

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, May 17, 2018 at 11:42 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
Leah Popelka	Board Supervisor, Vice Chair
Paul Mayotte	Board Supervisor, Assistant Secretary
Adam Lerner	Board Supervisor, Assistant Secretary
Bob Bishop	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Mike Eckert	District Counsel, Hopping Green & Sams, P.A.
Michelle Rigoni	District Counsel, Hopping Green & Sams, P.A.
Mallory Clancy	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.

Ms. Streeter advised of concerns regarding the location of the mailboxes in the new development area. Mr. Dady advised he will review the concern. Ms. Streeter advised of safety concerns regarding a lack of lighting in parking lot at night. Mr. Dady noted the concern and advised the parking lot is an Association area; he inquired regarding the ability of the CDD installing lights on CDD property and aiming them toward the parking lot. Mr. Eckert advised the CDD can install a light on CDD property and point it toward the parking lot. Mr. Dady asked Ms. Blandon to look into possibilities. Ms. Streeter inquired regarding locations of sign repairs. Ms. Blandon advised the repairs are hurricane related and further advised she would forward information to Ms. Streeter. Ms. Streeter inquired regarding work conducted on lake 170A. Ms. Blandon advised there was erosion on lake 170A which has been repaired. Mr. Dady asked Ms. Clancy to review the lake bank to ensure repairs are completed.

A resident inquired regarding the final lift of asphalt for the roadways. Mr. Dady advised the new developer is responsible for the final lift of asphalt and the work will not be completed until heavy equipment access is completed.

A resident inquired regarding the responsibility for landscaping along the roadways. Mr. Dady advised the aesthetic issues will be looked at.

A resident complimented the developer for maintaining a low speed of trucks traveling through and within the community.

Ms. Blandon advised that counsel has asked to add a resolution related to the general election to the agenda. Mr. Eckert advised the resolution declares seats available for the general election; he stated the resolution is not to be considered at this time, though he is looking for a motion to add the resolution to the agenda.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Amended the Agenda to Include the Consideration of the General Election Resolution, for the CFM Community Development District.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Audit Committee Meeting held on February 15, 2018

Ms. Blandon presented the Minutes of the Audit Committee meeting held on February 15, 2018. She asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Mayotte, seconded by Mr. Lerner, with all in favor, the Board Accepted the Minutes of the Audit Committee Meeting held on February 15, 2018, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 15, 2018

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on March 15, 2018. She asked if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on March 15, 2018, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of March and April 2018

Ms. Blandon provided an overview of the expenditures paid for the period of March 1-31, 2018 which totaled \$35,236.15 and the period of April 1-30, 2018 which totaled \$15,969.08. She asked if there were any questions related to any item of expenditure. Discussion ensued regarding the Johnson Engineering invoice.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2018, totaling \$35,236.15 and the Month of April 2018, totaling \$15,969.08, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS**Review of March 2018 Financial Statement**

Ms. Blandon provided an overview of the March 2018 financial statement. Discussion ensued regarding various items.

SEVENTH ORDER OF BUSINESS**Consideration of Audit Committee Recommendation**

Ms. Blandon advised that the Audit Committee met prior to the onset of the Board of Supervisors meeting and has recommended to the Board of Supervisors to adopt the rankings of the Audit Committee: Carr, Riggs & Ingram, LLC followed by McDirmit Davis & Company, LLC and Grau & Associates and further recommended that the Board enter into contract negotiations with Carr, Riggs & Ingram for Audit services based upon the proposal received.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Accepted and Approved the Recommendation of the Audit Committee and adopted the rankings of the Audit Committee: Carr, Riggs & Ingram, followed by McDirmit Davis & Company, and Grau & Associates and further Authorized Entering into Contract Negotiations with Carr, Riggs & Ingram for Audit Services Based Upon the Proposal Received, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS**Presentation of the Fiscal Year 2017 Audit as Prepared by Carr, Riggs & Ingram, LLC**

Ms. Blandon provided an overview of the Audit for fiscal year end September 30, 2017 and asked if there were any questions. Discussion ensued.

On a Motion by Mr. Mayotte, seconded by Mr. Lerner, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2017, as Prepared by Carr, Riggs & Ingram, LLC, for the CFM Community Development District.

NINTH ORDER OF BUSINESS**Consideration of Special Easement
Related to Irrigation**

Mr. Eckert advised of a request received for an irrigation easement; there are parcels owned by the District where Magnolia Landing Golf is asking for an easement to run an irrigation line. He further advised easements like this are typical and he recommended approval of the easement. Discussion ensued regarding possible easement swaps in the future.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Approved the Special Easement Related to Irrigation, for the CFM Community Development District.

TENTH ORDER OF BUSINESS**Presentation of the Proposed Budget for
Fiscal Year 2018/2019**

Ms. Blandon provided an overview of the proposed budget for Fiscal Year 2018/2019 highlighting the line items experiencing a change from the current year budget. Discussion ensued regarding various line items.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2018-02,
Approving a Proposed Budget for Fiscal
Year 2018/2019 and Setting a Public
Hearing Thereon**

Mr. Eckert provided an overview of the resolution advising the public hearing is currently set for August 16, 2017 at 11:30 a.m.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Adopted Resolution 2018-02, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon for Thursday, August 16, 2017 at 11:30 a.m. to be held at the office of Rizzetta & Company, Inc. located at 9530 Marketplace Road, Suite 06, Fort Myers, Florida 33912, for the CFM Community Development District.

TWELFTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel
Mr. Eckert advised that he is working with the landowner and developer on transfers related to utilities. Discussion ensued.
- B. District Engineer
Ms. Clancy advised that the Ecologist has reviewed the wetland enhancements and those are moving along; the mechanical removal has been completed and only hand removal is remaining in areas K, N, & L. Mr. Dady inquired regarding how much was in place removal versus what was taken off site. Ms. Clancy advised she does not have that information and she will look into it. Discussion ensued.

Ms. Clancy advised that regarding the NPDES; a report is not due until November. She further advised an Assessment Program was required this cycle and that was provided in April.

Ms. Clancy advised she is continuing to review the Golf Course ownership of lake easements.

C. District Manager

Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. As of April 15, 2018, there are 403 qualified electors residing within the CFM Community Development District, as provided by the Lee County Supervisor of Elections.

Ms. Blandon advised that the qualifying period for persons interested in running in the general election for a Board seat is 12:00 p.m. on June 18, 2018 through 12:00 p.m. June 22, 2018.

Mr. Eckert advised he would like to defer the General Election resolution until the next meeting so that he can review the seat chart.

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, June 21, 2018 at 11:30 a.m.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

Mr. Dady inquired regarding the last landowner election. Mr. Eckert advised the last election was a general election and there would be no more landowner elections. Mr. Dady inquired regarding who is currently in the landowner seat. Mr. Eckert advised he will review the seat chart.

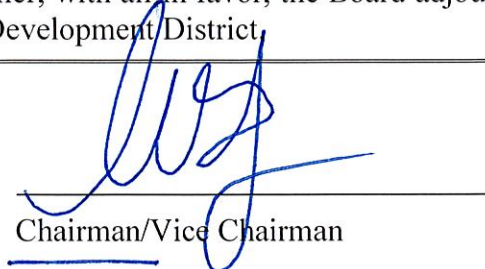
Ms. Blandon opened the floor for Audience comments. There were none.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board adjourned the meeting at 12:37 p.m., for the CFM Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman