the September 17, 2015 Meeting of the Board of Supervisors', for CFM Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

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

Mr. Dady advised staff to keep the budget in line.

Mr. Wasser advised US Water is dumping into the sewer system. Discussion ensued. Mr. Dady requested District Counsel write a letter to US Water advising they are not authorized by the District to dump into the sewer system and to cease dumping.

Mr. Wasser stated for the record that Magnolia Landing Golf, himself and his staff, are providing services to the District that they are not compensated for. Mr. Dady stated it is noted.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 11:53 a.m., for CFM Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# Tab 2

# CFM COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures August 2015 For Board Approval

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

The total items being presented:   **\$13,555.69**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2015 Through August 31, 2015

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brian J. Wasser	001900	BW082015	Board of Supervisors Meeting 08/20/15	\$ 200.00
Johnson Engineering Inc	001891	20044888-001 Inv 93	General Engineering Services thru 07/12/15	\$ 2,743.75
Lake Masters Aquatic Weed Control, Inc.	001898	15-05891	Lake Maintenance 08/15	\$ 1,803.00
Lake Masters Aquatic Weed Control, Inc.	001898	CM 15-06569	Credit Memo	\$ (50.00)
LCEC	001894	6571809552 07/15	Street Lights 3000 Magnolia Landing Ln 07/15	\$ 1,670.11
Magnolia Landing Golf, LLC	001892	539	Aerator 07/15	\$ 625.00
Magnolia Landing Golf, LLC	001892	540	Aerator/ Utility Cost 07/15	\$ 500.00
Magnolia Landing Golf, LLC	001899	545	Aerator 08/15	\$ 625.00
Magnolia Landing Golf, LLC	001899	546	Aerator/ Utility Cost 08/15	\$ 500.00
Magnolia Landing Golf, LLC	001899	554	Patch Pot Hole	\$ 200.00
Magnolia Landing Golf, LLC	001899	555	Repaint Golf Cart Crossings	\$ 900.00
Michael Dady	001897	MD082015	Board of Supervisors Meeting 08/20/15	\$ 200.00
Rizzetta & Company, Inc.	001893	1849	District Management Fees 08/15	\$ 3,394.33
Robert Bishop	001896	BB082015	Board of Supervisors Meeting 08/20/15	\$ 200.00
The Breeze Corporation	001895	079059	Acct # L03434 Legal Advertising 07/15	\$ 44.50
Report Total				<u>\$ 13,555.69</u>

**CFM CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: August 20, 2015

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

\*Supervisors to be paid if present

\* *Kristin Sweet*

Date Rec'd Rizzetta & Co., Inc. AUG 24 REC'D

D/M approval *K* Date \_\_\_\_\_

Date entered AUG 24 2015

Fund 001 GL 51100 OC 1101

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

July 23, 2015

Project No: 20044888-001

Invoice No: 93

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 July 12, 2015

Phase 01 General Engineering

**Professional Personnel**

			Hours	Rate	Amount
Engineer VI					
Robson, David	6/24/2015		1.50	150.00	225.00
	Unit C berm and conservation area boundary information to District mgr and District Counsel.				
Robson, David	6/25/2015		2.00	150.00	300.00
	Update conservation Area exhibit and provide District Mgr with three contractors contact information.				
Robson, David	7/8/2015		.50	150.00	75.00
	Flgpole permit coordination				
Robson, David	7/8/2015		.50	150.00	75.00
	Review Common Area #7 and 8 sketch and description with M Collazo, HGS.				
Robson, David	7/9/2015		1.50	150.00	225.00
	Research HG Unit 7 Tract F & L conservation easement.				
Robson, David	7/10/2015		1.30	150.00	195.00
	Coordinate revision to CFM Conservation Area Exhibit to add Tract F & L.				
Robson, David	7/10/2015		1.00	150.00	150.00
	Flgpole permit form preparation and send to District Manager.				
GIS Consultant III					
Lohr, Paul	6/24/2015		1.75	135.00	236.25
	CFM CDD. Locate conservation easement for north area, copy into basemap, remove old cons. esmt. Modify hatch pattern to match new cons. esmt. Phone conversation with Mike Lohr to get clarification on SFWMD markups. Requested by Mike Lohr.				
Lohr, Paul	6/24/2015		1.25	135.00	168.75
	Locate CDD boundary from sketch and description, create closed polygons, copy into CFM CDD base.dwg. Create polygon feature class from same CDD boundary. Requested by Mike Lohr.				
Lohr, Paul	6/25/2015		2.25	135.00	303.75
	CFM CDD. Compare land swap conservation areas to those used in CFM CDD base. Calculate acreages. compare to current Conservation Areas Map. Gather and copy land swap conservation areas into CFM CDD base. Add 100' cons. buffer in Parcel E. Revisions to Conservation Area Map. Requested by Mike Lohr.				

Project	20044888-001	CFM CDD General Engineering	Invoice	93
Lohr, Paul	6/25/2015	2.00	135.00	270.00
CFM CDD. Working on Conservation Area Map. Requested by Mike Lohr.				
Technician II				
Beaudoin, Mathew	7/8/2015	4.00	65.00	260.00
Prepare (3) sketch and descriptions for parcels of land not covered by previous land swaps				
Beaudoin, Mathew	7/9/2015	3.00	65.00	195.00
Prepare (3) sketch and descriptions for parcels of land not covered by previous land swaps				
Keen, Cynthia	6/15/2015	1.00	65.00	65.00
Research 03-43-24-01-0000F.00CE & 03-43-24-01-0000L.00CE parcels per D Robson				
Totals		23.55		2,743.75
<b>Total Labor</b>				<b>2,743.75</b>
			<b>Total this Phase</b>	<b>\$2,743.75</b>
			<b>Total this invoice</b>	<b>\$2,743.75</b>

JUL 28 2015

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval *RS* Date \_\_\_\_\_  
 Date entered JUL 29 2015  
 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 #
8/1/2015	15-05891

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	1,803.00	1,803.00

AUG 03 REC'D

Date Rec'd Rizzotta & Co., Inc. \_\_\_\_\_

D/M approval RS Date \_\_\_\_\_

Date entered \_\_\_\_\_ AUG 05 2015

Fund 001 GL 53800 OC 4605

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

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.	<b>Total</b>	\$1,803.00
**NEW - ACH Instructions for Floridian Bank, 519 N. Magnolia Ave., Orlando, FL 32801. F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115754, Acct. #61004288. Monthly invoice number MUST be included on each transaction. In addition, If you would like to receive your invoice via email, please send to susan.oraczewski@lakemasters.com.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$1,803.00



Lake Masters Aquatic Weed Control, Inc.

P.O. Box 2300  
Palm City, FL 34991  
Toll Free: 1-877-745-5729

# Credit Memo

DATE	CREDIT NO.
8/19/2015	15-06569

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

P.O. NO.	PROJECT

DESCRIPTION	QTY	RATE	AMOUNT
CREDIT TO CUSTOMER- DUE TO NEW CONTRACT SIGNED IN AUGUST 2015, REMOVED ONE LAKE CALLED LAKE S (FRONT ENTRANCE LAKE) CREDIT HAS BEEN APPLIED TO AUGUST INVOICE #15-05891  AUG 19 REC'D Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>RS</u> Date _____ Date entered <u>AUG 20 2015</u> Fund <u>001</u> GL <u>538000C 4105</u> Check # _____		50.00	-50.00
Thank you for your business.	<b>Total</b>		<b>-\$50.00</b>



LCEC reduced its electric rates by 2.1 percent- the second rate decrease this year! We haven't raised our rates in seven years and are working hard to keep it that way.

Explanation of charges on reverse side. Page 1 of 1

07/29/15-902979

Customer Name: CFM COMMUNITY DEVELOPMENT DISTRICT

Account Number: 6571809552

Due Date: 08/17/2015

Account Summary as of July 27, 2015

Previous Balance	1677.55
Payment Received - 07/10/2015	-1677.55
Corrections	0.00
<b>Past Due Balance</b>	<b>\$0.00</b>
Current Charges - ELECTRIC	1670.11
Adjustments, Credits, & Other Charges	0.00
<b>Total Amount Due</b>	<b>\$1,670.11</b>

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

SA ID# 6571809975 Security Lt-Comm

Service From 06/27/2015 to 07/27/2015

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
Power Cost Adj. (2,943.9995 kWh at \$0.01225)	36.06
<b>Summary Of Light Related Charges</b>	<b>346.10</b>
<b>Summary Of Non Electric Fixtures</b>	<b>651.82</b>
<b>Summary Of Pole Related Charges</b>	<b>586.50</b>
Gross Receipts Tax	10.70
Franchise Fee-Unincorporated Lee Co. Government	74.99
<b>Current Charge Subtotal</b>	<b>\$1,670.11</b>

Date Rec'd Rizzetta & Co, Inc. JUL 31 2015  
 M approval: [Signature] Date \_\_\_\_\_  
 Date entered AUG 05 2015  
 Fund 001 GL 53100 OC 4307  
 Check # \_\_\_\_\_

tear here

tear here

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

Page 1 of 1

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



Past Due/Prev Balance	Current Charges	Total Amount Due	Current Charges Due	Amount Paid
\$0.00	\$1,670.11	\$1,670.11	08/17/2015	1,670.11

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

2970 1 MB 0.436 29-14



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

REMIT TO



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



Magnolia Landing Golf, LLC

3501 Avenida Del Vera  
North Fort Myers, FL 33917

# Invoice

Date	Invoice #
7/31/2015	539

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

Due Date	Billing Period
7/31/2015	July 2015

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use	625.00	625.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>JUN 29</u> REC'D D/M approval <u>HS</u> Date _____ Date entered <u>JUL 02 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4604</u> Check # _____</p>			
<b>Total</b>			\$625.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera  
North Fort Myers, FL 33917

# Invoice

Date	Invoice #
7/31/2015	540

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

Due Date	Billing Period
7/31/2015	July 2015

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
Date Rec'd Rizzetta & Co., Inc. <u>JUN 29</u> REC'D			
D/M approval <u>[Signature]</u> Date _____			
Date entered <u>JUL 02 2015</u>			
Fund <u>001</u> GL <u>531000C 430A</u>			
Check # _____			
<b>Total</b>			\$500.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera  
North Fort Myers, FL 33917

# Invoice

Date	Invoice #
7/21/2015	545

<b>Bill To</b>
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, FL 33912

Due Date	Billing Period
8/31/2015	August 2015

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use	625.00	625.00
			<b>Total</b> \$625.00

Date Rec'd Rizzetta & Co., Inc. JUL 23 REC'D  
D/M approval [Signature] Date \_\_\_\_\_  
Date entered JUL 23 2015  
Fund 001 GL 53800 OC 4614  
Check # \_\_\_\_\_

Magnolia Landing Golf, LLC


3501 Avenida Del Vera  
North Fort Myers, FL 33917

# Invoice

Date	Invoice #
7/21/2015	546

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

Due Date	Billing Period
8/31/2015	August 2015

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
			<p style="text-align: right;">JUL 23 REC'D</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u></u> Date _____</p> <p>Date entered _____ JUL 23 2015</p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>4304</u></p> <p>Check # _____</p>
<b>Total</b>			\$500.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera  
North Fort Myers, FL 33917

# Invoice

Date	Invoice #
8/14/2015	554

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

Due Date	Billing Period
8/14/2015	

Quantity	Description	Rate	Amount
1	Pot Hole Patch	200.00	200.00
			<p style="text-align: right;">AUG 14 REC'D</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>HO</u> Date _____</p> <p>Date entered _____ AUG 19 2015</p> <p>Fund <u>001</u> GL <u>541000C 4620</u></p> <p>Check # _____</p>
<b>Total</b>			\$200.00





RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
8/1/2015	1849

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
	<b>PROFESSIONAL FEES:</b>			
DM	District Management Services		* 3101 1,545.00	1,545.00
ADMIN	Administrative Services		3100 515.00	515.00
ACTG	Accounting Services		3201 1,236.00	1,236.00
FC	Financial Consulting Services		3111 98.33	98.33
	<b>Services for the period August 1, 2015 through August 31, 2015</b>			
	JUL 24 REC'D			
	Date Rec'd Rizzetta & Co., Inc. _____			
	D/M approval <u>AS</u> Date _____			
	Date entered <u>JUL 29 2015</u>			
	Fund <u>001</u> GL <u>51300</u> OC <u>*</u>			
	Check # _____			

<b>Total</b>	<b>\$3,394.33</b>
--------------	-------------------



# BREEZE NEWSPAPERS

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

STATEMENT NUMBER	BILLING DATE
079059	7/31/15
ACCOUNT NUMBER	BILLING PERIOD
L03434	JULY 2015
TOTAL AMOUNT DUE	
44.50	

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
17	000099996 PRINTED IN:	PREVIOUS BALANCE Notice of Reschedule BZ, OB BZ DAILY BREEZE OB FMB OBSERVER				0.00 44.50
AUG 0 5 REC'D  Date Rec'd Rizzetta & Co., Inc _____ D/M approval <u>KS</u> Date _____ Date entered <u>AUG 0 6 2015</u> Fund <u>001 GL 51300 OC 4801</u> Check # _____						

### MESSAGE

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL AMOUNT DUE
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	
.00	44.50	.00	44.50	.00	.00	.00	44.50

STATEMENT NUMBER	BILLING DATE	TERMS
079059	7/31/15	Balance due upon receipt of this invoice/statement
ACCOUNT NUMBER	BILLING PERIOD	
L03434	JULY 2015	
CONTRACT INFORMATION		
EXPIRATION DATE	REQUIREMENT	NAME OF ADVERTISER
		CFM CDD
CURRENT MONTH	CUMULATIVE	SALESPERSON
		SUSAN DATO

ADVERTISING  
INVOICE/STATEMENT  
  
BREEZE NEWSPAPERS  
PO Box 151306  
Cape Coral, FL 33915-1306

**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**

07/15/2015 2:23:12PM

**33912**

**No: 99996**

**Phone: 813 933-5571**

Ad No <b>99996</b>	Customer No: <b>L03434</b>	Start Date <b>07-15-2015</b>	Stop Date <b>07-15-2015</b>	Category: <b>Legals</b>		Classification: <b>MISCELLANEOUS</b>					
Order No	Rate: <b>LA</b>	Lines: <b>89</b>	Words: <b>304</b>	Inches: <b>8.65</b>		Cost <b>44.50</b>	Payments <b>.00</b>	Balance <b>44.50</b>			
Publications ... Runs <b>Breeze Legals ... 1</b> <b>Online Legals ... 1</b>		Solicitor: <b>SM</b>	Origin: <b>17</b>	Sales Rep: <b>3</b>	Credit Card	Credit Card Number	Card Expire				
		<table border="1"> <tr> <th align="center">Identifier</th> </tr> <tr> <td>                     Notice of Rescheduled Public Meeting                      CFM Community Development District                       The rescheduled meeting of the Board of Supervisors of the                 </td> </tr> </table>			Identifier	Notice of Rescheduled Public Meeting CFM Community Development District  The rescheduled meeting of the Board of Supervisors of the	<p align="right"> <i>RECEIVED</i>  <b>JUL 20 2015</b> </p> <p>                     Date Rec'd Rizzetta &amp; Co., Inc. _____                      DM approval _____ Date _____                      Date entered _____                      Fund _____ GL _____ OC _____                      Check # _____                 </p>				
Identifier											
Notice of Rescheduled Public Meeting CFM Community Development District  The rescheduled meeting of the Board of Supervisors of the											
		<p>*=Extend Expiration Date</p>									

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

**Affidavit of Publication**

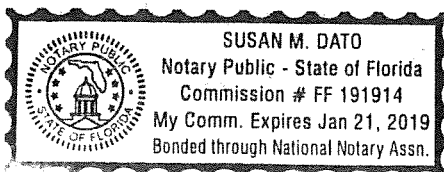
State of Florida  
County of Lee

Before the undersigned authority personally appeared Cassie Uhlig, 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 Rescheduled Public Meeting CFM Community Development District, as published in said newspaper in the issues, July 15, 2015. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.

*Cassie Uhlig*

SWORN TO AND SUBSCRIBED before me this  
July 15, 2015  
Notary Public

*Susan M. Dato*  
99996



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

The rescheduled meeting of the Board of Supervisors of the CFM Community Development District will be held on Tuesday, July 28, 2015 at 11:00 a.m. at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by calling (239) 936-0913.

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

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (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: 07/15/15  
99996

# Tab 3

PREPARED BY AND RETURN TO:

**Miguel Collazo, III, Esquire**  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, FL 32301

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed this \_\_\_\_ day of \_\_\_\_\_, 2015, by **MAXCY DEVELOPMENT GROUP HOLDINGS - CFM, INC.**, a Florida corporation, whose address is 5020 West Linebaugh Avenue, Suite 250, Tampa, Florida 33624 (hereinafter called "Grantor"), in favor of the **CFM COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under Chapter 190, F.S., whose address is 9530 Marketplace Road, Suite 206, Ft. Myers, Florida 33912 (hereinafter called "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**WITNESSETH:**

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Lee County, Florida, viz:

See attached **Exhibit "A"**

SUBJECT TO restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**MAXCY DEVELOPMENT GROUP  
HOLDINGS - CFM, INC., a Florida  
corporation**

**Witnesses:**

\_\_\_\_\_  
(Signature)  
Name: \_\_\_\_\_

\_\_\_\_\_  
(Signature)  
Name:  
Title:

\_\_\_\_\_  
(Signature)  
Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_ as \_\_\_\_\_ of Maxcy Development Group Holdings – CFM, Inc., a Florida corporation, on behalf of the corporation.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public  
\_\_\_\_\_  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH**



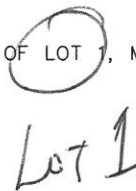
DESCRIPTION  
 LAND SWAP  
 MAGNOLIA LANDING UNIT TWO  
 SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, MAGNOLIA LANDING UNIT TWO, AS RECORDED IN INSTRUMENT No. 2014000054665 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING EIGHT (8) COURSES, SOUTH 87°52'31" EAST, A DISTANCE OF 161.73 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 11°17'36", A CHORD BEARING OF NORTH 07°46'17" EAST, AND A CHORD DISTANCE OF 7.87 FEET, FOR A DISTANCE OF 7.88 FEET, NORTH 02°07'29" EAST, A DISTANCE OF 35.07 FEET TO A POINT ON A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 11°14'20", A CHORD BEARING OF NORTH 07°44'39" EAST, AND A CHORD DISTANCE 63.65 FEET, FOR A DISTANCE OF 63.75 FEET, NORTH 13°21'49" EAST, A DISTANCE OF 248.54 FEET TO A POINT ON A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 11°59'54", A CHORD BEARING OF NORTH 07°21'52" EAST, AND A CHORD DISTANCE 99.29 FEET, FOR A DISTANCE OF 99.47 FEET, NORTH 01°21'55" EAST, A DISTANCE OF 205.30 FEET TO A POINT ON A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 55°33'42", A CHORD BEARING OF NORTH 26°24'56" WEST, AND A CHORD DISTANCE 83.90 FEET, FOR A DISTANCE OF 87.28 FEET TO A POINT ON THE BOUNDARY OF LAND SWAP PARCEL 5 AS RECORDED IN INSTRUMENT No. 2008000291948 OF SAID PUBLIC RECORDS AND A NON-TANGENTIAL CURVE TO THE LEFT; THENCE DEPARTING SAID PLAT BOUNDARY ALONG SAID LAND SWAP PARCEL THE FOLLOWING EIGHT (8) COURSES, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 03°31'17", A CHORD BEARING OF SOUTH 55°57'26" EAST, AND A CHORD DISTANCE OF 3.38 FEET, FOR A DISTANCE OF 3.38 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 59°04'59", A CHORD BEARING OF SOUTH 28°10'34" EAST, AND A CHORD DISTANCE OF 88.75 FEET, FOR A DISTANCE OF 92.81 FEET, SOUTH 01°21'55" WEST, A DISTANCE OF 200.49 FEET TO A POINT ON A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 11°59'54", A CHORD BEARING OF SOUTH 07°21'52" WEST, AND A CHORD DISTANCE 100.85 FEET, FOR A DISTANCE OF 101.04 FEET, SOUTH 13°21'49" WEST, A DISTANCE OF 248.54 FEET TO A POINT ON A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 317.50 FEET, A CENTRAL ANGLE OF 11°14'20", A CHORD BEARING OF SOUTH 07°44'39" WEST, AND A CHORD DISTANCE 62.18 FEET, FOR A DISTANCE OF 62.28 FEET, SOUTH 02°07'29" WEST, A DISTANCE OF 50.07 FEET TO A POINT ON A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 47°07'29" WEST, AND A CHORD DISTANCE 35.36 FEET, FOR A DISTANCE OF 39.27 FEET TO THE NORTH LINE OF LAND SWAP PARCEL 7 AS RECORDED IN SAID INSTRUMENT OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES, NORTH 87°52'35" WEST, A DISTANCE OF 275.35 FEET TO A POINT ON A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 223.50 FEET, A CENTRAL ANGLE OF 30°37'51", A CHORD BEARING OF SOUTH 76°48'34" WEST, AND A CHORD DISTANCE OF 118.07 FEET, A DISTANCE OF 119.49 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 28°30'22" WEST, A DISTANCE OF 3.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 226.50 FEET, A CENTRAL ANGLE 30°37'51", A CHORD BEARING OF NORTH 76°48'33" EAST, AND A CHORD OF 119.65 FEET, A DISTANCE OF 121.09 FEET; THENCE SOUTH 87°52'31" EAST, A DISTANCE OF 134.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 18°12'00" WEST, A DISTANCE OF 16.85 FEET; THENCE NORTH 07°41'01" EAST, A DISTANCE OF 13.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,372 SQUARE FEET OR 0.26 ACRES, MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE SOUTH LINE OF LOT 1, MAGNOLIA LANDING UNIT TWO, WHICH BEAR SOUTH 87°52'31" EAST.

  
 Lot 1

S:\20044888-01\2004488-000\Sketch & Description.dwg (1 DESC) MLB Jul 13, 2015 - 10:29am



2122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
 FAX (239) 334-3661  
 E.B. #642 & L.B. #642

DESCRIPTION

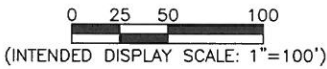
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07-08-15	20044888	4-43-24	As Shown	2 OF 2

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	40.00'	11°17'36"	N07°46'17"E	7.87'	7.88'
C2	55.00'	3°31'17"	S55°57'26"E	3.38'	3.38'
C3	223.50'	30°37'51"	S76°48'34"W	118.07'	119.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°30'22"W	3.00'
L2	N18°12'00"W	16.85'
L3	N07°41'01"E	13.43'

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 1, MAGNOLIA LANDING UNIT TWO, WHICH BEARS SOUTH 87°52'31" EAST.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POB = POINT OF BEGINNING
4. PUE = PUBLIC UTILITY EASEMENT
5. LCUE = LEE COUNTY UTILITY EASEMENT
6. DE = DRAINAGE EASEMENT
7. PARCEL CONTAINS 11,372 SQUARE FEET (0.26 ACRES) MORE OR LESS.



R=226.50'  
 $\Delta=30^{\circ}37'51''$   
 CB=N76°48'33"E  
 C=119.65'  
 L=121.09'

POB  
 SOUTHWEST  
 CORNER OF  
 LOT 1

S87°52'31"E  
 134.90'

N87°52'33"W 275.35'

**MAGNOLIA LANDING LANE**  
 LAND SWAP PARCEL 7  
 (INSTRUMENT No. 2008000291948)

R=325.00'  
 $\Delta=11^{\circ}14'20''$   
 CB=N7°44'39"E  
 C=63.65'  
 L=63.75'

N02°07'29"E 35.07'

S87°52'31"E 161.73'  
 (BASIS OF BEARING)

R=317.50'  
 $\Delta=11^{\circ}14'20''$   
 CB=S7°44'39"W  
 C=62.18'  
 L=62.28'

S02°07'29"W 50.07'

R=25.00'  
 $\Delta=90^{\circ}00'00''$   
 CB=N47°07'29"E  
 C=35.36'  
 L=39.27'

R=90.00'  
 $\Delta=55^{\circ}33'42''$   
 CB=N26°24'56"W  
 C=83.90'  
 L=87.28'

R=90.00'  
 $\Delta=59^{\circ}04'59''$   
 CB=S28°10'34"E  
 C=88.75'  
 L=92.81'

N01°21'55"E 205.30'  
 S01°21'55"W 200.49'  
 LAND SWAP PARCEL 5  
 (INSTRUMENT No. 2008000291948)

R=475.00'  
 $\Delta=11^{\circ}59'54''$   
 CB=N7°21'52"E  
 C=99.29'  
 L=99.47'

R=482.50'  
 $\Delta=11^{\circ}59'54''$   
 CB=S7°21'52"W  
 C=100.85'  
 L=101.04'

N13°21'49"E 248.54'  
 S13°21'49"W 248.54'

R=325.00'  
 $\Delta=11^{\circ}14'20''$   
 CB=N7°44'39"E  
 C=63.65'  
 L=63.75'

R=317.50'  
 $\Delta=11^{\circ}14'20''$   
 CB=S7°44'39"W  
 C=62.18'  
 L=62.28'

R=25.00'  
 $\Delta=90^{\circ}00'00''$   
 CB=N47°07'29"E  
 C=35.36'  
 L=39.27'

**THIS IS NOT A SURVEY**

KEVIN M. RISSASSI (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6433

DATE SIGNED: \_\_\_\_\_  
 NOT VALID WITHOUT THE SIGNATURE AND THE  
 ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
 SURVEYOR AND MAPPER.



2122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
 FAX (239) 334-3661  
 E.B. #642 & L.B. #642

**SKETCH TO ACCOMPANY  
 DESCRIPTION**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07-08-15	200448-01	4-43-24	As Shown	1 OF 2

S:\20044888-01\2004488-000\Sketch & Description.dwg (1 SKETCH) MLB Jul 13, 2015 - 10:29am

DESCRIPTION  
LAND SWAP  
MAGNOLIA LANDING UNIT TWO  
SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 33, MAGNOLIA LANDING UNIT TWO, AS RECORDED IN INSTRUMENT No. 2014000054665 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID LOT 33 SOUTH 87°52'31" EAST, A DISTANCE OF 123.41 FEET TO THE SOUTHERLY MOST CORNER OF TRACT "LM" OF SAID PLAT; THENCE ALONG THE SOUTHERLY MOST LINE OF SAID TRACT NORTH 42°46'58" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT, THENCE DEPARTING SAID SOUTHERLY TRACT LINE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 43°03'46", A CHORD BEARING OF SOUTH 68°44'55" EAST, AND A CHORD DISTANCE OF 22.02 FEET, FOR A DISTANCE OF 22.55 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 140.50 FEET, A CENTRAL ANGLE OF 44°47'10", A CHORD BEARING OF NORTH 67°19'37" EAST, AND A CHORD DISTANCE OF 107.05 FEET, FOR A DISTANCE OF 109.82 FEET; THENCE NORTH 44°56'02" EAST, A DISTANCE OF 25.79 FEET TO A POINT ON A CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 19°08'56", A CHORD BEARING OF NORTH 35°21'34" EAST, AND A CHORD DISTANCE 19.96 FEET, FOR A DISTANCE OF 20.05 FEET; THENCE NORTH 25°47'06" EAST, A DISTANCE OF 81.59 FEET TO A POINT ON A CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 50°40'04", A CHORD BEARING OF NORTH 00°27'04" EAST, AND A CHORD DISTANCE 51.35 FEET, FOR A DISTANCE OF 53.06 FEET; THENCE NORTH 24°52'58" WEST, A DISTANCE OF 174.18 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID TRACT "LM"; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 65°07'02" EAST, A DISTANCE OF 24.99 FEET; THENCE DEPARTING SAID TRACT LINE SOUTH 24°52'58" EAST, A DISTANCE OF 214.38 FEET; THENCE SOUTH 25°47'06" WEST, A DISTANCE OF 135.58 FEET; THENCE SOUTH 45°03'58" EAST, A DISTANCE OF 12.23 FEET; THENCE NORTH 44°56'02" EAST, A DISTANCE OF 195.55 FEET TO A POINT ON A CURVE TO THE RIGHT, THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 223.50 FEET, A CENTRAL ANGLE OF 32°16'26", A CHORD BEARING OF NORTH 61°04'15" EAST, AND A CHORD DISTANCE 124.24 FEET, FOR A DISTANCE OF 125.89 FEET; THENCE SOUTH 12°47'32" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHERLY LINE OF LAND SWAP PARCEL 7 AS RECORDED IN INSTRUMENT No. 2008000291948 OF SAID PUBLIC RECORDS AND A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT, THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 220.50 FEET, A CENTRAL ANGLE OF 32°16'25", A CHORD BEARING OF SOUTH 61°04'15" WEST, AND A CHORD DISTANCE OF 122.57 FEET, FOR A DISTANCE OF 124.20 FEET, SOUTH 44°56'02" WEST, A DISTANCE OF 236.25 FEET TO A POINT ON A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 180.50 FEET, A CENTRAL ANGLE OF 47°11'31", A CHORD BEARING OF SOUTH 68°31'48" WEST, AND A CHORD DISTANCE 144.50 FEET, FOR A DISTANCE OF 148.67 FEET, NORTH 87°52'27" WEST, A DISTANCE OF 134.62 FEET TO A POINT ON LAND SWAP PARCEL 5 AS RECORDED IN INSTRUMENT No. 2008000291948 AND A NON-TANGENTIAL CURVE TO THE RIGHT, THENCE ALONG SAID LAND SWAP PARCEL THE FOLLOWING EIGHT (8) COURSES, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 42°52'31" WEST, AND A CHORD DISTANCE OF 35.36 FEET, FOR A DISTANCE OF 39.27 FEET, NORTH 02°07'29" EAST, A DISTANCE OF 50.07 FEET TO A POINT ON A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 282.50 FEET, A CENTRAL ANGLE OF 11°14'20", A CHORD BEARING OF NORTH 07°44'39" EAST, AND A CHORD DISTANCE 55.32 FEET, FOR A DISTANCE OF 55.41 FEET, NORTH 13°21'49" EAST, A DISTANCE OF 248.54 FEET TO A POINT ON A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 517.50 FEET, A CENTRAL ANGLE OF 11°59'54", A CHORD BEARING OF NORTH 07°21'52" EAST, AND A CHORD DISTANCE 108.17 FEET, FOR A DISTANCE OF 108.37 FEET, NORTH 01°21'55" EAST, A DISTANCE OF 289.05 FEET TO A POINT ON A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 14°18'42", A CHORD BEARING OF NORTH 08°31'16" EAST, AND A CHORD DISTANCE 22.42 FEET, FOR A DISTANCE OF 22.48 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 38°12'26", A CHORD BEARING OF NORTH 03°25'36" WEST, AND A CHORD DISTANCE OF 36.00 FEET, FOR A DISTANCE OF 36.68 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT; THENCE DEPARTING SAID LAND SWAP PARCEL ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING SEVEN (7) COURSES, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 23°53'44", A CHORD BEARING OF SOUTH 10°34'57" EAST, AND A CHORD DISTANCE OF 37.26 FEET, FOR A DISTANCE OF 37.53 FEET, SOUTH 01°21'55" WEST, A DISTANCE OF 310.71 FEET TO A POINT ON A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 11°59'54", A CHORD BEARING OF SOUTH 07°21'52" WEST, AND A CHORD DISTANCE 109.74 FEET, FOR A DISTANCE OF 109.94 FEET, SOUTH 13°21'49" WEST, A DISTANCE OF 248.54 FEET TO A POINT ON A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 11°14'20", A CHORD BEARING OF SOUTH 07°44'39" WEST, AND A CHORD DISTANCE 53.86 FEET, FOR A DISTANCE OF 53.94 FEET, SOUTH 02°07'29" WEST, A DISTANCE OF 35.07 FEET TO A POINT ON A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 11°17'36", A CHORD BEARING OF SOUTH 03°31'19" EAST, AND A CHORD DISTANCE 7.87 FEET, FOR A DISTANCE OF 7.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,389 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE SOUTH LINE OF LOT 33, MAGNOLIA LANDING UNIT TWO, WHICH BEAR SOUTH 87°52'31" EAST.

S:\20044888-01\2004488-000\Sketch & Description.dwg (2 DESC) MLB Jul 13, 2015 10:39am



2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-0046  
FAX (239) 334-3661  
E.B. #642 & L.B. #642

LOT 33

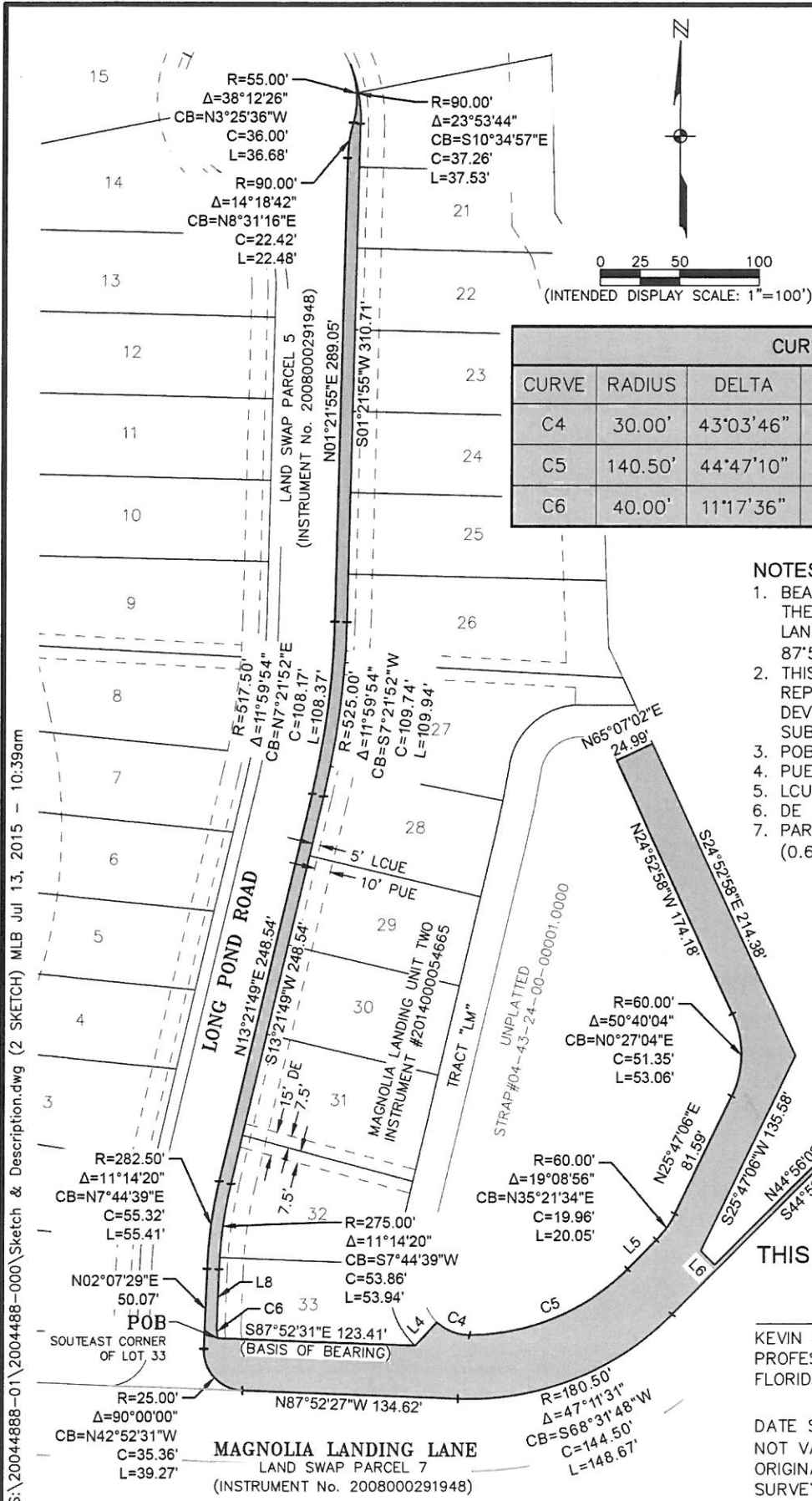
DESCRIPTION				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07-08-15	20044888-01	4-43-24	As Shown	2 OF 2

S:\20044888-01\2004488-000\Sketch & Description.dwg (2 SKETCH) MLB Jul 13, 2015 - 10:39am

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N42°46'58"E	20.00'
L5	N44°56'02"E	25.79'
L6	S45°03'58"E	12.23'
L7	S12°47'32"E	3.00'
L8	S02°07'29"W	35.07'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C4	30.00'	43°03'46"	S68°44'55"E	22.02'	22.55'
C5	140.50'	44°47'10"	N67°19'37"E	107.05'	109.82'
C6	40.00'	11°17'36"	S03°31'19"E	7.87'	7.88'

- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 33, MAGNOLIA LANDING UNIT TWO, WHICH BEARS SOUTH 87°52'31" EAST.
  2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
  3. POB = POINT OF BEGINNING
  4. PUE = PUBLIC UTILITY EASEMENT
  5. LCUE = LEE COUNTY UTILITY EASEMENT
  6. DE = DRAINAGE EASEMENT
  7. PARCEL CONTAINS 27,389 SQUARE FEET (0.63 ACRES) MORE OR LESS.



**THIS IS NOT A SURVEY**

KEVIN M. RISSASSI (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6433

DATE SIGNED: \_\_\_\_\_  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



2122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
 FAX (239) 334-3661  
 E.B. #642 & L.B. #642

**SKETCH TO ACCOMPANY DESCRIPTION**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07-08-15	20044888-01	4-43-24	As Shown	1 OF 2

# Tab 4

PREPARED BY AND RETURN TO:

**Miguel Collazo, III, Esquire**  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, FL 32301

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made this \_\_\_\_ day of \_\_\_\_\_, 2015, by **WINDHAM/MAGNOLIA LANDING, LLC**, a Michigan limited liability company, whose address is 36400 Woodward Avenue, Suite 205, Bloomfield Hills, Michigan 48304, hereinafter called Grantor, to the **CFM COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose address is 9530 Marketplace Road, Suite 206, Ft. Myers, Florida 33912, hereinafter called Grantee:

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:**

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto the grantee, all that certain land situate in Lee County, Florida, viz:

See attached **Exhibit A**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

*[Signatures on following page]*

**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in our Presence:

**WINDHAM/MAGNOLIA LANDING,  
LLC**, a Michigan limited liability  
company

\_\_\_\_\_

By: \_\_\_\_\_

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

Brian Wasser  
Director of Operations

\_\_\_\_\_

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Brian Wasser as Director of Operations of Windham/Magnolia Landing, LLC, on its behalf.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

**EXHIBIT A**

TRACTS G AND L, HERONS GLEN UNIT FIVE, AS RECORDED IN PLAT BOOK 74,  
PAGES 82 THROUGH 84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



# Tab 5

**RESOLUTION 2015-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO OPERATE AND MAINTAIN THE DISTRICT'S STORMWATER MANAGEMENT SYSTEM AND TO PROVIDE ASSURANCES FOR THE FUNDING OF SAME; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the CFM Community Development District (the "District") is a community development district located in Lee County, Florida, established pursuant to Chapter 190, *Florida Statutes*, (the "Act") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, facilities and services within and without the boundary of the District; and

**WHEREAS**, the District is authorized by the Act to fund the operation and/or maintenance of infrastructure improvements through the levy of non-ad valorem special assessments on the developable lands located within the District; and

**WHEREAS**, at the time the District was established, it was the District's intent to finance, own, operate and/or maintain certain stormwater management system improvements, including but not limited to stormwater management ponds and infrastructure, wetlands and mitigation areas (collectively, the "Stormwater Management System"); and

**WHEREAS**, the District is the co-permittee of Permit Number 36-01396-S-05 and is the designated operating entity pursuant to Permit Number 36-01396-S-04 issued by the South Florida Water Management District relative to the construction, operation and maintenance of the District's Stormwater Management System; and

**WHEREAS**, the District is also the co-applicant in relation to Permit Application Number SAJ-2005-05268 (the "ACOE Permit") from the U.S. Army Corps of Engineers (the "Corps") which is being sought relative to the construction of the Stormwater Management System within additional phases within the District; and

**WHEREAS**, it is the District's intent to operate and maintain the Stormwater Management System improvements located within the District in conformance with the applicable ACOE Permit requirements; and

**WHEREAS**, the Board of Supervisors of the District accordingly desires to express its intent, and to provide assurances, that it shall provide for the funding necessary to operate and/or maintain the Stormwater Management System in accordance with the ACOE Permit.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate, and are expressly incorporated into this Resolution.

**SECTION 2. FUNDING OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.** The Board of Supervisors of the District hereby expresses its intent to provide the funding necessary to operate and/or maintain the District's Stormwater Management System in accordance with the terms and conditions of the ACOE Permit through the levy of operations and maintenance special assessments or otherwise; provided, however, that nothing herein shall predispose or be deemed to determine the means, manner or apportionment of any special assessments that may be imposed to fund same.

**SECTION 3. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of September, 2015.

ATTEST:

**CFM COMMUNITY  
DEVELOPMENT DISTRICT**

---

Assistant Secretary

---

Chairman, Board of Supervisors

# Tab 6

**CFM Community Development District  
2015 Conservation Area Maintenance**

Area Identification	Acres	<u>Bid Cost per Year</u>
Land Swap 1 thru 17	198.49	\$16,00.00
ML Unit 1 D ,E ,F, FF, and GG	8.82	\$500.00
HG-F and L	7.84	\$27,765.00
	<b>Total acres</b>	
	<b>215.15</b>	
		<b>Total Cost per Year</b>
		<b>\$ 44,265.00</b>

**Note:**  
**HG- F and L have not had maintenance for  
many years**

**Bid Preparer:**

Darrin Jones - Walker Exotic Tree Eradication

---

**Date:** 9/8/15

---

1 & 2) \$8,250.00 per treatment x 2 treatments per year = \$16,500.00

3) Initial Treatment and Removal In HG-F and HG-L = \$27,440.00  
Follow-Up Treatment = \$325.00  
Total Cost For Year = \$27,765.00

# Tab 7

**EGIS INSURANCE ADVISORS LLC**

101 Plaza Real South, Suite 216  
 Boca Raton, Florida 33432  
 (561) 693-4515



Date: August 26, 2015

CFM (Magnolia Landing)  
 C/O Kristen Suit  
 c/o Rizetta & Company  
 9530 Marketplace Road, Ste. 206  
 Ft. Myers, FL 33912

Payment Information	
Invoice Summary:	\$7,796.00
Due Date:	Upon Receipt
Invoice Number	P-2015-08-000696

***Please note new payment remittal details below***

Invoice	Effective	Transaction	Amount
P-2015-08-000696	October 1, 2015	Florida Insurance Alliance Package Policy Premium Effective: 10/01/2015 to 10/01/2016	\$7,796.00
			<b>Total</b>
Premium Due Upon Receipt			<b>\$7,796.00</b>

**Please Make Check Payable To:**

EGIS INSURANCE ADVISORS LLC  
 LOCKBOX: 234021  
 PO BOX 84021  
 Chicago, IL 60689-4002

Print Date: August 26, 2015



## 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 Rizetta & Company**  
**9530 Marketplace Road, Ste. 206**  
**Ft. Myers, FL 33912**

**Term: October 1, 2015 to October 1, 2016**

**Quote Number:** 100115606

**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** **\$1,796**

### **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.

<b>(X)</b>	<b>Code</b>	<b>Extension of Coverage</b>	<b>Limit of Liability</b>
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 Rizetta & Company  
9530 Marketplace Road, Ste. 206  
Ft. Myers, FL 33912**

**Term: October 1, 2015 to October 1, 2016**

**Quote Number: 100115606**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$1,796
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
<b>TOTAL PREMIUM DUE</b>	<b>\$7,796</b>

#### 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)



**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., 10/01/2015, 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

\_\_\_\_\_  
Print Name

Witness By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2015

By: \_\_\_\_\_  
Administrator



PROPERTY VALUATION AUTHORIZATION

CFM (Magnolia Landing)
c/o Rizetta & 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.

- [X] Building and Content TIV \$194,500 As per schedule attached
[ ] Inland Marine Not Included
[ ] Auto Physical Damage Not Included
[X] I reject TRIA (Terrorism Risk Insurance Act) coverage

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

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

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



Quote No.: 100115606  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	
	Roof Shape	Roof Pitch						Roof Covering	Covering Replaced
	Street Signs			10/01/2015					
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917		Non combustible	10/01/2016	\$20,000		\$20,000		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	
	Roof Shape	Roof Pitch						Roof Covering	Covering Replaced
	Gatehouse			10/01/2015	\$80,000				
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917		Non combustible	10/01/2016			\$80,000		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	
	Roof Shape	Roof Pitch						Roof Covering	Covering Replaced
	33 Aerators @ \$1500			10/01/2015					
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917		Non combustible	10/01/2016	\$49,500		\$49,500		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	
	Roof Shape	Roof Pitch						Roof Covering	Covering Replaced
	Gate & Components			10/01/2015					
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917		Non combustible	10/01/2016	\$25,000		\$25,000		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	
	Roof Shape	Roof Pitch						Roof Covering	Covering Replaced
	Power Unit for Aerators 5			10/01/2015					
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917		Non combustible	10/01/2016	\$20,000		\$20,000		
<b>Total:</b>			Building Value		Contents Value		Insured Value		
			\$80,000		\$114,500		\$194,500		

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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





**From:** Sandie Grimes  
**Sent:** Thursday, September 10, 2015 3:22 PM  
**To:** Kristen Suit  
**Subject:** CFM Renewal

Kristen,

Stahl & Associates will not be providing a renewal quote for this district. We have been unable to secure a more competitive quote than the coverage you currently have with FIA. Therefore renewing with FIA is in the best interests of your district.

Thank you for the opportunity and please let me know if I can assist in the future.

Sandie Grimes  
Vice President

Stahl & Associates Insurance, Inc.  
3939 Tampa Road, Oldsmar FL 34677  
[www.stahlinsurance.com](http://www.stahlinsurance.com)