

## **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 20, 2018 at 11:30 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:

Leah Popelka	<b>Board Supervisor, Vice Chairman</b>
Paul Mayotte	<b>Board Supervisor, Assistant Secretary</b>
Adam Lerner	<b>Board Supervisor, Assistant Secretary</b>
Bob Bishop	<b>Board Supervisor, Assistant Secretary (via speaker phone)</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Michelle Rigoni	<b>District Counsel, Hopping Green &amp; Sams, P.A. (via speaker phone)</b>
Mallory Clancy	<b>District Engineer, Johnson Engineering</b>
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.

Mr. Ramsey complimented Johnson Engineering on the mapping exhibits provided and inquired regarding the maintenance costs. Discussion ensued.

Ms. Streeter inquired regarding a detailed explanation related to the landscape maintenance agreement.

A resident inquired regarding the coconut grass along the ponds at the golf course; they were planted last year and appears they have died.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
August 16, 2018**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on August 16, 2018. She asked if there were any questions related to the minutes. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 16, 2018, for the CFM Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Month of August 2018**

Ms. Blandon provided an overview of the expenditures paid for the period of August 1-31, 2018 which totaled \$31,377.64 and asked if there were any questions related to any item of expenditure.

On a Motion by Mr. Lerner, seconded by Ms. Popelka, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month August 2018, totaling \$31,377.64, for the CFM Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resignation of  
Board Supervisor Mike Dady**

Ms. Blandon advised that the letter of resignation received from Mr. Dady was provided in the agenda package and asked for a motion to accept the resignation.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Accepted the Resignation of Board Supervisor Mike Dady, for the CFM Community Development District.

**SIXTH ORDER OF BUSINESS**

**Appointment of Board Supervisor to  
Fill Seat #3 with a Term to Expire  
November 2018**

Ms. Blandon asked if there was a nomination to fill seat #3 left vacant by the resignation of Mr. Dady.

On a Motion by Ms. Popelka, seconded by Mr. Lerner, with all in favor, the Board Appointed Mr. Scott Campbell to Seat #3, with a Term to Expire November 2018, for the CFM Community Development District.

Ms. Blandon administered the Oath of Office to Mr. Campbell and inquired whether Mr. Campbell would like to accept or waive Supervisor Compensation. Mr. Campbell advised he would like to receive Supervisor Compensation.

Mr. Lerner announced his resignation from Seat #5.

On a Motion by Mr. Mayotte, seconded by Ms. Popelka, with all in favor, the Board Accepted the Resignation of Mr. Adam Lerner from Seat #5, for the CFM Community Development District.

Ms. Popelka made a nomination to appoint Mr. Chip Jones to fill seat #5.

Discussion ensued. Mr. Lerner rescinded his resignation.

Ms. Popelka announced her resignation from Seat #4.

On a Motion by Mr. Mayotte, seconded by Mr. Lerner, with all in favor, the Board Accepted the Resignation of Ms. Leah Popelka from Seat #4, for the CFM Community Development District.

Ms. Blandon asked if there was a nomination to fill seat #4 left vacant by the resignation of Ms. Popelka.

On a Motion by Mr. Lerner, seconded by Mr. Campbell, with all in favor, the Board Appointed Mr. Chip Jones to Seat #4, with a Term to Expire November 2018, for the CFM Community Development District.

Ms. Blandon administered the Oath of Office to Mr. Dale Jones, Jr., also known as Chip, and inquired whether Mr. Jones would like to accept or waive Supervisor Compensation. Mr. Jones advised he would like to receive Supervisor Compensation.

Mr. Lerner announced his resignation from Seat #5.

On a Motion by Mr. Campbell, seconded by Mr. Jones, with all in favor, the Board Accepted the Resignation of Mr. Adam Lerner from Seat #5, for the CFM Community Development District.

Mr. Campbell made a nomination to appoint Ms. Leah Popelka to fill seat #5.

On a Motion by Mr. Campbell, seconded by Mr. Jones, with all in favor, the Board Appointed Ms. Leah Popelka to Seat #5, with a Term to Expire November 2020, for the CFM Community Development District.

Ms. Blandon administered the Oath of Office to Ms. Popelka and inquired whether she would like to accept or waive Supervisor Compensation. Ms. Popelka advised she would like to receive Supervisor Compensation.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-10,  
Redesignating Officers of the District**

Ms. Blandon provided an overview of the Resolution and asked if there were any appointments.

On a Motion by Mr. Jones, seconded by Mr. Campbell, with all in favor, the Board Adopted Resolution 2018-10, Designating Ms. Leah Popelka as Chairman, Designating Mr. Scott Campbell as Vice Chairman, and Designating Mr. Chip Jones, Mr. Paul Mayotte, Mr. Bob Bishop, Ms. Belinda Blandon, and Mr. Joe Roethke as Assistant Secretaries, for the CFM Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of the Second  
Amendment to the Landscape  
Maintenance Agreement Between the  
CFM CDD and Magnolia Landing  
Master Association**

Ms. Blandon provided an overview of the second amendment to the landscaping agreement and asked if there were any questions. Discussion ensued.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Ratified the Execution of the Second Amendment to the Landscape Maintenance Agreement Between the CFM CDD and Magnolia Landing Master Association, for the CFM Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-09,  
Setting Forth the Policy of the District  
Regarding the Support and Legal  
Defense of the Board of Supervisors,  
Officers and Staff**

Ms. Blandon and Ms. Rigoni provided an overview of the resolution and asked if there were any question. There were none.

On a Motion by Mr. Mayotte, seconded by Mr. Campbell, with all in favor, the Board Adopted Resolution 2018-09, Setting Forth the Policy of the District Regarding the Support and Legal Defense of the Board of Supervisors, Officers and Staff, for the CFM Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Rigoni advised she had no report but would be happy to answer any questions. There were no questions for Ms. Rigoni.
  
- B. District Engineer  
Ms. Clancy advised that repairs were completed on Crosswater Drive and she will be confirming they have been completed to the District's satisfaction. She further advised that PMI is beginning repairs. Ms. Clancy advised that she has completed drainage review at Redstone and Chestnut Drive related to flooding and they are still working on making a determination of the cause as well as possible repairs. Mr. Mayotte inquired regarding the schedule for the PMI roadway work. Discussion ensued regarding the schedule and obtaining a schedule from PMI. Ms. Clancy clarified that work being completed this week is for work on Magnolia Landing Lane to the first lift of asphalt and the work to be completed on other roads are to be conducted by another vendor which includes sidewalk repairs. Ms. Clancy advised she will review the coconut mat concerns she advised she will also look into the roadway work being conducted on US 41.
  
- C. District Manager  
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, October 18, 2018 at 11:30 a.m. Ms. Blandon further provided an update regarding the issue with trespassing in the conservation area; she advised that she has been in communication with the Lee County Sheriff's Department and they have advised they are working with FWC to stop the ATV riders.

Mr. Mayotte advised he will not be able to attend the October meeting.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Ms. Blandon opened the floor for Supervisor requests and comments. There were none.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Jones, seconded by Mr. Campbell, with all in favor, the Board adjourned the meeting at 12:09 p.m., for the CFM Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman