

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, November 15, 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	Board Supervisor, Chairman
Scott Campbell	Board Supervisor, Vice Chairman
Paul Mayotte	Board Supervisor, Assistant Secretary
Chip Jones	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. (via speaker phone)
David Robson	District Engineer, Johnson Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment.

Ms. Streeter distributed a list of resident requests to be addressed by the CDD Board. Mr. Campbell asked that Mr. Bishop investigate any of the items related to construction. Mr. Robson advised the sidewalk repairs have been completed and a proposal will need to be obtained for any additional work. Ms. Blandon advised a proposal will need to be obtained for any work associated with roadway repairs. Mr. Eckert advised that there are funds held in escrow to do the final lift and the scheduling of the final lift is something that DR Horton would need to address. Ms. Popelka suggested approving a not to exceed amount of roadway repairs in order to not delay the work any further. Discussion ensued. Ms. Blandon suggested obtaining proposals for review by the Board. Ms. Blandon advised that she will review the list provided by Ms. Streeter and provide a response at a later date.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on September 20, 2018

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on September 20, 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 September 20, 2018, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of September 2018

Ms. Blandon provided an overview of the expenditures paid for the period of September 1-30, 2018 which totaled \$45,554.86 and asked if there were any questions related to any item of expenditure.

On a Motion by Mr. Jones, Jr., seconded by Mr. Campbell, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month September 2018, totaling \$45,554.86, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Regarding Accounts Receivable Balance on SPE Land

Mr. Eckert advised that this subject is still in the information gathering phase and the District needs to analyze some accounts receivable balances to determine if they should be written off or not.

SIXTH ORDER OF BUSINESS

Presentation of Amended Fiscal Year 2017/2018 Budget

Ms. Blandon provided an overview of the amended fiscal year 2017/2018 budget advising that the budget was amended to include an increase to the expense line item for the mitigation project to \$332,869.00 and adding the additional revenue received from the bondholders.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-01, Amending the Budget for Fiscal Year

Ms. Blandon provided an overview of the Resolution and asked if there were any questions. There were none.

On a Motion by Mr. Mayotte, seconded by Mr. Campbell, with all in favor, the Board Adopted Resolution 2019-01, Amending the Fiscal Year 2017/2018 Budget, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Acceptance of Contract for
Professional District Services**

Ms. Blandon provided an overview of the contract for Professional District Services and advised that the contract reflects an increase to the accounting fees as noted in the budget.

On a Motion by Mr. Campbell, seconded by Ms. Popelka, with all in favor, the Board Accepted the Contract for Professional District Services, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert advised that Mr. Merritt of his office is continuing to work on golf course easements and land swaps.
- B. District Engineer
Mr. Robson advised he had no report. Mr. Bishop asked that Mr. Robson update and distribute the colored responsibilities map.
- C. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, December 20, 2018 at 11:30 a.m. Mr. Mayotte advised he will not be able to attend the December meeting.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

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

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Jones, Jr., seconded by Mr. Campbell, with all in favor, the Board adjourned the meeting at 12:04 p.m., for the CFM Community Development District.

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Adjournment

On a Motion by Mr. Jones, Jr., seconded by Mr. Campbell, with all in favor, the Board adjourned the meeting at 12:04 p.m., for the CFM Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman