

CFM COMMUNITY DEVELOPMENT DISTRICT

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

**CFM
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
NOVEMBER 19, 2015**

CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA November 19, 2015 at 11:00 a.m.

At the office of 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	Kristen Suit	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Hopping Green & Sams, P.A.
District Engineer	David K. Robson	Johnson Engineering, Inc.

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

The District Agenda is comprised of five different sections:

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

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

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

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

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

www.cfmcd.org

November 11, 2015

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, November 19, 2015 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc. located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the advance agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on September 17, 2015 Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures For the Month of September and October 2015 Tab 2
- 4. BUSINESS ITEMS**
 - A. Discussion Regarding Locations of the Recently Installed No Trespassing Signs..... Tab 3
 - B. Consideration of Proposals for Initial Treatment of Conservation Areas Tracts F and L..... Tab 4
 1. Earth Balance
 2. Lake Masters
 - C. Consideration of Resolution 2016-01, Confirming District's Intent To Provide Financial Assurances..... 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,

Kristen Suit

Kristen Suit
District Manager

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

Present and constituting a quorum:

Mike Dady	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Vice Chairman (via speaker phone)
Brian Wasser	Board Supervisor, Assistant Secretary
Leah Popelka	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
David Robson	District Engineer, Johnson Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Suit opened the floor to public comments.

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

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

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

THIRD ORDER OF BUSINESS

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

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

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 20, 2015, as amended, for CFM Community Development District.

FOURTH ORDER OF BUSINESS

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

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

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

FIFTH ORDER OF BUSINESS

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

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

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

SIXTH ORDER OF BUSINESS

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

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

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

SEVENTH ORDER OF BUSINESS

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

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

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

EIGHTH ORDER OF BUSINESS

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

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

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

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

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

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

NINTH ORDER OF BUSINESS

**Consideration of Insurance Renewal
Proposal**

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

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

TENTH ORDER OF BUSINESS

Staff Reports

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

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

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

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

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

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

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

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

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

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

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures September 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2015 through September 30, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,676.96**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2015 Through September 30, 2015

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brian J. Wasser	001910	BW091715	Board of Supervisors Meeting 09/17/15	\$ 200.00
Egis Insurance Advisors, LLC	001908	P-2015-08-000696	FL Insurance Alliance Pkg 10/1/15-10/1/16	\$ 7,796.00
Hopping Green & Sams	001901	83578	General/Monthly Legal Services 07/15	\$ 3,321.09
Johnson Engineering Inc	001904	20044888-001 Inv 94	General Engineering Services thru 08/16/15	\$ 4,363.75
LCEC	001905	6571809552 08/15	Street Lights 3000 Magnolia Landing Ln 08/15	\$ 1,686.25
Leah Popelka	001909	LP091715	Board of Supervisors Meeting 09/17/15	\$ 200.00
Magnolia Landing Golf, LLC	001902	558	Lighting at Front Gate	\$ 425.00
Michael Dady	001907	MD091715	Board of Supervisors Meeting 09/17/15	\$ 200.00
Rizzetta & Company, Inc.	001903	1962	District Management Fees 09/15	\$ 3,394.33
The Breeze Corporation	001906	089059	Acct # L03434 Legal Advertising 08/15	\$ 90.54
Report Total				<u>\$ 21,676.96</u>

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: September 17, 2015

Name of Board Supervisor	Check if present	Travel Reimbursement
*Mike Dady	X	
*Brian Wasser	X	
*Bob Bishop		
*John Blakley		
*Leah Popelka	X	

*Supervisors to be paid if present

**Kristen Suet*

Date Rec'd Rizzetta & Co., Inc. SEP 22 REC'D

D/M approval * Date

Date entered SEP 23 2015

Fund 001 GL 51100 OC 1101

Check #

EGIS INSURANCE ADVISORS LLC

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



Date: August 26, 2015

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

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

Please note new payment remittal details below

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

Please Make Check Payable To:

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

Print Date: August 26, 2015

SEP 17 REC'D

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

D/M approval KS Date _____

Date entered SEP 17 2015

Fund 001 GL 15500 OC _____

Check # _____

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

August 24, 2015

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

Bill Number 83578
Billed through 07/31/2015

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

07/01/15	LCW	Confer with staff regarding agenda for board meeting.	0.20 hrs
07/02/15	LCW	Review draft meeting agenda and notice advertisement; confer with Suit regarding rescheduling of July board meeting.	0.20 hrs
07/08/15	MGC	Review and analyze drawing from surveyor; confer with Robson regarding same and next steps.	0.80 hrs
07/08/15	LCW	Review correspondence regarding status of legal descriptions for certain developer-owned property; review rescheduled meeting advertisement.	0.20 hrs
07/14/15	LCW	Review rescheduled board meeting tentative agenda.	0.10 hrs
07/16/15	MGC	Confer with Robson regarding gap areas and effect on utility easements.	0.20 hrs
07/17/15	MGC	Review property appraiser's website regarding legal description gaps between Long Pond road and adjacent ownership; confer with Robson regarding same.	0.90 hrs
07/20/15	LCW	Confer with Wasser regarding wildlife trapping; review correspondence regarding scope of lake maintenance agreement; prepare agreement for same; prepare for board meeting.	0.80 hrs
07/21/15	MGC	Review Magnolia Landing unit two plat and exhibit regarding legal description gaps between Long Pond road and adjacent ownership; prepare notes regarding same; confer with Robson regarding same; prepare quit-claim deeds.	3.90 hrs
07/21/15	JEM	Review title issues regarding strips lying between CDD roadways and platted lots.	0.20 hrs
07/21/15	LCW	Review correspondence regarding scope of aquatic maintenance proposal; revise agreement regarding same; review correspondence regarding solicitation of mitigation maintenance proposals and preparation of exhibits for same.	0.90 hrs
07/22/15	MGC	Research legal description gaps along Magnolia Landing Lane; review prior deeds to Wyndam Magnolia, D.R. Horton, and the Magnolia Landing unit two plat regarding gap areas along Long Pond road (land swap 5) and Magnolia Landing Lane (land swap 7).	2.30 hrs

07/22/15	JEM	Review title issues regarding conveyance of right-of-way strips.	0.40 hrs
07/22/15	LCW	Review correspondence with property appraiser regarding ownership correction of district pond parcels on website.	0.10 hrs
07/22/15	KEM	Confer with property appraiser regarding incorrect ownership of certain ponds.	0.40 hrs
07/23/15	MGC	Confer with Robson regarding gap areas and request for legal description; confer with Williams to request cost estimate and timeframe for preparation of an ownership and encumbrance report.	0.70 hrs
07/23/15	LCW	Research alligator trapping regulations.	1.10 hrs
07/23/15	KEM	Confer with property appraiser regarding incorrect ownership of certain ponds.	0.10 hrs
07/28/15	MGC	Confer with Gainous regarding ownership and encumbrance report; confer with Dady regarding same.	0.90 hrs
07/28/15	LCW	Review correspondence regarding cancellation of rescheduled board meeting; confer with Robson regarding status of NPDES audit; review correspondence regarding receipt of pesticide applicator permit from community contractors; confer with staff regarding proposals for conservation area maintenance; confer with Dady regarding ownership and encumbrances report for certain common areas.	1.20 hrs
07/30/15	LCW	Revise exhibit to aquatic maintenance agreement; research statutes regarding board seats up for general election in 2016; confer with Hardwick regarding same.	0.90 hrs
Total fees for this matter			\$3,321.00

DISBURSEMENTS

Long Distance	0.09
Total disbursements for this matter	\$0.09

MATTER SUMMARY

Merritt, Jason E.	0.60 hrs	245 /hr	\$147.00
Ibarra, Katherine E. - Paralegal	0.50 hrs	125 /hr	\$62.50
Whelan, Lindsay C.	5.70 hrs	180 /hr	\$1,026.00
Collazo, Mike	9.70 hrs	215 /hr	\$2,085.50
TOTAL FEES			\$3,321.00
TOTAL DISBURSEMENTS			\$0.09

TOTAL CHARGES FOR THIS MATTER**\$3,321.09****BILLING SUMMARY**

Merritt, Jason E.	0.60 hrs	245 /hr	\$147.00
Ibarra, Katherine E. - Paralegal	0.50 hrs	125 /hr	\$62.50
Whelan, Lindsay C.	5.70 hrs	180 /hr	\$1,026.00

Collazo, Mike

9.70 hrs

215 /hr

\$2,085.50

TOTAL FEES

\$3,321.00

TOTAL DISBURSEMENTS

\$0.09

TOTAL CHARGES FOR THIS BILL**\$3,321.09****Please include the bill number on your check.**

RECEIVED
AUG 26 2015
Mike Hertz Hizzetta & Co., Inc.
J/M approval MS Date
Date entered AUG 27 2015
Fund 001 GL 51400 OC 3107
Check #

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

Invoice

Project Manager David Robson

August 26, 2015
Project No: 20044888-001
Invoice No: 94

FEID #59-1173834

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

Project 20044888-001 CFM CDD General Engineering

Professional Services through August 16, 2015

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount
Engineer IX				
Tilton, Andrew	8/10/2015	.75	190.00	142.50
Respond to questions by bidders on contract.				
Tilton, Andrew	8/13/2015	.50	190.00	95.00
Email response to contractor questions.				
Engineer VI				
Robson, David	7/13/2015	1.50	150.00	225.00
Review Common area legal description and update m Collazo, HGS.				
Robson, David	7/16/2015	1.00	150.00	150.00
Coordinate Conservation Easement exhibit revision for Tracts F & L.				
Robson, David	7/17/2015	1.00	150.00	150.00
Provide District Manager with updated lake list, Parcel IDs, and lake exhibit.				
Robson, David	7/20/2015	1.50	150.00	225.00
Update lake list and provide parcel ID for K Suit.				
Robson, David	7/21/2015	1.00	150.00	150.00
Conference call with M Collazo re Unit C Common Area legal descriptions.				
Robson, David	7/21/2015	2.00	150.00	300.00
Prepare draft Conservation Area Maintenance RFP and rview revised exhibit				
Robson, David	7/23/2015	1.50	150.00	225.00
Distribute Conservation Area Maintenance to five vendors and respond to questions.				
Robson, David	7/24/2015	2.50	150.00	375.00
Onsite meeting with Lakes and Wetland re conservation area maintenance.				
Robson, David	7/27/2015	1.00	150.00	150.00
Provide District Mgr and district Council with NPDES Audit letter resonse actions.				
Robson, David	7/31/2015	2.00	150.00	300.00
Onsite meeting with D Hormann, LakeMasters re CA maintenance RFP.				

Project	20044888-001	CFM CDD General Engineering			Invoice	94
	Robson, David	8/3/2015	.80	150.00	120.00	
	CA RFP Bid Response review and contact Lakes and Wetland for clarification.					
	Robson, David	8/5/2015	.50	150.00	75.00	
	Flagpole installation coordination.					
	Robson, David	8/6/2015	1.00	150.00	150.00	
	Conservation RFP Bid Response Summary preparation and send to K Suit.					
GIS Consultant III	Lohr, Paul	7/13/2015	.75	135.00	101.25	
	Babcock marsh bird surveys. Add Marsh Bird Survey Stations to mobile map. Requested by LeAnne Cooper.					
	Lohr, Paul	7/16/2015	3.25	135.00	438.75	
	CFM CDD. Working on Tracts F and L. Check COGO'd boundaries for Tracts F and L against JEL plat drawings. Phone call with Mike Lohr to verify that procedures for adding Tracts F and L were adequate. Add tracts to Conservation Areas Map, update table on map. Requested by David Robson.					
	Lohr, Paul	7/16/2015	1.25	135.00	168.75	
	CFM CDD. Working on Tracts F and L. Check legal description, COGO in tracts from plat book. Requested by David Robson.					
	Lohr, Paul	7/17/2015	1.00	135.00	135.00	
	CFM CDD. Determine what the difference is between Land Swap parcel 1 and Conservation Area 1 since the acreages are different. Check CA 1 legal description against boundary in CAD base map. Requested by David Robson.					
	Lohr, Paul	7/21/2015	1.00	135.00	135.00	
	CFM CDD. Label Heron's Glen Tract F and Tract L. Add note to table explaining that F and L are not owned by CFM CDD. Requested by David Robson.					
	Lohr, Paul	7/21/2015	.25	135.00	33.75	
	CFM CDD. Remove 100' buffers from Conservation Map. Requested by David Robson.					
Principal GIS Consultant	Lohr, Michael	7/15/2015	.50	170.00	85.00	
	Cons Easement F and L, coord mapping					
	Lohr, Michael	7/17/2015	1.00	170.00	170.00	
	Updating easement exhibit and questions.					
	Lohr, Michael	7/21/2015	.50	170.00	85.00	
	Review updates to conservation area exhibit.					
Technician II	Keen, Cynthia	7/28/2015	.25	65.00	16.25	
	Conservation Area RFP to B Wasser					
	Keen, Cynthia	7/29/2015	.50	65.00	32.50	
	Locate As-Built drawings to begin Drainage Structures/Outfalls Inventory List (DKR)					
	Keen, Cynthia	8/5/2015	.50	65.00	32.50	
	CFM CDD Record Drawings for stormwater management inventory					
	Keen, Cynthia	8/10/2015	.50	65.00	32.50	
	Walker Exotics revised proposal & spreadsheet update to K Suit per D Robson; Brazilian pepper removal question/reply to EarthBalance;					
	Keen, Cynthia	8/11/2015	.25	65.00	16.25	
	Email correspondence w/K Hardwick on proposals rec'd to date for inclusion in Agenda book					
	Keen, Cynthia	8/13/2015	.50	65.00	32.50	
	Email & phone conference with B Wasser re RFP questions by EarthTech					

Project	20044888-001	CFM CDD General Engineering	Invoice	94
Keen, Cynthia	8/14/2015	.25 65.00	16.25	
EarthBalance proposal & updated spreadsheet to K Suit per D Robson				
Totals		30.80	4,363.75	
Total Labor				4,363.75
		Total this Phase		\$4,363.75
		Total this Invoice		\$4,363.75

AUG 31 2015
 Date Rec'd Hizzetta & Co., Inc. _____
 O/M approval KS Date _____
 Date entered _____ SEP 01 2015
 Fund 001 GL 51300.00 3103
 Check # _____

Customer Name: CFM COMMUNITY DEVELOPMENT DISTRICT

Account Number: 6571809552

Due Date: 09/17/2015

Account Summary as of August 27, 2015

Previous Balance	1670.11
Payment Received - 08/19/2015	-1670.11
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1686.25
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,686.25

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

SA ID# 6571809975 Security Lt-Comm

Service From 07/28/2015 to 08/27/2015

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
2 units 100 HPS Light Energy Charge at \$4.49 each	6.37
2 units 100 HPS Light Fixture Charge at \$5.67 each	8.05
Power Cost Adj. (3,009.2899 kWh at \$0.01225)	36.86
Summary Of Light Related Charges	353.27
Summary Of Non Electric Fixtures	659.87
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.90
Franchise Fee-Unincorporated Lee Co. Government	75.71
Current Charge Subtotal	\$1,686.25

Date Rec'd Rizzetta & Co., Inc. **AUG 31 2015**
M approval **KS** Date _____
Date entered **SEP 01 2015**
Fund **001** GL **53100** OC **4307**
Thank # _____

tear here

tear here

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

Page 1 of 1

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



Past Due/Prev Balance	Current Charges	Total Amount Due	Current Charges Due	Amount Paid
\$0.00	\$1,686.25	\$1,686.25	09/17/2015	1686.25

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

3199 1 MB 0.436 27-14



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 #
8/26/2015	558

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

Due Date	Billing Period
8/26/2015	

Quantity	Description	Rate	Amount
1	Lighting at Front Gate	425.00	425.00
Date Rec'd Rizzetta & Co., Inc. <u>AUG 27</u> REC'D D/M approval <u>KS</u> Date _____ Date entered <u>AUG 27</u> 2015 Fund <u>001</u> GL <u>52900</u> OC <u>4700</u> Check # _____			
Total			\$425.00

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

DATE	INVOICE NO.
9/1/2015	1962

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		<i>*</i>	
ADMIN	Administrative Services		3101 1,545.00	1,545.00
ACTG	Accounting Services		3100 515.00	515.00
FC	Financial Consulting Services		3201 1,236.00	1,236.00
			3111 98.33	98.33
	Services for the period September 1, 2015 through September 30, 2015			
	Date Rec'd Rizzetta & Co., Inc. <u>AUG 25 REC'D</u>			
	D/M approval <u>HS</u> Date _____			
	Date entered <u>AUG 27 2015</u>			
	Fund <u>001</u> GL <u>51300</u> OC <u>*</u>			
	Check # _____			

Total	\$3,394.33
--------------	-------------------

**BREEZE NEWSPAPERS**

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

STATEMENT NUMBER	BILLING DATE
089059	8/31/15
ACCOUNT NUMBER	BILLING PERIOD
L03434	AUGUST 2015
TOTAL AMOUNT DUE	
90.54	

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
14	000099869	PREVIOUS BALANCE				44.50
	PRINTED IN:	CFM COMMUNITY DEVELO				90.54
17	AD99996	BZ,OB PAYMENT THANK YOU				44.50-
		BZ DAILY BREEZE OB FMB OBSERVER				
<p style="text-align: right;">SEP 03 REC'D</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>KS</u> Date <u>SEP 03 2015</u></p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>4801</u></p> <p>Check # _____</p>						

MESSAGE

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
.00	90.54	44.50	90.54	.00	.00	.00	90.54
STATEMENT NUMBER		BILLING DATE		TERMS Balance due upon receipt of this invoice/statement			ADVERTISING INVOICE/STATEMENT BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306
089059		8/31/15					
ACCOUNT NUMBER		BILLING PERIOD					
L03434		AUGUST 2015					
CONTRACT INFORMATION							
EXPIRATION DATE		REQUIREMENT		NAME OF ADVERTISER			
				CFM CDD			
CURRENT MONTH		CUMULATIVE		SALESPERSON			
				SUSAN DATO			

ADVERTISING
INVOICE/STATEMENT

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

Classified/Legal Advertising Invoice

The Breeze Legals

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

CFM/CDD

9530 MARKETPLACE ROAD

SUITE 206

FORT MYERS, FL

08/05/2015 1:22:23PM

33912

No: 99869

Phone: 813 933-5571

Ad No 99869	Customer No: L03434	Start Date 08-05-2015	Stop Date 08-12-2015	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 103	Words: 346	Inches: 10.01		Cost 90.54	Payments .00	Balance 90.54
Publications ... Runs Breeze Legals ... 2 Online Legals ... 2		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number		Card Expire
		<div style="border: 1px solid black; padding: 5px; margin: 5px;"><p style="text-align: center;">Identifier</p><p>CFM COMMUNITY DEVELOPMENT DISTRICT</p><p>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2015/2016</p></div> <div style="text-align: right; margin-top: 20px;"><p><i>AUG 14 2015</i></p><p>Date Rec'd Rizzetta & Co., Inc. _____</p><p>O/M approval _____ Date _____</p><p>Date entered _____</p><p>Fund _____ GL _____ OC _____</p><p>Bank # _____</p></div>						
		*=Extend Expiration Date						

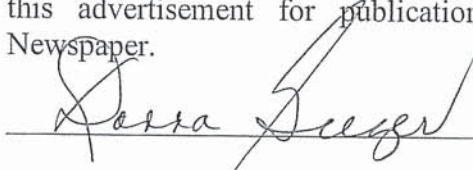
**CAPE CORAL BREEZE
PUBLISHED CAPE CORAL, FLA**

Affidavit of Publication

State of Florida


County of Lee

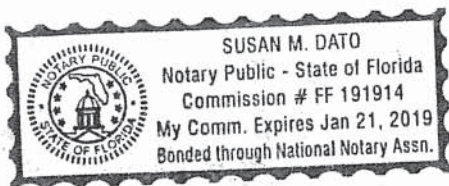
Before the undersigned authority personally appeared Donna Guyer, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of CFM Community Development District, as published in said newspaper in the issues, August 5, 12, 2015. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.



SWORN TO AND SUBSCRIBED before me this
August 12, 2015

Notary Public


99869



CFM COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2015/2016
BUDGETS; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors of the CFM Community Development District will hold a public hearing on Thursday, August 20, 2015 at 11:00 a.m. at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 for the purpose of hearing comments and objections on the adoption of the budgets of the District for Fiscal Year 2015/2016. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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) 936-0913 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

Kristen Suit
District Manager
Run Dates: 8/5/15 & 8/12/15
99869

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures October 2015 For Board Approval

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

The total items being presented: **\$27,660.37**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2015 Through October 31, 2015

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A-Flag-It LLC	001921	2344	Flag Pole Permitting & Engineering Bal Due	\$ 1,122.50
Department of Economic Opportunity	001918	32933	Special District Fee FY 2015/2016	\$ 175.00
Hopping Green & Sams	001911	83888	General/Monthly Legal Services 08/15	\$ 5,017.78
Hopping Green & Sams	001922	84486	General/Monthly Legal Services 09/15	\$ 2,965.88
Johnson Engineering Inc	001914	20044888-001 Inv 95	General Engineering Services thru 09/13/15	\$ 2,010.00
Lake Masters Aquatic Weed Control, Inc.	001915	15-08123	Lake Maintenance 09/15	\$ 1,753.00
LCEC	001916	6571809552 09/15	Street Lights 3000 Magnolia Landing Ln 09/15	\$ 1,692.87
Magnolia Landing Golf, LLC	001912	556	Aerator 09/15	\$ 625.00
Magnolia Landing Golf, LLC	001912	557	Utility Cost 09/15	\$ 500.00
Magnolia Landing Golf, LLC	001923	571	Aerator 10/15	\$ 625.00
Magnolia Landing Golf, LLC	001923	572	Utility Cost 10/15	\$ 500.00
Magnolia Landing Golf, LLC	001923	575	Aerator GFI Repair	\$ 60.00
Rizzetta & Company, Inc.	001913	2190	District Management Fees 10/15	\$ 3,394.34
Rizzetta & Company, Inc.	001920	2331	Assessment Roll Preparation 2015/2016	\$ 5,000.00
Rizzetta Technology Services, LLC	001917	INV0000000378	Website development, Hosting & Email	\$ 2,175.00
The Daily Breeze	001919	099063	Acct # L03434 Legal Advertising 09/15	\$ 44.00
Report Total				<u>\$ 27,660.37</u>

"LIVING THE ALL AMERICAN DREAM"

A FLAG IT

Flagpole Installation & Repair - Flags - Signs - Banners

CALL TODAY! - (239) 495-2080

Bill To

CFM,CDD

RE: MAGNOLIA LANDING

9530 Marketplace Rd. Ste#206

Ft. Myers, FL 33912

INVOICE

Invoice No.

2344

Date

P.O. Number

08/24/15

aflagit1@aol.com

Item	Description	Quantity	Rate	Amount
INSTALLATION FLAGPOLE	INSTALLATION FLAGPOLE of ECA35 (owner provided) includes all materials-concrete,sand,wedges, etc. and rigging of one flag.	1	1,695.00	1,695.00
PERMITTING	permitting and engineering TO BEGIN PROCESS OF PERMITTING AND ENGINEERING WE MUST RECEIVE A DEPOSIT OF \$1,122.50 . PLEASE MAKE CHECKS TO: A FLAG IT LLC. Pd. deposit \$1122.50 ck # 001882 7/5/15 Balance due \$1122.50 emailed bill to ndhanpat@rizzetta.com 10/21/15	1	550.00	550.00

OCT 21 REC'D

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

D/M approval AKO Date _____

Date entered OCT 22 2015

Fund 001 GL 53900 OC 4045

Check # _____

A-FLAG-IT LLC.

27261 S. Riverside Dr. Bonita Springs, FL 34135

Off. 239-495-2080 Fax. 239-947-0620 www.aflagit.com

Subtotal \$2,245.00

Sales Tax (6.0%) \$0.00

Bal.

\$1122.50

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY
FY 2015/2016 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM

Invoice No.: 32933

Date Invoiced: 10/01/2015

Special District Accountability Program

Instructions: In accordance with Sections 189.064 and 189.018, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$175.00 LATE FEE: \$0.00 RECEIVED: \$0.00 FEE DUE, POSTMARKED BY 12/03/2015: \$175.00

District's Name, Registered Agent & Office*:

CFM Community Development District
Mr. William Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Telephone: (813) 933-5571
Fax: (813) 935-6212
Status*: Independent
Creation Document: On File
Map: On File
Last Update: 11/07/2014

Website:

E-mail: brizzetta@rizzetta.com

County(ies): Lee

Local Governing Authority*: Lee County

Function(s)*: Community Development

Date Established: 01/08/2002

Creation Documents*: County Ordinance 02-01

Statutory Authority*: Chapter 190, Florida Statutes

Board Selection*: Elected

Authority to Issue Bonds*: Yes

Revenue Source*: Assessments

RECEIVED
Date Rec'd Rizzetta & Co., Inc. OCT 06-2015
M/Approval RS Date OCT 08 2015
Date entered OCT 08 2015
Fund 001 GL 51300 OC 4902
Check # _____

*Explanations

Registered Agent: The person designated by the special district to accept due process on behalf of the special district
Status: Independent or Dependent - see Section 189.012, F.S.
Local Governing Authority: The governing body of a unit of local general-purpose government
Functions: The function/purpose of the special district
Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
Statutory Authority: The Florida Statute governing the function of the special district
Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
Authority to Issue Bonds: Yes or No
Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed. Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does _____ or does not _____ need to be changed.

Registered Agent's Signature: William Rizzetta Date: 10/6/2015

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2013/2014 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 12/03/2015 and,
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: _____ Date: _____

Department Use Only: _____ Verified and Approved _____ Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT.

DEO-SDAP-001 Effective 05/15/2014

DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY

Invoice No.: 32933

Date Invoiced: 10/01/2015

FY 2015/2016 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM RECEIPT

Postmarked Due Date: 12/03/2015

CFM Community Development District

ANNUAL FEE
\$175.00

LATE FEE
\$0.00

RECEIVED
\$0.00

FEE DUE
\$175.00

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

===== STATEMENT =====

September 18, 2015

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

Bill Number 83888
Billed through 08/31/2015

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

08/04/15	LCW	Confer with Dady regarding use agreement for community entrance features; confer with Suit regarding agenda items for board meeting; confer with Wasser regarding process for election of registered electors.	0.50 hrs
08/05/15	LCW	Confer with Dady regarding license agreement for maintenance of development entrance; prepare same; confer with Dutton regarding alligator harvesting programs.	1.40 hrs
08/06/15	LCW	Prepare license agreement for maintenance of development entrance; review draft agenda and provide comments.	1.00 hrs
08/11/15	LCW	Confer with staff regarding final revised lake maintenance proposal; confer with Wasser regarding resident inquiries; confer with Dady regarding 2016 election; confer with Carbonneau regarding alligator private lands program.	1.90 hrs
08/11/15	KEM	Research status of property appraiser corrections.	0.20 hrs
08/12/15	KEM	Research status of budget, audit and meeting schedule adoptions.	0.10 hrs
08/13/15	ETO	Review memoranda from Doty regarding draft letter from district to Corps demonstrating CDD commitment as alternative financial responsibility; review Corps financial responsibility regulations regarding same; revise letter regarding same.	1.60 hrs
08/13/15	LCW	Confer with Dady regarding response to request for additional information for U.S. Army Corps of Engineers permit; review and revise same.	1.50 hrs
08/14/15	LCW	Prepare for board meeting.	0.30 hrs
08/16/15	LCW	Prepare for board meeting.	1.40 hrs
08/17/15	LCW	Prepare for and travel to board meeting.	1.00 hrs
08/18/15	MGC	Review e-mail correspondence regarding timeframes; confer with Gainous regarding status of title work.	0.20 hrs
08/19/15	LCW	Travel to board meeting.	0.30 hrs

08/20/15	LCW	Attend board meeting; return travel.	1.80 hrs
08/21/15	LCW	Follow-up from board meeting.	0.40 hrs
08/25/15	MGC	Review title work documents provided by First American Title Insurance Company regarding gap areas.	3.10 hrs
08/25/15	JEM	Review conveyance of gap parcels within unit two.	0.10 hrs
08/26/15	MGC	Review and confirm that quit-claim deed from Windham/Magnolia Landing LLC to district is appropriate in light of prior notes and on-line sources secure Wasser's signature on quit-claim deed.	1.60 hrs
08/26/15	LCW	Confer with staff regarding acceptance of common areas from golf course owner.	0.50 hrs
08/27/15	MGC	Review tracts G and L common area conveyances to district; review relevant deeds and associated documents; prepare summary regarding apparent ownership of tracts G and L; confer with Robson regarding same.	1.30 hrs
08/27/15	LCW	Confer with Wasser regarding conveyance of common area and roadway tracts to district.	1.20 hrs
08/27/15	KEM	Research status of audit, budget and meeting schedule adoption.	0.10 hrs
08/28/15	LCW	Review correspondence regarding ownership of roadway tract by Windham Magnolia Landing, LLC.	0.20 hrs
08/31/15	MGC	Confer with Robson regarding potential acquisitions from Maxcy and Windham/Magnolia Landing.	0.50 hrs
08/31/15	LCW	Confer with Wasser regarding ownership of portion of roadway tract by Windham Magnolia Landing, LLC.	0.20 hrs
Total fees for this matter			\$4,467.00

DISBURSEMENTS

Long Distance	0.30
Postage	0.48
Title Search	550.00
Total disbursements for this matter	\$550.78

MATTER SUMMARY

Olsen, Eric T.	1.60 hrs	315 /hr	\$504.00
Merritt, Jason E.	0.10 hrs	245 /hr	\$24.50
Ibarra, Katherine E. - Paralegal	0.40 hrs	125 /hr	\$50.00
Whelan, Lindsay C.	13.60 hrs	180 /hr	\$2,448.00
Collazo, Mike	6.70 hrs	215 /hr	\$1,440.50

TOTAL FEES	\$4,467.00
TOTAL DISBURSEMENTS	\$550.78

TOTAL CHARGES FOR THIS MATTER**\$5,017.78****BILLING SUMMARY**

Olsen, Eric T.	1.60 hrs	315 /hr	\$504.00
Merritt, Jason E.	0.10 hrs	245 /hr	\$24.50
Ibarra, Katherine E. - Paralegal	0.40 hrs	125 /hr	\$50.00
Whelan, Lindsay C.	13.60 hrs	180 /hr	\$2,448.00
Collazo, Mike	6.70 hrs	215 /hr	\$1,440.50

TOTAL FEES	\$4,467.00
TOTAL DISBURSEMENTS	\$550.78

TOTAL CHARGES FOR THIS BILL**\$5,017.78****Please include the bill number on your check.****RECEIVED
SEP 22 2015**

Date Rec'd Hizzetta & Co., Inc. _____
D/M approval HS Date _____
Date entered SEP 24 2015
Fund 001 GL 51400 OC 3107
Check # _____

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850 222.7500

STATEMENT

October 21, 2015

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

Bill Number 84486
Billed through 09/30/2015

General Counsel/Monthly Meeting CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

09/01/15	MGC	Confer with Dady regarding acceptance of deed from Maxcy conveying gap area lands.	0.20 hrs
09/01/15	LCW	Review correspondence to Dady regarding conveyance of "gap areas" to district from Maxcy.	0.10 hrs
09/02/15	LCW	Confer with Dady regarding Army Corps of Engineers response letter.	0.10 hrs
09/03/15	MGC	Review and finalize special warranty deed from Maxcy Development Group Holdings - CFM, Inc. to CFM CDD.	0.40 hrs
09/03/15	LCW	Confer with staff and supervisors regarding items for board meeting agenda; review meeting minutes and provide comments; review tentative agenda; prepare meeting advertisement; confer with Dady regarding Army Corps of Engineers request for additional information.	1.20 hrs
09/04/15	LCW	Review revised meeting minutes; confer with Kurth regarding revised scope of lake maintenance agreement; confer with Dady and staff regarding preparation of letter and resolution to Army Corps of Engineers permit.	0.70 hrs
09/04/15	KEM	Research boundary map.	0.20 hrs
09/08/15	LCW	Confer with Hume regarding Army Corps of Engineers permit application.	0.20 hrs
09/09/15	LCW	Prepare resolution regarding Army Corps of Engineers permit; confer with staff regarding same; confer with Wasser regarding flushing of sewer system.	2.10 hrs
09/10/15	LCW	Review revised conservation area maintenance proposal; confer with Wasser regarding alleged dumping into sewer system.	0.30 hrs
09/11/15	LCW	Prepare for board meeting.	0.40 hrs
09/14/15	ETO	Review memorandum regarding second letter to Corps of Engineers on CDD financial assurances for wetland mitigation; review and edit draft second letter to Corps of Engineers.	0.80 hrs
09/14/15	LCW	Prepare letter to Army Corps of Engineers regarding financial assurances; confer with staff and Dady regarding same.	2.50 hrs

09/15/15	LCW	Prepare for board meeting.	0.70 hrs
09/16/15	LCW	Research ownership of sewer utility infrastructure within district.	0.40 hrs
09/17/15	LCW	Prepare for and attend board meeting; follow-up from same.	1.40 hrs
09/18/15	LCW	Review correspondence with Garcia regarding additional requested information to Army Corps of Engineers application; confer with Dady regarding resident concerns on pumping of sewer system; prepare agreement for conservation maintenance services.	1.40 hrs
09/18/15	KEM	Research whether entrance area lands are platted.	0.10 hrs
09/21/15	LCW	Confer with Suit regarding cease and desist letter to U.S. Water regarding sewer dumping; review letter regarding same.	0.80 hrs
09/22/15	LCW	Review correspondence regarding receipt of revised proposal for conservation area maintenance services.	0.10 hrs
09/23/15	LCW	Prepare agreement for conservation area maintenance.	0.70 hrs
09/30/15	MCE	Prepare prompt payment act policies, procedures and resolution.	0.10 hrs
09/30/15	LCW	Review correspondence regarding supervisor e-mail addresses; confer with Suit regarding agenda items for board meeting; review correspondence from Wasser regarding utility company's response to letter on sewage dumping; confer with Keen regarding language for no trespassing signs.	0.40 hrs
09/30/15	HFB	Prepare and submit additional comments to the Department of Revenue regarding tax collector rules workshops.	0.10 hrs

Total fees for this matter

\$2,893.00

DISBURSEMENTS

Long Distance	0.90
Travel	57.42
Travel - Meals	14.56
Total disbursements for this matter	\$72.88

MATTER SUMMARY

Olsen, Eric T.	0.80 hrs	315 /hr	\$252.00
Brown, H. French	0.10 hrs	185 /hr	\$18.50
Ibarra, Katherine E. - Paralegal	0.30 hrs	125 /hr	\$37.50
Whelan, Lindsay C.	13.50 hrs	180 /hr	\$2,430.00
Eckert, Michael C.	0.10 hrs	260 /hr	\$26.00
Collazo, Mike	0.60 hrs	215 /hr	\$129.00

TOTAL FEES	\$2,893.00
TOTAL DISBURSEMENTS	\$72.88

=====

TOTAL CHARGES FOR THIS MATTER**\$2,965.88****BILLING SUMMARY**

Olsen, Eric T.	0.80 hrs	315 /hr	\$252.00
Brown, H. French	0.10 hrs	185 /hr	\$18.50
Ibarra, Katherine E. - Paralegal	0.30 hrs	125 /hr	\$37.50
Whelan, Lindsay C.	13.50 hrs	180 /hr	\$2,430.00
Eckert, Michael C.	0.10 hrs	260 /hr	\$26.00
Collazo, Mike	0.60 hrs	215 /hr	\$129.00

TOTAL FEES

\$2,893.00

TOTAL DISBURSEMENTS

\$72.88

TOTAL CHARGES FOR THIS BILL**\$2,965.88****Please include the bill number on your check.**

OCT 23 REC'D
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval RG Date _____
Date entered _____ OCT 23 2015
Fund 001 GL 51400 OC 3107
Check # _____

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

Project Manager David Robson

Accounts Payable

CFM CDD

3434 Colwell Ave

Suite 200

Tampa, FL 33614

Invoice

September 29, 2015

Project No: 20044888-001

Invoice No: 95

FEID #59-1173834

Project 20044888-001 CFM CDD General Engineering

Professional Services through September 13, 2015

Phase 01 General Engineering


Professional Personnel

			Hours	Rate	Amount
Engineer VI					
Robson, David	8/17/2015		1.00	150.00	150.00
Review CA Maint proposal and contact preparers with questions.					
Robson, David	8/20/2015		1.50	150.00	225.00
Attend Board meeting.					
Robson, David	8/21/2015		1.00	150.00	150.00
per M Dady contact C Roberts re conservation areas in additional lands.					
Robson, David	8/28/2015		1.00	150.00	150.00
Clean Water Act Rule Change webinar					
Robson, David	8/28/2015		1.00	150.00	150.00
Respond to M Collazo re potential parcel transfers.					
Robson, David	9/3/2015		2.50	150.00	375.00
GFS lake permit transfer document review and response.					
Robson, David	9/8/2015		1.00	150.00	150.00
Provide K Siut with requested flagpole documents and contact A Flag It re installation.					
Robson, David	9/9/2015		1.00	150.00	150.00
Review and respond to USCOE Financial Assurance documents.					
Coordinate response with District Counsel.					
Technician II					
Keen, Cynthia	8/26/2015		.50	65.00	32.50
Provide copy of NPDES Interlocal Agreement Providing Join Control of Pollutants w/Lee County per K Hardwick request					
Keen, Cynthia	9/8/2015		.50	65.00	32.50
SFWMD Transfer Approval letter to L Whelan; USACOE Permit to L Whelan					
Keen, Cynthia	9/11/2015		2.00	65.00	130.00
CFM CDD Stormwater System Inventory for NPDES per D Robson					
Designer II					
Scott, Ryan	9/3/2015		3.50	90.00	315.00
Record Drawing retrieval.					
Totals			16.50		2,010.00
Total Labor					2,010.00
Total this Phase					\$2,010.00

Project	20044888-001	CFM CDD General Engineering	Invoice	95
			Total this Invoice	\$2,010.00

OCT 02 REC'D

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

D/M approval  Date _____

Date entered _____ OCT 02 2015

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 #
9/30/2015	15-08123

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 <div style="text-align: right;">OCT 01 REC'D</div> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>MS</u> Date _____ Date entered _____ OCT 01 2015 Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> Check # _____	1,753.00	1,753.00

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.

**NEW - ACH Instructions for Floridian Bank, 519 N. Magnolia Ave., Orlando, FL 32801.
F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115754, Acct. #61004288.
Monthly invoice number MUST be included on each transaction.
In addition, If you would like to receive your invoice via email, please send to
susan.oraczewski@lakemasters.com.

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

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **10/19/2015**

Account Summary as of September 28, 2015

Previous Balance	1686.25
Payment Received - 09/16/2015	-1686.25
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1692.87
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,692.87

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

SA ID# 6571809975 Security Lt-Comm

Service From **08/28/2015 to 09/28/2015**

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
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 \$0.01225)	37.19
Summary Of Light Related Charges	356.21
Summary Of Non Electric Fixtures	663.16
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.99
Franchise Fee-Unincorporated Lee Co. Government	76.01
Current Charge Subtotal	\$1,692.87

Date Rec'd Rizzetta & Co., Inc. OCT 01 REC'D
D/M approval [Signature] Date
Date entered OCT 01 2015
Fund 001 GL 53100 OC 4302
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	\$1,692.87	\$1,692.87	10/19/2015	

ACCOUNT NUMBER: **6571809552**

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

ADDRESSEE

3257 1 MB 0.436 27-15



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



3501 Avenida Del Vera
North Fort Myers, FL 33917

Date	Invoice #
9/30/2015	556

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

Due Date	Billing Period
9/30/2015	September 2015

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use Date Rec'd Rizzetta & Co., Inc. <u>AUG 27 REC'D</u> D/M approval <u>KS</u> Date _____ Date entered <u>AUG 27 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____	625.00	625.00
		Total	\$625.00

3501 Avenida Del Vera
North Fort Myers, FL 33917

Date	Invoice #
9/30/2015	557

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

Due Date	Billing Period
9/30/2015	September 2015

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 27</u> REC'D</p> <p>D/M approval <u>KS</u> Date _____</p> <p>Date entered <u>AUG 27 2015</u></p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>4304</u></p> <p>Check # _____</p>			
		Total	\$500.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
10/31/2015	571

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

Due Date	Billing Period
11/2/2015	October 2015

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use <div>RECEIVED Date Rec'd Rizzetta & Co., Inc. <u>SEP 25 2015</u> D/M approval <u>[Signature]</u> Date <u> </u> Date entered <u>OCT 01 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # <u> </u></div>	625.00	625.00
		Total	\$625.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
10/31/2015	572

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

Due Date	Billing Period
11/2/2015	October 2015

Quantity	Description	Rate	Amount
1	Utility Cost	500.00	500.00
<p>RECEIVED SEP 25 2015 Date Rec'd Hizzetta & Co., Inc. _____ D/M approval <u>HS</u> Date _____ Date entered <u>OCT 01 2015</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 #
10/21/2015	575

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

Due Date	Billing Period
10/30/2015	

Quantity	Description	Rate	Amount
1	Repair GFI Outlet a Aerator on Long Pond	60.00	60.00
Date Rec'd Rizzetta & Co., Inc. <u>OCT 21</u> REC'D D/M approval <u>[Signature]</u> Date _____ Date entered <u>OCT 22 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4102</u> Check # _____			
Total			\$60.00

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
10/1/2015	2190

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

TERMS	PROJECT
Due Upon Rec't	545 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM ADMIN ACTG FC	PROFESSIONAL FEES:			
	District Management Services		* 3101 1,361.00	1,361.00
	Administrative Services		3100 450.00	450.00
	Accounting Services		3201 1,166.67	1,166.67
	Financial Consulting Services		3111 416.67	416.67
	Services for the period October 1, 2015 through October 31, 2015			
	RECEIVED SEP 2 1 2015 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>JS</u> Date _____ Date entered <u>SEP 28 2015</u> Fund <u>001</u> GL <u>51300</u> OC <u>*</u> Check # _____			

Total	\$3,394.34
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RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
10/15/2015	2331

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 ^{FC} Assessment Roll preparation for the 2015-2016 fiscal year</p> <p>OCT 12 REC'D</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>KS</u> Date _____</p> <p>Date entered <u>OCT 15 2015</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 #
10/1/2015	INV0000000378

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		1	\$75.00	\$75.00	
EMail Setup		1	\$500.00	\$500.00	
Website Development		1	\$1,500.00	\$1,500.00	
Website Hosting Services		1	\$100.00	\$100.00	
Date Rec'd Rizzetta & Co., Inc. _____		SEP 29 REC'D			
D/M approval <u>JS</u> _____ Date _____					
Date entered _____		OCT 01 2015			
Fund <u>001</u> GL <u>51300</u> OC <u>5103</u>					
Check # _____					
		Subtotal		\$2,175.00	
		Total		\$2,175.00	

**BREEZE NEWSPAPERS**

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

STATEMENT NUMBER	BILLING DATE
099063	9/30/15
ACCOUNT NUMBER	BILLING PERIOD
L03434	SEPTEMBER 2015
TOTAL AMOUNT DUE	
44.00	

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
11	000100516	PREVIOUS BALANCE				90.54
	PRINTED IN:	Notice of Public Mee				44.00
15	AD99869	BZ,OB PAYMENT THANK YOU				90.54
		BZ DAILY BREEZE	OB FMB OBSERVER			

RECEIVED
OCT 05 2015

Date received: 10/5/2015
O/M approval: [Signature] Date: 10/8/2015
Date entered: 10/8/2015
Fund: 001 GL: 51300 00: 4801
Checked by: [Signature]

MESSAGE

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
.00	44.00	90.54	44.00	.00	.00	.00	44.00
STATEMENT NUMBER		BILLING DATE	TERMS				ADVERTISING INVOICE/STATEMENT BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306
099063		9/30/15	Balance due upon receipt of this invoice/statement				
ACCOUNT NUMBER		BILLING PERIOD					
L03434		SEPTEMBER 2015					
CONTRACT INFORMATION			NAME OF ADVERTISER				
EXPIRATION DATE		REQUIREMENT					
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

09/09/2015 10:07:40AM

33912

No: 100516

Phone: 813 933-5571

Ad No 100516	Customer No: L03434	Start Date 09-09-2015	Stop Date 09-09-2015	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 88	Words: 303	Inches: 8.56		Cost 44.00	Payments .00	Balance 44.00
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire	
		<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"><p style="text-align: center;">Identifier</p><p>Notice of Public Meeting CFM Community Development District</p><p>The regular meeting of the Board of Supervisors of the CFM Community Development</p></div> <div style="text-align: right;">RECEIVED SEP 14 2015</div> <p>Date Rec'd <u>Hizzetta & Co., Inc.</u></p> <p>MM approval <u>[Signature]</u> Date <u> </u></p> <p>Date entered <u> </u></p> <p>und <u> </u> GL <u> </u> OC <u> </u></p> <p>Book # <u> </u></p>						
*=Extend Expiration Date								

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

Affidavit of Publication

State of Florida

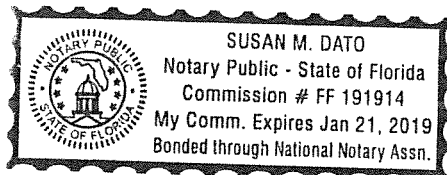
County of Lee

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 9, 2015. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.

Deborah Carletti

SWORN TO AND SUBSCRIBED before me this
September 9, 2015
Notary Public

Susan M. Dato
100516



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

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

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

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

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

Kristen Suit
District Manager
Run date: 09/9/15
100516

Tab 3

Tab 4



Corporate Office
2579 N. Toledo Blade Boulevard
North Port, FL 34289
941.426.7878
941.426.8778 Fax
www.earthbalance.com

PRICE QUOTE

PROJECT NAME: CFM CDD CONSERVATION AREA MAINTENANCE

CLIENT: David Robson
Johnson Engineering, Inc.
(863) 612-4056
DKR@johnsoneng.com

PRICE QUOTED:

AREA IDENTIFICATION	ACRES	PRICE PER EVENT	NO. OF EVENTS	TOTAL PRICE
HG-F and L Initial Maintenance	7.84	\$17,495.00	1	\$17,495.00
TOTAL				\$17,495.00

SCOPE OF WORK:

HG-F and L – Initial Maintenance

EarthBalance® will supply the labor and materials necessary for the initial treatment and removal of exotic vegetation in the Heron's Glen units HG-L and HG-F located in the CFM Community Development District (CDD) Conservation Area in Lee County, Florida. This initial maintenance event will adhere to the scope of work as laid out in the RFP. All cut slash greater than 1-inch diameter will be removed from site and the resulting stumps will be treated with a dye-laced herbicide approved for use in the State of Florida. All work will be supervised by a qualified project manager licensed to apply herbicide.



Corporate Office
2579 N. Toledo Blade Boulevard
North Port, FL 34289
941.426.7878
941.426.8778 Fax
www.earthbalance.com

PRICE QUOTE (Cont'd.)

PROJECT NAME: CFM CDD CONSERVATION AREA MAINTENANCE

CONDITIONS:

This quote shall remain valid for a period not to exceed thirty (30) days beyond the submittal date of **October 5, 2015**. If not accepted within this period, **EarthBalance®** reserves the right to modify any portion thereof, or withdraw the quotation in its entirety. This agreement and the attached terms and conditions shall be effective upon its full execution.

QUOTED BY: Calvin Serviss
Project Manager
EarthBalance®
2579 North Toledo Blade Blvd.
North Port, FL 34289
Office: 941-426-7878, ext. 206
Fax: 941-426-8778
cserviss@earthbalance.com

IN WITNESS WHEREOF, this Agreement is executed on the dates hereinafter stated.

EARTHBALANCE®

CLIENT

By: _____

By: _____

Printed: _____

Printed: _____

Title: Vice President

Title: _____

Date: _____, 2015

Date: _____, 2015

PLEASE INDICATE IF THE CLIENT IS ALSO THE OWNER OF THE PROPERTY ON WHICH THE SERVICES/WORK WILL BE PERFORMED:

_____ **OWNER**

_____ **NOT THE OWNER**

IF THE CLIENT IS NOT THE PROPERTY OWNER, PLEASE PRINT THE NAME AND CONTACT INFORMATION FOR THE PROPERTY OWNER:

Name: _____

Address: _____

Phone Number: _____



PRICE QUOTE TERMS AND CONDITIONS

Corporate Office
2579 N. Toledo Blade Boulevard
North Port, FL 34289
941.426.7878
941.426.8778 Fax
www.earthbalance.com

1. Services. EarthBalance® hereby agrees to provide certain professional services for the benefit of Client, which services are more particularly described in the attached Price Quote ("Scope of Work"). EarthBalance® agrees to use its best efforts in completing the Work. The Work shall be accomplished in a workmanlike and professional manner using the degree of skill and care ordinarily exercised by a reputable member of EarthBalance's® profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended.

This agreement for professional services is limited to phases identified in the attached Price Quote and does not include additional or repeat services resulting from changes to the project or the information upon which this agreement is based. Modification to the final work products performed at the request of the Client that are not the result of the Consultant's errors or omissions shall be billed to the Client as additional services.

2. Time. This quote shall remain valid for a period not to exceed thirty (30) days beyond the date of submittal. If not accepted within this period, EarthBalance® reserves the right to modify any portion thereof, or withdraw the quotation in its entirety. This agreement shall be effective upon its full execution.

3. Duty to Cooperate. Client agrees to cooperate with EarthBalance® in all respects in connection with EarthBalance's® efforts to discharge the Scope of Work. Client shall make Client's property available to EarthBalance®, shall timely comply with EarthBalance's® requests for information, and shall execute all documents reasonably required by EarthBalance® in discharging the Scope of Work.

4. Payment. Client agrees to pay a fee for the services rendered based upon the information contained in attached Price Quote. As soon as may be practicable at the beginning of each month, EarthBalance® shall invoice Client for all work performed in the prior month and any other sums due EarthBalance®. Client shall pay the invoice amount within thirty (30) days after the invoice date. EarthBalance® may cease performing work under the attached Price Quote if any payment due hereunder is not paid within thirty (30) days of the invoice date.

Client agrees that EarthBalance® shall have a lien upon the Property for professional services rendered under the attached Price Quote and that EarthBalance® may record and enforce the lien for professional services in accordance with the provisions of Florida's Construction Lien Law as though EarthBalance® was listed therein as a professional. In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs. In addition, if EarthBalance® places this executed Price Quote in the hands of an attorney for the collection of any sums due hereunder, Client agrees to reimburse EarthBalance® for its reasonable attorney's fees and costs relating thereto.

5. Termination and Default. This agreement may be terminated by either party giving the other party thirty days written notice of intent to terminate. In addition, upon default by Client, monetary or otherwise, this agreement may be terminated by EarthBalance® with seven (7) days written notice of intent to terminate if the default remains uncured after such notice period. EarthBalance's® liability to Client or any related party for any claim related to or arising out of (i) this agreement or (ii) EarthBalance's® services shall be limited to two times the amount of fees paid by Client hereunder.

The invalidity of any provision of the agreement shall not impair the validity of any other provision. If any provision of this agreement is determined to be unenforceable by a court of competent jurisdiction, such provision shall be deemed severable and the remaining provisions of the agreement shall be enforced.

This agreement shall be construed and interpreted in accordance with, and the validity of this Agreement shall be judged by, the laws of the State of Florida

This agreement sets forth the entire agreement and understanding of the parties hereto. It may only be amended, modified or terminated by the written mutual consent of all of the parties hereto and duly executed by the authorized representatives of the parties hereto.

LAKE MASTERS
Aquatic Weed Control, Inc.
P.O.Box 2300 Palm City, FL 34991
Office 877-745-5729 Fax 239-466-0400

LAKE MASTERS MANAGEMENT CONTRACT AGREEMENT

This agreement, dated October 12, 2015 is made between Lake Masters Aquatic Weed Control, Inc. hereinafter known as "Lake Masters" and

Customer: CFM Community Development District
C/O Johnson Engineering, Inc.
Address: 251 West Hickpochee Ave.
Labelle, FL 33935
Contact: David Robson

hereinafter known as "Customer."

Both Customer and Lake Masters agree to the following terms and conditions:

1. **General Conditions:** Lake Masters will conduct an initial maintenance event on 7.84 acres of preserves at CFM Community Development District located in North Fort Myers, Florida. This contract will include an initial maintenance event for all species listed on the 2015 Florida Exotic Pest Plant Species "List of Invasive Species" on areas HG-F and HG-L (7.84 acres). For this task all target woody species within the treatment area will be cut just above ground level, stump sprayed with an approved herbicide, and removed from the preserve. Once removed, all debris will be dumped off-site by Lake Masters. All herbaceous species will be killed in place.

Treatment Area is defined as Wetland HG-F and HG-L.

2. **Contract Term:** This is a one-time treatment.
3. **Contract Services:** Customer agrees to pay Lake Masters the following amounts during the term of this agreement for these specific services:

A. Initial treatment and woody species removal on areas HG-F and L.

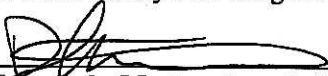
Summary of Services

Service	Price/Event	Events/Year	Total
Initial Treatment Areas HG-F & L	\$14,400.00	1	\$ 14,400.00

Total: \$ 14,400.00

4. **Starting Date:** The starting date is the first month in which services are first provided unless otherwise agreed to by the parties in writing.
5. **Schedule of Payment:** Customer agrees to pay Lake Masters within thirty (30) days of the invoice.

6. **Limited Offer:** This proposal expires forty-five (45) days from the issuance date unless modified in writing by Lake Masters.
7. **Termination:** This agreement may be terminated by either Party with thirty (30) days written notice, service to continue to the end of the month. All notifications must be sent by Certified Mail to Lake Masters home office address, unless otherwise agreed to by Parties.
8. **Automatic Renewal:** This agreement shall automatically renew for its original term on the anniversary starting date of this contract. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both Parties agree that service shall be continuous without interruption.
9. **Default:** Should Customer default on any provision of this agreement, Customer agrees that Lake Masters may, at its sole discretion, seek any and all of the following remedies:
- a. Termination of this Contract Agreement. In this event, Customer agrees to make immediate payment of the Total Contract Amount, less payments made, through the end of the Contract Term as liquidated and agreed upon damages.
 - b. Collection Charges for Monies Due. Customer agrees to pay Lake Masters reasonable attorney's fees, court costs, collections costs and all other expenses incurred by Lake Masters from this collection activity.
10. **Safety:** Lake Masters agrees to use its best efforts and specialized equipment, products and procedures to provide safe and effective results for treatment area sites.
11. **Additional Services:** Work requested by the Customer such as trash clean up, physical cutting and/or plant removal, and other additional services performed by our staff will be billed separately at the current hourly equipment and labor rates.
12. **Insurance:** Lake Masters maintains Worker's Compensation, General Liability, Auto, Property and Casualty coverage. A Certificate of Insurance will be provided on request.
13. **Contract Documents:** This contract constitutes the entire agreement of Lake Masters and Customer in the event that any portion of this agreement shall be held invalid or unenforceable, the remaining portions shall be binding upon both parties. No oral change or modification of the terms contained herein shall be valid unless made in writing and accepted by both Parties or authorized by their designated agents.


For: Lake Masters Aquatic Weed Control, Inc.
PO Box 2300
Palm City, FL 33491

Management Contract Agreement
Page 2 of 2

For: Customer

Print Name of Signatory/Title

Date

Tab 5

RESOLUTION 2016-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING RESOLUTION 2015-09 EXPRESSING THE DISTRICT'S INTENT TO OPERATE AND MAINTAIN THE DISTRICT'S STORMWATER MANAGEMENT SYSTEM AND TO PROVIDE ASSURANCES FOR THE FUNDING OF SAME; PROVIDING FOR A PURPOSE OF THE RESOLUTION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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

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

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

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

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

WHEREAS, it is the District's intent to construct, implement, operate and maintain the Stormwater Management System improvements in conformance with the applicable SFWMD Permits and the ACOE Permit; and

WHEREAS, on September 9, 2015, the Board of Supervisors of the District (the “Board”) previously adopted Resolution 2015-09 expressing the District’s intent to provide the funding necessary to operate and/or maintain the Stormwater Management System in accordance with the SFWMD Permits and the ACOE Permit; and

WHEREAS, at the request of the Corps, the Board desires to amend and restate Resolution 2015-09 to provide additional assurances relative to the construction, implementation, operation, maintenance, and funding relative to the District’s Stormwater Management System.

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

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

SECTION 2. PERPETUAL OPERATION, MAINTENANCE AND FUNDING OF STORMWATER MANAGEMENT SYSTEM. The District acknowledges and agrees that it will perpetually operate and maintain the Stormwater Management System (the “Maintenance Activities”), and will fund the cost of the mitigation construction and implementation activities relative to same (the “Mitigation Activities”), as described in the SFWMD Permits, the Corps Permit, and any mitigation plans approved by said permits (collectively, the “Permit Requirements”).

SECTION 3. ANNUAL LEVY OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS. The District agrees that it will perpetually fund the cost of the Maintenance Activities and the Mitigation Activities through, among other sources, the imposition of special assessments, as authorized under section 190.021(3), *Florida Statutes*, and as set forth in more detail below.

A. Maintenance Activities. Commencing subsequent to the first year in which the Maintenance Activities are required to be conducted pursuant to the ACOE Permit, the District shall dedicate a specific accounting for the costs necessary for the provision of such activities in the upcoming fiscal year in its annual budget for such year. Upon the adoption of such budget, the District shall thereafter levy special assessments in an amount sufficient to pay the costs thereof. The District shall specifically account for the Maintenance Activities for the years and in the amounts set forth in the attached **Exhibit A**; provided, however, that nothing herein shall prohibit the District and the Corps from negotiating and/or determining different amounts necessary to fund the cost of the Maintenance Activities, as warranted.

B. Mitigation Construction and Implementation Activities. Commencing subsequent to the first year in which Mitigation Activities are required to be

conducted by the ACOE Permit, the District shall dedicate a specific accounting for the costs necessary for the provision of such activities in the upcoming fiscal year in its annual budget for such year. Upon the adoption of such budget, the District shall thereafter levy special assessments in an amount sufficient to pay the costs thereof. The anticipated schedule of annual costs for the Mitigation Activities is reflected in the attached **Exhibit B**; provided, however, that nothing herein shall prohibit the District and the Corps from negotiating and/or determining different amounts necessary to fund the cost of the Maintenance Activities, as warranted.

- C. Funding from Additional Sources.** Notwithstanding the foregoing, to the extent that the District is able to fund all or a portion of the anticipated costs of the Maintenance Activities and/or the Mitigation Activities through financial sources other than special assessment revenues (hereinafter referred to as the “Additional Sources”) - i.e. through the use of existing trust estate balances, fund balance remaining in the District’s operating budget from the prior fiscal year, contractually-required contributions from developers of the lands within the District, etc. - the District reserves the right to utilize such Additional Sources for the payment of the cost of the Maintenance and/or Mitigation Activities and to reduce the amount of special assessments to be imposed in a given year pursuant to this Resolution in direct correlation to such amounts utilized; provided, however, that the imposition of special assessments shall always remain available should other financial sources prove insufficient.

SECTION 4. PURPOSE OF RESOLUTION. The purpose of this Resolution, among others, is to demonstrate compliance with the Corps mitigation financial responsibility requirements in 33 C.F.R. 332.3(n)(1).

SECTION 5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 6 CONFLICTS. This Resolution is intended to amend and restate Resolution 2015-09. To the extent that the terms of Resolution 2015-09 are inconsistent with the terms of this Resolution, the terms of this Resolution shall control.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption.

[Signatures on Next Page]

PASSED AND ADOPTED this 19th day of November, 2015.

ATTEST:

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Schedule of Annual Maintenance Activities Costs

Exhibit B: Schedule of Annual Mitigation Activities Costs

Exhibit A

Schedule of Annual Maintenance Activities Costs

<u>Year</u>	<u>Annual Cost</u>
1	\$12,690.00
2	\$13,134.15
3	\$13,593.85
4	\$14,069.63
5	\$14,562.07
6	\$15,071.74
7	\$15,599.25
8	\$16,145.22
9	\$16,710.31
10	\$17,295.17
11	\$17,900.50
12	\$18,527.02
13	\$19,175.46
14	\$19,846.60
15	\$20,541.23
16	\$21,260.18
17	\$22,004.28
18	\$22,774.43
19	\$23,571.54
20	\$24,396.54

Exhibit B

Schedule of Anticipated Mitigation Activities Costs

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<i>Silt Fence</i>	\$4,000				
<i>Burning</i>			\$17,625		\$17,625
<i>Plantings</i>		\$54,659	\$54,659		
<i>Maintenance</i>	\$175,000	\$150,000	\$150,000	\$75,000	\$75,000
<i>Well Installation</i>	\$6,000				
<i>Monitoring</i>	\$14,000	\$14,000	\$8,500	\$8,500	\$9,000
<i>Total</i>	\$199,000	\$218,659	\$230,784	\$83,500	\$101,625