

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
NOVEMBER 17, 2016**

**CFM COMMUNITY
DEVELOPMENT DISTRICT AGENDA
November 17, 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, FLORIDA 33912

www.cfmccd.org

November 9, 2016

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, November 17, 2016 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the 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 September 15, 2016 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures For the Months of September, and October 2016..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2017-01, Canvassing and Certifying Results of the November 17, 2016 Landowner Election Tab 3
 - B. Consideration of Resolution 2017-02, Designating Officers of the District..... Tab 4
 - C. Review and Consideration of Prompt Payment Policies, Resolution 2017-03..... Tab 5
- 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, September 15, 2016 at 11:05 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)
Leah Popelka	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary
Brian Wasser	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	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. Blandon called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment. Questions and comments from the public were entertained.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on July 21, 2016

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on July 21, 2016. She asked if there were any additions, deletions, or corrections to the Minutes. There were none.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on July 21, 2016, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of July and August 2016**

Ms. Blandon provided an overview of the expenditures paid for the period of July 1-31, 2016 which totaled \$15,148.18 and the period of August 1-31, 2016 which totaled \$9,664.50. She asked if there were any questions related to any item of expenditure. There were none.

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 July 2016 which totaled \$15,148.18 and August 2016 which totaled \$9,664.50, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-14, Re-
Designating the Secretary of the District**

Ms. Blandon briefly reviewed the resolution.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2016-14, Redesignating Mr. Eric Dailey as Secretary of the District, to replace Mr. Matthew Huber, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2016-15,
Appointing an Assistant Secretary of the
District**

Ms. Blandon briefly reviewed the resolution.

On a Motion by Ms. Popelka, seconded by Mr. Blakley, with all in favor, the Board Adopted Resolution 2016-15, Appointing Mr. Matthew Huber as an Assistant Secretary of the District, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Insurance Renewal for
Fiscal Year 2016/2017**

Ms. Blandon provided an overview of the previously executed insurance renewal for fiscal year 2016/2017, advising the premium total is \$7,601.00

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board Ratified Execution of the Fiscal Year 2016/2017 Insurance Renewal, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Request to Substitute
Security for Final Lift of Asphalt**

Mr. Dady provided details on the second lift of asphalt. Ms. Whelan explained the consent to assignment document and the request to substitute the security for the completion of the final lift. The consent is necessary due to a planned sale of the SPE property. She further advised the final lift is part of the Lee County Development Order.

On a Motion by Ms. Popelka, seconded by Mr. Wasser, with all in favor, the Board Approved the Consent to Assignment, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised she had no report.

- B. District Engineer
Mr. Robson provided updates regarding various items. One item was Heron Glens violation of SFWMD requirements and dumping foliage into preserve areas. The Board directed the District Management and District Engineer to send a letter to Herons Glen.

- C. District Manager
Ms. Bandon advised she brought Resolution 2016-16 to be considered by the Board. She advised Mr. Kennedy is leaving the company and it is necessary to appoint a new Treasurer of the District.

On a Motion by Ms. Popelka, seconded by Mr. Wasser, with all in favor, the Board Adopted Resolution 2016-16, Redesignating Mr. William Rizzetta as Treasurer of the District, in place of Mr. Joseph Kennedy, for the CFM Community Development District.

Ms. Bandon provided copies of a letter received from a resident who is requesting reimbursement from the District for a damaged tire due to a pot hole. Mr. Dady made a motion to reimburse the resident; discussion ensued, with no second, the motion failed.

Ms. Bandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, October 20, 2016 at 11:00 a.m.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Bandon opened the floor for Supervisor requests and comments. Mr. Wasser asked if a fountain was installed would it waive the requirement of the aerators. Mr. Dady advised to hold off on this item.

Ms. Bandon opened the floor to Audience Comments. There were none.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Blakley, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 11:50 a.m., for the CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures September 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2016 through September 30, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$43,233.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2016 Through September 30, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brad Cohan	002043	16916	Pressure Wash Sidewalks	\$ 4,353.17
Brian J. Wasser	002055	BW091516	Board of Supervisors Meeting 09/15/16	\$ 200.00
Egis Insurance Advisors, LLC	002046	4798	FL Insurance Alliance Pkg 10/1/16-10/1/17	\$ 7,601.00
Hopping Green & Sams	002037	89233	General/Monthly Legal Services 07/16	\$ 3,441.41
John Blakley	002049	JB091516	Board of Supervisors Meeting 09/15/16	\$ 200.00
Johnson Engineering Inc	002047	20044888-001 Inv 105	General Engineering Services thru 08/14/16	\$ 916.25
Lake Masters Aquatic Weed Control, Inc.	002044	16-06881	Lake Maintenance 08/16	\$ 1,753.00
LCEC	002045	6571809552 08/16	Street Lights 3000 Magnolia Landing Ln 08/16	\$ 1,673.45
Leah Popelka	002053	LP091516	Board of Supervisors Meeting 09/15/16	\$ 200.00
Magnolia Landing Golf, LLC	002039	689	Aerator/ Utility Cost 08/16	\$ 500.00
Magnolia Landing Golf, LLC	002039	690	Aerator 08/16	\$ 625.00
Magnolia Landing Golf, LLC	002039	692	Pothole Repairs	\$ 425.00
Magnolia Landing Golf, LLC	002052	693	Aerator/ Utility Cost 09/16	\$ 500.00
Magnolia Landing Golf, LLC	002052	694	Aerator 09/16	\$ 625.00
Magnolia Landing Master Association, Inc.	002038	320	Landscape Maintenance 08/16	\$ 3,494.58
Magnolia Landing Master Association, Inc.	002051	321	Landscape Maintenance 09/16	\$ 3,494.58
Michael Dady	002050	MD091516	Board of Supervisors Meeting 09/15/16	\$ 200.00
Rizzetta & Company, Inc.	002040	3515	District Management Fees 09/16	\$ 3,394.34
Rizzetta Technology Services, LLC	002041	INV0000001594	Website Hosting & Email Services 09/16	\$ 175.00
Robert Bishop	002048	BB091516	Board of Supervisors Meeting 09/15/16	\$ 200.00
The Daily Breeze	002042	060281	Legal Advertising 06/16	\$ 505.94

CFM Community Development District

Paid Operation & Maintenance Expenses

September 1, 2016 Through September 30, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Daily Breeze	002042	070246	Legal Advertising 07/16	\$ 505.94
Walker Exotic Tree Eradication & Mitigation LLC	002054	424	Preserve Maintenance	<u>\$ 8,250.00</u>
Report Total				<u>\$ 43,233.66</u>

Brad's Pressure Washing, Inc.

08/09/2016

Invoice # 16916

To- CFM Community Development District

Pressure wash the following sidewalks located in Magnolia Landing of Ft. Myers-

1) Magnolia Landing Dr-----\$3,953.17
2) Fitness Center-----\$400.00
Total-----\$4,353.17

Thank you,

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

Please send check to-

Brad's Pressure Washing, Inc.
5016 Abdella Ln
North Port, FL 34291

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 18 2016
D/M approval [Signature] Date 9/2/16
Date entered SEP 02 2016
Fund 001 GL 54100 OC 4621
Check # _____

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: September 15, 2016

Name of Board Supervisor	Check if present	Check if paid
Mike Dady	✓	X
Brian Wasser	X	X
Bob Bishop <i>(P. 1102)</i>	X	X
John Blakley	✓	X
Leah Popelka	✓	X

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:05	
Meeting End Time:	11:57	
Total Meeting Time:	0:46	

Time Over _____ () Hours:		
---------------------------	--	--

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

Bill Client for above?		yes
Accumulate for future billing?		yes

DM Signature: _____

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

RECEIVED

SEP 20 2016

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

D/M approval _____

Date

9/23/16

Date entered _____

SEP 21 2016

Fund 001

GL 51100

OC 1101

Check # _____



INVOICE

Customer	CFM (Magnolia Landing) Community Development District 492
Date	08/23/2016
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	7,601.00
Payment Amount	
Payment for:	Invoice#4798
100116606	

Thank You

Please detach and return with payment



Customer: CFM (Magnolia Landing) Community Development District

Invoice	Effective	Transaction	Description	Amount
4798	10/01/2016	Renew policy	Policy #100116606 10/01/2016-10/01/2017 Florida Insurance Alliance Package - Renew policy Due Date: 9/22/2016 <div style="text-align: right;"> RECEIVED Date Rec'd Rizetta & Co., Inc. <u>SEP 07 2016</u> D/M approval <u>[Signature]</u> Date <u>9/9/16</u> Date entered <u>SEP 08 2016</u> Fund <u>601</u> GL <u>15500</u> OC _____ Check # _____ </div>	7,601.00

Total
7,601.00

Thank You

REMIT TO: EGIS INSURANCE ADVISORS LLC, LOCKBOX 234021, PO BOX 84021, Chicago, IL 60689-4002
 OVERNIGHT: Egis Insurance Advisors, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Egis Insurance & Risk Advisors 250 International Parkway Suite 254 Lake Mary, FL 32746	(321)320-7665 cbitner@egisadvisors.com	Date
		08/23/2016

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

August 19, 2016

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

Bill Number 89233
Billed through 07/31/2016

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

07/05/16	MCE	Respond to Lerner questions regarding continuing disclosure agreement update.	0.20 hrs
07/06/16	JEM	Review correspondence from Dady regarding proposed conveyance from Magnolia Landing Golf, LLC.	0.10 hrs
07/12/16	JEM	Review correspondence from Lawson; reply to same.	0.10 hrs
07/13/16	JEM	Confer with Dady; review parcel J conveyance documents; prepare correspondence to Dady.	0.60 hrs
07/14/16	JEM	Review correspondence from Dady.	0.10 hrs
07/15/16	MCE	Prepare for board meeting.	1.00 hrs
07/15/16	JEM	Prepare correspondence to clerk of court.	0.10 hrs
07/17/16	MCE	Confer with Huber; prepare for board meeting.	0.20 hrs
07/19/16	LCW	Prepare for and travel to board meeting.	0.70 hrs
07/20/16	LCW	Prepare for and travel to board meeting.	1.80 hrs
07/21/16	LCW	Attend board meeting; return travel.	2.50 hrs
07/22/16	LCW	Follow-up from board meeting.	0.20 hrs
07/22/16	KEM	Research status of budget and assessment resolutions.	0.10 hrs
07/25/16	JEM	Prepare correspondence to Dady; prepare Crosswater conveyances; prepare Crosswater conveyance documentation; review correspondence from Carena.	3.10 hrs
07/26/16	JEM	Prepare correspondence to Dady; review correspondence from Carena; confer with Carena.	0.40 hrs
07/26/16	LCW	Review correspondence regarding water management district permittee entities.	0.10 hrs

07/28/16	JEM	Review correspondence from Carezza.	0.10 hrs
07/29/16	JEM	Review correspondence from Carezza regarding Crosswater title work.	0.10 hrs
07/29/16	CNG	Research public records request.	0.10 hrs
Total fees for this matter			\$3,066.00

DISBURSEMENTS

Postage	4.19
Travel	91.43
Travel - Meals	27.32
Recording Fees	207.70
United Parcel Service	44.77
Total disbursements for this matter	\$375.41

MATTER SUMMARY

Gates, Clark N.	0.10 hrs	215 /hr	\$21.50
Merritt, Jason E.	4.70 hrs	305 /hr	\$1,433.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Whelan, Lindsay C.	5.30 hrs	225 /hr	\$1,192.50
Eckert, Michael C.	1.40 hrs	290 /hr	\$406.00

TOTAL FEES	\$3,066.00
TOTAL DISBURSEMENTS	\$375.41

TOTAL CHARGES FOR THIS MATTER	\$3,441.41
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BILLING SUMMARY

Gates, Clark N.	0.10 hrs	215 /hr	\$21.50
Merritt, Jason E.	4.70 hrs	305 /hr	\$1,433.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Whelan, Lindsay C.	5.30 hrs	225 /hr	\$1,192.50
Eckert, Michael C.	1.40 hrs	290 /hr	\$406.00

TOTAL FEES	\$3,066.00
TOTAL DISBURSEMENTS	\$375.41

TOTAL CHARGES FOR THIS BILL	\$3,441.41
------------------------------------	-------------------

RECEIVED

Please include the bill number on your check.

Date Rec'd Rizzetta & Co., Inc. AUG 23 2016D/M approval [Signature] Date 8/26/16Date entered AUG 25 2016Fund 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

Invoice

SEP 02 2016

Project Manager David Robson

August 29, 2016
 Project No: 20044888-001
 Invoice No: 105

Accounts Payable
 CFM CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614

FEID #59-1173834

Project 20044888-001 CFM CDD General Engineering

Professional Services through August 14, 2016

Phase 01 General Engineering

Professional Personnel

	Hours	Rate	Amount
Engineer VI			
Robson, David 7/21/2016 Attend Board of Supervisor meeting.	2.00	150.00	300.00
Robson, David 7/25/2016 ACOE for Additional Lands info to District Mgr.	1.00	150.00	150.00
Robson, David 7/26/2016 CFM CDD ERP document update to District Mgr.	1.00	150.00	150.00
Robson, David 7/28/2016 Additional ERP documents from SFWMD review.	1.00	150.00	150.00
Robson, David 8/1/2016 Review SFWMD Notice letter with B Blandon.	.50	150.00	75.00
Robson, David 8/3/2016 Confirm Mystic way CA impact information for District Council resident letter.	.50	150.00	75.00
Technician II			
Keen, Cynthia 7/28/2016 CFM CDD - SFWMD Notice of Compliance Satisfied letter	.25	65.00	16.25
Totals	6.25		916.25
Total Labor			916.25
Total this Phase			\$916.25
Total this Invoice			\$916.25

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 07 2016
 D/M approval [Signature] Date 9/9/16
 Date entered SEP 08 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 #
9/1/2016	16-06881

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

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 01 2016
D/M approval [Signature] Date 9/2/16
Date entered SEP 02 2016
Fund 001 GL 53800 OC 4605
Check # _____

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



Keep your lights on this hurricane season- the SAFE way!
Ask us about safe generator connection -GenerLink. Call (239) 656-2300 or visit www.lcec.net.

Explanation of charges on reverse side. Page 1 of 1

6/26/16-003147

Customer Name: CFM COMMUNITY DEVELOPMENT DISTRICT

Account Number: 6571809552

Due Date: 09/16/2016

SEP 01 2016

Account Summary as of August 26, 2016

Previous Balance	1673.45
Payment Received - 08/14/2016	-1673.45
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1673.45
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,673.45

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

SA ID# 6571809975 Security Lt-Comm

Service From 07/28/2016 to 08/26/2016

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
2 units 100 HPS Light Energy Charge at \$4.49 each	8.98
2 units 100 HPS Light Fixture Charge at \$5.67 each	11.34
Power Cost Adj. (3,035.9995 kWh at \$0.0063)	19.13
Summary Of Light Related Charges	338.15
Summary Of Non Electric Fixtures	663.16
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.50
Franchise Fee-Unincorporated Lee Co. Government	75.14
Current Charge Subtotal	\$1,673.45

RECEIVED

SEP 01 2016

Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval Date 9/2/16
 Date entered SEP 02 2016
 Fund 001 GL 53100 OC 4307
 Check # _____

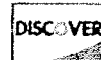
tear here

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	\$1,673.45	\$1,673.45	09/16/2016	

Please detach and return with your payment. Make checks payable to LCEC. Checks must be in U.S. funds and drawn on a U.S. bank.

ACCOUNT NUMBER: 6571809552

ADDRESSEE

3147 1 MB 0.416 26-14



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 #
8/31/2016	689

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

Due Date	Billing Period
8/31/2016	August 2016

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

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
8/31/2016	690

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

Due Date	Billing Period
8/31/2016	August 2016

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use	625.00	625.00
			Total
			\$625.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016

D/M approval [Signature] Date 7/27/16

Date entered JUL 27 2016

Fund 001 GL 53800 OC 4614

Check # _____

Magnolia Landing Golf, LLC

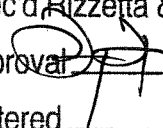
3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
8/24/2016	692

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

Due Date	Billing Period
8/24/2016	

Quantity	Description	Rate	Amount
1	Pot Hole Patch	425.00	425.00
<p>RECEIVED</p> <p>AUG 24 2016</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval  Date <u>8/24/16</u></p> <p>Date entered <u>AUG 25 2016</u></p> <p>Fund <u>001</u> GL <u>54100</u> OC <u>4620</u></p> <p>Check # _____</p>			
Total			\$425.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
9/30/2016	693

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

Due Date	Billing Period
9/30/2016	September 2016

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
RECEIVED Date Rec'd Rizzetta & Co., Inc. <u>AUG 30 2016</u> D/M approval <u>[Signature]</u> Date <u>9/2/16</u> Date entered <u>[Signature]</u> <u>SEP 02 2016</u> Fund <u>001</u> GL <u>53100</u> OC <u>4304</u> Check # _____			
Total			\$500.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
9/30/2016	694

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

Due Date	Billing Period
9/30/2016	September 2016

Quantity	Description	Rate	Amount	
1	Aerator Agreement & Water Use	625.00	625.00	
RECEIVED Date Rec'd Rizzetta & Co., Inc. <u>AUG 30 2016</u> D/M approval <u>[Signature]</u> Date <u>9/21/16</u> Date entered <u>SEP 02 2016</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____			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: August 1, 2016
 INVOICE # 320
 FOR: *Landscape Maintenance*

Bill To:

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

DESCRIPTION	AMOUNT
<p>CDD Landscape Maintenance - August 2016</p> <p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 02 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>53900</u> OC <u>4604</u></p> <p>Check # _____</p>	<p>\$ 3,494.58</p>
TOTAL	<p>\$ 3,494.58</p>

Make all checks payable to **Magnolia Landing Master Association Inc.**

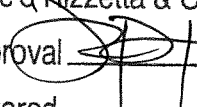
Magnolia Landing Master Association, Inc.

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

DATE: September 1, 2016
 INVOICE # 321
 FOR: *Landscape Maintenance*

Bill To:

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

DESCRIPTION	AMOUNT
<p>CDD Landscape Maintenance - September 2016</p> <p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">SEP 15 2016</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval  Date <u>9/19/16</u></p> <p>Date entered _____ SEP 16 2016</p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p>	<p>\$ 3,494.58</p>
TOTAL	<p>\$ 3,494.58</p>

Make all checks payable to Magnolia Landing Master Association Inc.

RIZZETTA & COMPANY, INC.
 Suite 200
 5020 W Linebaugh Avenue
 Tampa, FL 33624

Invoice

DATE	INVOICE NO.
9/1/2016	3515

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

TERMS	PROJECT
Due Upon Rec't	545 - CDD
RATE	AMOUNT

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 September 1, 2016 through September 30, 2016			
	RECEIVED			
	Date Rec'd Rizzetta & Co., Inc. <u>AUG 25 2016</u>			
	D/M approval <u>[Signature]</u> Date <u>8/26/16</u>			
	Date entered <u>AUG 25 2016</u>			
	Fund <u>001</u> GL <u>51300</u> OC <u>*</u>			
	Check # _____			

Total	\$3,394.34
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Rizzetta Technology Services

5020 W Linebaugh Ave.

Suite 200

Tampa FL 33624

Invoice

Date	Invoice #
9/1/2016	INV0000001594

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
September		00545

Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00

RECEIVED

AUG 25 2016

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

D/M approval *[Signature]* Date 8/26/16

Date entered AUG 25 2016

Fund 001 GL 51300 OC 5103

Check # _____

Subtotal	\$175.00
Total	\$175.00



BREEZE NEWSPAPERS

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

STATEMENT NUMBER	BILLING DATE
060281	6/30/16
ACCOUNT NUMBER	BILLING PERIOD
B19530	JUNE 2016
TOTAL AMOUNT DUE	
505.94	

WRITE AMOUNT ENCLOSED

ADVERTISING INVOICE/STATEMENT

BILL ACCOUNT NAME AND ADDRESS	REMITTANCE ADDRESS
CFM 9530 MARKET PLACE RD STE # 206 FORT MYERS FL 33912 ATTN: KARI HARDWICK	BREEZE NEWSPAPERS P O BOX 151306 CAPE CORAL, FL 33915

Please Detach Upper Portion And Return With Payment

DAY	REFERENCE	DESCRIPTION	DIMENSIONS	BILL UNITS	RATE	AMOUNT
29	PRINTED IN: BZ CAPE CORAL BREEZE	PREVIOUS BALANCE DISPLAY COMBO BZ CAPE CORAL BREEZE	3X21.50	64.5		0.00 505.94
<p>Date Rec'd Rizzetta & Co., Inc. <u>JUL 05</u> REC'D D/M approval <u>[Signature]</u> Date <u>8/26/16</u> Date entered <u>AUG 25 2016</u> Fund <u>001</u> GL <u>51300</u> OC <u>4801</u> Check # _____</p>						

MESSAGE

BREEZE NEWSPAPERS PH #239-574-1110

TOTALS			AGEING				TOTAL AMOUNT DUE
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	
505.94	.00	.00	505.94	.00	.00	.00	505.94
STATEMENT NUMBER		BILLING DATE		TERMS			
060281		6/30/16		Balance due upon receipt of this invoice/statement			
ACCOUNT NUMBER		BILLING PERIOD		ADVERTISING INVOICE/STATEMENT BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306			
B19530		JUNE 2016					
CONTRACT INFORMATION							
EXPIRATION DATE		REQUIREMENT					
				CFM			
CURRENT MONTH		CUMULATIVE		SALESPERSON			
				SUSAN DATO			

ADVERTISING INVOICE/STATEMENT

YOUR SALESPERSON IS: **SUSAN DATO**

STATEMENT NUMBER	BILLING DATE
ACCOUNT NUMBER	BILLING PERIOD
B 19530	
TERMS OF PAYMENT	
CFM CDD	
NAME OF ADVERTISER	

666808 - Ticket #

DATE	REFERENCE NUMBER	CHARGE OR CREDIT DESCRIPTION / PRODUCT CODE	SAU/DIMENSIONS	BILLED UNITS	RATE	AMOUNT
6/29		3x21.5 Display AD				546.96
7/6		3x21.5 Display AD				464.92

RECEIVED
JUL 11 2016

CASH DISCOUNT			AGING				TOTAL AMOUNT DUE
DEDUCT \$	IF PAID WITHIN	DAYS	CURRENT	30 DAYS	60 DAYS	90 DAYS	
							1011.88

CHARGE & CREDIT LEGEND

- A. COLOR
- B. POSITION
- C. PRODUCTION
- D. ART
- E. PRE-PRINTS
- F. PRINTING

TOTAL DISPLAY AMOUNT	TOTAL OTHER CHARGE	TOTAL CREDITS

CONTRACT INFORMATION

EXPIRATION DATE	REQUIREMENT
CURRENT MONTH	CUMULATIVE

REMITTANCE SLIP

PLEASE DETACH AND SEND WITH PAYMENT.

ACCOUNT NUMBER	ACCOUNT NAME
B 19530	CFM CDD

REMITTANCE ADDRESS

BREEZE CORP
2510 Del Prado Blvd
CAPE CORAL, FL 33904

WRITE AMOUNT ENCLOSED

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COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2016/2017 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors for the CFM Community Development District ("District") will hold the following two public hearings and a regular meeting:

TWO PUBLIC HEARINGS AND A REGULAR MEETING

DATE: Thursday, July 21, 2016
 TIME: 11:00 a.m.
 LOCATION: 9530 Marketplace Road, Suite 206
 Fort Myers, Florida 33912

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budgets for the fiscal year beginning October 1, 2016 and ending September 30, 2017 ("Fiscal Year 2016/2017 Budget"). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operations and maintenance special assessments ("O&M Assessment") upon the lands located within the District to fund the District's Fiscal Year 2016/2017 Budget; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The second public hearing is being conducted pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Justification of Assessments

The District imposes special assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District (i.e., the property potentially subject to the assessments) and the streets or areas so improved by the District is identified in the map attached hereto. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed O&M Assessments for each product type within the District:

Lot Type	EAU Factor	FY 2017 O&M Assessment
Residential	1	\$2,46.67
Golf Course	1	\$2,46.67
Undeveloped	1	\$246.67/acre

For all O&M Assessments levied for Fiscal Year 2016/2017, the District expects to collect no more than \$349,778.91 in gross revenue. The proposed O&M Assessments as stated include collection crisis and/or early payment discounts, which the County may impose on assessments that are collected on the County tax bill. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2016/2017.

By operation of law, the District's assessments each year constitute a lien against benefited property located within the District just as do each year's property taxes. For Fiscal Year 2016/2017, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2016. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

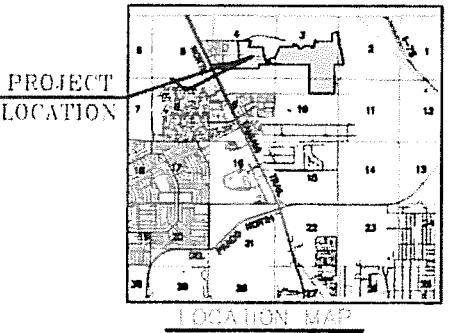
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budgets, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Ph: (239) 916-0913 during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 938-9913 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Matthew Huber
 District Manager
 Run Dates: 6/29/16 & 7/6/16





BREEZE NEWSPAPERS

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

<i>Statement Number</i>	<i>Billing Date</i>
070246	7/31/16
<i>Account Number</i>	<i>Billing Period</i>
B19530	JULY 2016
<i>Total Amount Due</i>	<i>Amount Enclosed</i>
1011.88	

Advertising Invoice/Statement

<i>Bill Account Name And Address</i>	<i>Remittance Address</i>
CFM 9530 MARKET PLACE RD STE # 206 FORT MYERS FL 33912 ATTN: KARI HARDWICK	BREEZE NEWSPAPERS P O BOX 151306 CAPE CORAL, FL 33915

————— Please Detach Upper Portion And Return With Payment —————

Day	Reference	Description	Dimensions	Units	Rate	Amount
6	PRINTED IN:	PREVIOUS BALANCE DISPLAY COMBO BZ BZ CAPE CORAL BREEZE	3X21.50	64.5		505.94 505.94

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 25 2016

D/M approval [Signature] Date 8/24/16

Date entered AUG 25 2016

Fund 001 GL 51300 OC 4801

Check # _____

Message

BREEZE NEWSPAPERS PH # 239-574-1110

Totals			Ageing				
Display	Other Charges	Credits	Current	30 Days	60 Days	90 Days	Total Due
505.94	.00	.00	505.94	505.94	.00	.00	1011.88

<i>Statement Number</i>	<i>Billing Date</i>	Balance due upon receipt of this advertising statement
070246	7/31/16	
<i>Account Number</i>	<i>Billing Period</i>	<i>Terms</i>
B19530	JULY 2016	
<i>Contract Information</i>		<i>Name Of Advertiser</i>
<i>Expiration Date</i>	<i>Requirement</i>	CFM
<i>Current Month</i>	<i>Cumulative</i>	<i>Salesperson</i>
		SUSAN DATO

BREEZE NEWSPAPERS
 PO Box 151306
 Cape Coral, FL 33915-1306

ADVERTISING INVOICE/STATEMENT

YOUR SALESPERSON IS: SUSAN DATO

STATEMENT NUMBER	BILLING DATE
ACCOUNT NUMBER	BILLING PERIOD
B 19530	
TERMS OF PAYMENT	
CFM CDD	
NAME OF ADVERTISER	

616808 - Ticket #

DATE	REFERENCE NUMBER	CHARGE OR CREDIT DESCRIPTION / PRODUCT CODE	SAU / DIMENSIONS	BILLED UNITS	RATE	AMOUNT
6/29		3x21.5 DISPLAY AD				546.96
7/6		3x21.5 DISPLAY AD				464.92

RECEIVED
JUL 11 2016

CASH DISCOUNT

DEDUCT \$ IF PAID WITHIN DAYS

AGING

CURRENT 30 DAYS 60 DAYS 90 DAYS

TOTAL AMOUNT DUE
10,111.88

CHARGE & CREDIT LEGEND

- A. COLOR
- B. POSITION
- C. PRODUCTION
- D. ART
- E. PRE-PRINTS
- F. PRINTING

REMITTANCE SLIP

PLEASE DETACH AND SEND WITH PAYMENT.

ACCOUNT NUMBER	ACCOUNT NAME
B 19530	CFM CDD

REMITTANCE ADDRESS

BREEZE CORP.
2510 DEL PRADO BLVD
CAPE CORAL, FL 33904

WRITE AMOUNT ENCLOSED

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TOTAL DISPLAY AMOUNT TOTAL OTHER CHARGE TOTAL CREDITS

CONTRACT INFORMATION
EXPIRATION DATE REQUIREMENT

CURRENT MONTH CUMULATIVE

COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2016-2017 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings and Regular Meetings

The Board of Supervisors for the CFM Community Development District ("District") will hold the following non-public hearings and a regular meeting:

TWO PUBLIC HEARINGS AND A REGULAR MEETING

DATE	Thursday, July 21, 2016
TIME	11:00 a.m.
LOCATION	9430 Marketplace Road, Suite 206 Fort Myers, Florida 33912

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget for the fiscal year beginning October 1, 2016 and ending September 30, 2017 ("Fiscal Year 2016/2017 Budget"). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

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Residential	1	\$346.67
Golf Course	1	\$346.67
Undeveloped	1	\$466.96/acre

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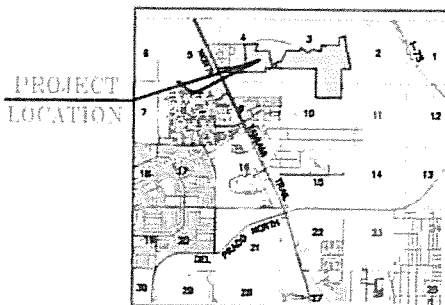
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Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Matthew Haber
District Manager
Run Dates: 6/29/16 & 7/6/16





RESTORING FLORIDA'S NATIVE BEAUTY

Walker Exotic Tree Eradication

INVOICE

Darrin Jones
17681 Caloosa Rd.
Alva, FL 33920
Phone 239.851.8811
Darrin@walkerexotics.com

INVOICE #424
DATE: SEPTEMBER 19, 2016

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

FOR:
CFM CDD Preserve Maintenance

DESCRIPTION	AMOUNT
<p>Task: All category 1 and 2 exotic and nuisance vegetation within the preserve areas at the CFM CDD have been treated effectively.</p> <p>This is the second of two scheduled treatments per our contract.</p> <p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>SEP 19 2016</u></p> <p>D/M approval <u>[Signature]</u> Date <u>9/23/16</u></p> <p>Date entered <u>SEP 21 2016</u></p> <p>Fund <u>001</u> GL <u>53800</u> OC <u>4607</u></p> <p>Check # _____</p>	<p>\$8,250.00</p>
Total Due	\$8,250.00

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

Thank you for your business!

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures October 2016 For Board Approval

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

The total items being presented: **\$15,843.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2016 Through October 31, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	002058	90022	General/Monthly Legal Services 08/16	\$ 1,122.77
Johnson Engineering Inc	002059	20044888-001 Inv 106	General Engineering Services thru 09/18/16	\$ 1,548.75
Lake Masters Aquatic Weed Control, Inc.	002064	16-07718	Lake Maintenance 10/16	\$ 1,753.00
LCEC	002060	6571809552 09/16	Street Lights 3000 Magnolia Landing Ln 09/16	\$ 1,673.45
Magnolia Landing Golf, LLC	002061	730	Aerator/ Utility Cost 10/16	\$ 500.00
Magnolia Landing Golf, LLC	002061	733	Aerator 10/16	\$ 625.00
Rizzetta & Company, Inc.	002056	3632	District Management Fees 10/16	\$ 3,394.34
Rizzetta & Company, Inc.	002063	3725	Assessment Roll 2016-2017 FY	\$ 5,000.00
Rizzetta Technology Services, LLC	002057	INV0000001753	Website Hosting & Email Services 10/16	\$ 175.00
The Daily Breeze	002062	099054	Legal Advertising 09/16	<u>\$ 51.00</u>
Report Total				<u>\$ 15,843.31</u>

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

September 30, 2016

CFM Community Development District
c/o Rizzetta & Company
9428 Camden Pkwy
Riverview, FL 33578

Bill Number 90022
Billed through 08/31/2016

Date Rec'd Rizzetta & Co., Inc. OCT 04 2016
D/M approval [Signature] Date 10/21/16
Date entered OCT 05 2016
Fund 001 GL 51400 OC 3107
Check# _____

General Counsel/Monthly Meeting
CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

08/02/16	LCW	Confer with Robson regarding maintenance of preserve area.	0.10 hrs
08/03/16	MCE	Prepare letter regarding destruction of preserve lands; confer with Huber and Robson.	0.30 hrs
08/03/16	JEM	Prepare correspondence to Lawson regarding Crosswater parcel transfers; prepare correspondence to Dady.	0.80 hrs
08/04/16	JEM	Review correspondence from Dady; reply to same; confer with Dady and Wasser; prepare correspondence to Dady and Carena.	1.10 hrs
08/08/16	JEM	Review issues regarding Windham/Magnolia Landing conveyances.	0.10 hrs
08/11/16	LCW	Review meeting minutes and provide comments to same.	0.20 hrs
08/15/16	KEM	Research status of adoption of budget and assessment resolutions.	0.10 hrs
08/17/16	KEM	Confirm adoption of meeting schedule.	0.10 hrs
08/19/16	JEM	Prepare correspondence to Dady regarding Crosswater conveyances from Windham/Magnolia.	0.10 hrs
08/24/16	KEM	Confirm adoption of meeting schedule.	0.10 hrs
08/30/16	JEM	Confer with Dady; prepare correspondence to Lawson; confer with Lawson.	0.70 hrs
08/31/16	JEM	Prepare correspondence to Lawson.	0.10 hrs
08/31/16	CNG	Prepare prompt payment memorandum, resolution and policies.	0.10 hrs
Total fees for this matter			\$1,098.00

DISBURSEMENTS

Document Reproduction	0.50
United Parcel Service	24.27
Total disbursements for this matter	\$24.77

MATTER SUMMARY

Gates, Clark N.	0.10 hrs	215 /hr	\$21.50
Merritt, Jason E.	2.90 hrs	305 /hr	\$884.50
Ibarra, Katherine E. - Paralegal	0.30 hrs	125 /hr	\$37.50
Whelan, Lindsay C.	0.30 hrs	225 /hr	\$67.50
Eckert, Michael C.	0.30 hrs	290 /hr	\$87.00

TOTAL FEES	\$1,098.00
TOTAL DISBURSEMENTS	\$24.77

TOTAL CHARGES FOR THIS MATTER **\$1,122.77**

BILLING SUMMARY

Gates, Clark N.	0.10 hrs	215 /hr	\$21.50
Merritt, Jason E.	2.90 hrs	305 /hr	\$884.50
Ibarra, Katherine E. - Paralegal	0.30 hrs	125 /hr	\$37.50
Whelan, Lindsay C.	0.30 hrs	225 /hr	\$67.50
Eckert, Michael C.	0.30 hrs	290 /hr	\$87.00

TOTAL FEES	\$1,098.00
TOTAL DISBURSEMENTS	\$24.77

TOTAL CHARGES FOR THIS BILL **\$1,122.77**

Please include the bill number on your check.

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046 Fax: 239.334.3661

Invoice

September 26, 2016
 Project No: 20044888-001
 Invoice No: 106
 FEID #59-1173834

Project Manager David Robson

Date Rec'd Rizzetta & Co., Inc. SEP 29 2016

Accounts Payable
 CFM CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614

D/M approval [Signature] Date 10/11/16

Date entered OCT 06 2016

Fund 601 GL 51300 OC 3103

Check# _____

Project 20044888-001 CFM CDD General Engineering

Professional Services through September 18, 2016

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount
Engineer VI				
Robson, David	8/16/2016	1.00	150.00	150.00
Review pavement repair nees with District Manager.				
Robson, David	8/17/2016	1.00	150.00	150.00
Contact Pavement contractors re proposal for repairs.				
Robson, David	8/23/2016	2.50	150.00	375.00
Draft bid pakage preparation.				
Robson, David	8/26/2016	2.00	150.00	300.00
Draft bid pakage preparation.				
Robson, David	8/30/2016	2.00	150.00	300.00
Finalize and distribute Mitigation RFP.				
Robson, David	9/15/2016	1.50	150.00	225.00
Attend Board of Supervisor meeting.				
Technician II				
Keen, Cynthia	8/30/2016	.50	65.00	32.50
CFM CDD 2016 Mitigation Request for Proposal finalized draft per D Robson				
Keen, Cynthia	9/8/2016	.25	65.00	16.25
Board of Supervisor's information to D Hume				
Totals		10.75		1,548.75
Total Labor				1,548.75
Total this Phase				\$1,548.75
Total this Invoice				\$1,548.75

Invoice

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

DATE	INVOICE #
10/1/2016	16-07718

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

RECEIVED

Date Rec'd Rizzetta & Co., Inc. OCT 03 2016

D/M approval 10/7/16 Date Belinda Blandon

Date entered OCT 06 2016

Fund 001 GL 53800 OC 4605

Check # _____

Digitally signed by Belinda Blandon
 DN: cn=Belinda Blandon, o=Rizzetta & Company, ou=District Manager, email=bblandon@rizzetta.com, c=US
 Date: 2016.10.06 15:15:28 -0400

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



We are working hard to keep rates competitive!
In July, rates were decreased for the fifth time in three years.

Explanation of charges on reverse side. Page 1 of 1

09/23/16 5:33:19

Customer Name: CFM COMMUNITY DEVELOPMENT DISTRICT
Account Number: 6571809552

Due Date: 10/18/2016

Account Summary as of September 27, 2016

Previous Balance	1673.45
Payment Received - 09/12/2016	-1673.45
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1673.45
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,673.45

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

SA ID# 6571809975 Security Lt-Comm

Service From 08/27/2016 to 09/27/2016

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 \$0.0063)	19.13
Summary Of Light Related Charges	338.15
Summary Of Non Electric Fixtures	663.16
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.50
Franchise Fee-Unincorporated Lee Co. Government	75.14
Current Charge Subtotal	\$1,673.45

Date Rec'd Rizzetta & Co., Inc. OCT 04 2016
 D/M approval [Signature] Date 10/27/16
 Date entered OCT 06 2016
 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	\$1,673.45	\$1,673.45	10/18/2016	

Please detach and return with your payment. Make checks payable to LCEC. Checks must be in U.S. funds and drawn on a U.S. bank.

ACCOUNT NUMBER: 6571809552

ADDRESSEE

3190 1 MB 0.416 26-14



CFM COMMUNITY DEVELOPMENT DISTRICT
CFM COMMUNITY DEVELOPMENT DISTRICT
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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 #
10/31/2016	730

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

Due Date	Billing Period
10/31/2016	October 2016

Quantity	Description	Rate	Amount	
1	Utility Cost	500.00	500.00	
<p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>SEP 27 2016</u> D/M approval <u>[Signature]</u> Date <u>10-4-16</u> Date entered <u>SEP 27 2016</u> Fund <u>001</u> GL <u>53100</u> OC <u>4304</u> Check # _____</p>			Total	\$500.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
10/31/2016	733

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

Due Date	Billing Period
10/31/2016	October 2016

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use	625.00	625.00
		RECEIVED	
		Date Rec'd Rizzetta & Co., Inc. <u>SEP 23 2016</u>	
		D/M approval <u>[Signature]</u> Date <u>10-4-16</u>	
		Date entered <u>SEP 27 2016</u>	
		Fund <u>001</u> GL <u>538000C 4614</u>	
		Check # _____	
Total			\$625.00

RIZZETTA & COMPANY, INC.
 Suite 200
 5020 W Linebaugh Avenue
 Tampa, FL 33624

Invoice

DATE	INVOICE NO.
10/1/2016	3632

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 October 1, 2016 through October 31, 2016			
	RECEIVED			
	Date Rec'd Rizzetta & Co., Inc. <u>SEP 28 2016</u>			
	D/M approval <u>[Signature]</u> Date <u>10-4-16</u>			
	Date entered <u>SEP 29 2016</u>			
	Fund <u>001</u> GL <u>51300</u> OC <u>*</u>			
	Check # _____			

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

RIZZETTA & COMPANY, INC.

Suite 200
 5020 W Linebaugh Avenue
 Tampa, FL 33624

Invoice

DATE	INVOICE NO.
10/10/2016	3725

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
AR	<p>PROFESSIONAL FEES:</p> <p>Assessment Roll</p> <p>Services related to the Assessment Roll preparation for the 2016-2017 fiscal year</p> <p>Date Rec'd Dist Office <u>OCT 10 2016</u></p> <p>DM Approval <u>[Signature]</u> Date <u>10/17/16</u></p> <p>Date Entered <u>OCT 13 2016</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3111</u></p> <p>Check # _____</p>		5,000.00	5,000.00

Total	\$5,000.00
--------------	-------------------

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

Invoice

Date	Invoice #
10/1/2016	INV0000001753

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
October		00545

Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
Subtotal			\$175.00
Total			\$175.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 26 2016
 D/M approval [Signature] Date 10-4-16
 Date entered SEP 27 2016
 Fund 001 GL 51300 OC 5103
 Check # _____



BREEZE NEWSPAPERS

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

STATEMENT NUMBER	BILLING DATE
099054	9/30/16
ACCOUNT NUMBER	BILLING PERIOD
L03434	SEPTEMBER 2016
TOTAL AMOUNT DUE	
51.00	

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
9	000104144	PREVIOUS BALANCE				0.00
	PRINTED IN:	Notice of Public Mee				51.00
	BZ	DAILY BREEZE				
		OB FMB OBSERVER				

Date Rec'd Rizzetta & Co., Inc. OCT 06 2016
 D/M approval [Signature] Date 10/7/16
 Date entered OCT - 6 2016
 Fund 061 GL51300 004801
 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	51.00	.00	51.00	.00	.00	.00	51.00

STATEMENT NUMBER	BILLING DATE	TERMS
099054	9/30/16	Balance due upon receipt of this invoice/statement
ACCOUNT NUMBER	BILLING PERIOD	
L03434	SEPTEMBER 2016	
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

09/07/2016 1:24:59PM

33912

No: 104144

Phone: 813 933-5571

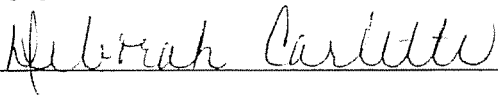
Ad No 104144	Customer No: L03434	Start Date 09-07-2016	Stop Date 09-07-2016	Category: Legals		Classification: MISCELLANEOUS				
Order No	Rate: LA	Lines: 102	Words: 343	Inches: 9.92		Cost 51.00	Payments .00	Balance 51.00		
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire			
		<table border="1"> <tr> <th align="center">Identifier</th> </tr> <tr> <td> Notice of Public Meeting CFM Community Development District The regular meeting of the Board of Supervisors of the CFM Community Development </td> </tr> </table>			Identifier	Notice of Public Meeting CFM Community Development District The regular meeting of the Board of Supervisors of the CFM Community Development	Date Rec'd Rizzetta & Co., Inc. SEP 12 2016 CFM approval _____ Date _____ Date entered _____ Fund _____ GL _____ OC _____ Check# _____			
Identifier										
Notice of Public Meeting CFM Community Development District The regular meeting of the Board of Supervisors of the CFM Community Development										
		* = Extend Expiration Date								

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

Affidavit of Publication

State of Florida
County of Lee

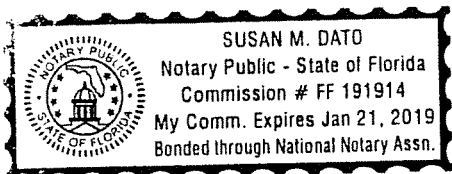
Before the undersigned authority personally appeared Deborah Carletti, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Public Meeting CFM Community Development District, as published in said newspaper in the issues, September 7, 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.



SWORN TO AND SUBSCRIBED before me this
September 7, 2016
Notary Public



104144



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

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on Thursday, 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. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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, Belinda Blandon, 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.

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

A person who decides to appeal any decision made 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.

Belinda Blandon
District Manager
Run date: 09/07/16
104144

Tab 3

RESOLUTION 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, 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 the Lee County, Florida; and

WHEREAS, pursuant to Section 190.006(2)(a), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the Community Development District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 17, 2016, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____ Votes

Section 2. In accordance with Section 190.006(2)(a), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, the above-named persons are declared to have been elected for the following terms of office:

_____ 4 Year Term, Seat 5

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

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2016.

**LUCAYA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

November 17, 2016 Minutes of Landowner Meeting

Tab 4

RESOLUTION 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS 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 of the District desires to re-designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Belinda Blandon is appointed Assistant Secretary.

Section 4. This Resolution shall not supersede any appointments made by the Board other than those specified in Sections 1, 2 and 3.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2016.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST SECRETARY

Tab 5

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: Board of Supervisors
CFM Community Development District

From: Mike Eckert

Date: September 9, 2016

Re: Prompt Payment Policies and Procedures

The purpose of this memorandum is to outline the CFM Community Development District's ("District") responsibilities under the Local Government Prompt Payment Act (Chapter 218, Part VII, Florida Statutes) ("Act"). The Act requires districts to establish procedures for marking payment requests or invoices as "received" and to establish dispute resolution procedures in the event a dispute occurs between a district and a contractor.

The accompanying proposed resolution and policy ("Prompt Payment Policies and Procedures") sets forth specific policies and procedures to ensure timely payment to vendors or contractors providing goods or services to the District and to provide guidance in contracting matters. The Prompt Payment Policies and Procedures will provide more protection for the District by establishing a process to deny and resolve instances of improper invoices such as an invoice for goods or services that fail to meet the contract requirements. As required by the Act, the Prompt Payment Policies and Procedures delineate the procedure for accepting and calculating the date of payment for construction services and non-construction goods and services.

If you have questions regarding the Prompt Payment Act, or the attached proposed Resolution and Prompt Payment Policies and Procedures, please do not hesitate to contact me.

RESOLUTION 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 218, Florida Statutes, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District (the “Board”) accordingly finds that it is in the best interests of the District to establish by resolution the Prompt Payment Policies and Procedures attached hereto as **Exhibit A** for immediate use and application.

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

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend them; provided, however, that as the provisions of Chapter 218, Florida Statutes, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. All District resolutions, policies or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed, except as noted below.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2016.

ATTEST:

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

CFM COMMUNITY DEVELOPMENT DISTRICT

Prompt Payment Policies and Procedures **In Accordance With the Local Government Prompt Payment Act** **Chapter 218, Part VII, Florida Statutes**

_____, 2016

CFM Community Development District
Prompt Payment Policies and Procedures

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	C. Contractor or Provider of Construction Services	1
	D. Date Stamped	1
	E. Improper Invoice	2
	F. Improper Payment Request	2
	G. Non-Construction Goods and Services	2
	H. Proper Invoice	2
	I. Proper Payment Request	2
	J. Provider	2
	K. Purchase	2
	L. Vendor	2
IV.	Proper Invoice/Payment Request Requirements	3
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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, Florida Statutes) (“PPA”), the purpose of the CFM Community Development District (“District”) Prompt Payment Policies and Procedures (“Policies & Procedures”) is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method, which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the

Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is 85-8012507724C-9. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone (239) 936-0913, email BBlandon@rizzetta.com, Fax (239) 936-1815).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date
4. Invoice number
5. The "Bill To" party must be the District or the Board, or other entity approved

- in writing by the Board of the District Manager
6. Project name (if applicable)
 7. In addition to the information required in Section IV.D.1-6 above, invoices involving the purchase of goods should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
 8. In addition to the information required in Section IV.D.1-6 above, invoices involving the purchase of services should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
 9. Any applicable discounts
 10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV.A.-D., above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Contractor.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District's Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

1. **Mailing and Drop Off Address**
CFM Community Development District
c/o Accounts Payable
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
2. **Email Address**
BBlandon@rizzetta.com

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

1. **Receipt of Proper Invoice**
Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.
2. **Receipt of Improper Invoice**
If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:
 - a. On which delivery of personal property is fully accepted by the District;
 - b. On which services are completed and accepted by the District;
 - c. On which the contracted rental period begins (if applicable); or
 - d. On which the District and the Vendor agree in a written agreement that provides payment due dates.
3. **Rejection of an Improper Invoice**
The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

1. Be provided in writing;
2. Specify any and all known deficiencies; and
3. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Contractor may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Contractor shall identify the Agent to which the Contractor shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Contractor's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.

b. The District's rejection of the Improper Payment Request must:

1. Be provided in writing;
2. Specify any and all known deficiencies; and

3. State actions necessary to correct the Improper Invoice.

c. If a Contractor submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in § 218.735, Fla. Stat., for Construction Services, and § 218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Contractor

If a dispute between the District and a Contractor cannot be resolved following resubmission of a payment request by the Contractor, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.
2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In

addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.

4. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
5. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.
6. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§ 218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, § 218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§ 218.74 (4), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month, or the rate specified by agreement, whichever is greater. The Contractor must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§ 218.735 (8)(i), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§ 218.78, Fla. Stat.).