

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, December 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	Board Supervisor, Chairperson
Scott Campbell	Board Supervisor, Vice Chairman
Chip Jones, Jr.	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. (via speaker phone)
David Robson	District Engineer, Johnson Engineering
Brent Burford	District Engineer, Johnson Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order at 11:34 a.m. and read the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment. Questions and comments from the audience were entertained. A resident spoke regarding a conversation she had with a DR Horton representative who has advised that the final lift of asphalt will not be installed until completion of Parcel K. She asked if the CDD has any further information and also where the communication breakdown may be. Mr. Campbell advised that there is an agreement in place for DR Horton to complete the final lift and he would need to review that agreement. Mr. Jones, Jr. inquired regarding the existence of an agreement between DR Horton, the SPE, and the CDD related to the asphalt work. Mr. Eckert advised there is an agreement in place, which allows for the substitution of security with the County related to the final lift although he does not believe there is a deadline for the final lift; he advised that he will review the agreement. A resident inquired regarding a drainage concern at 20529 Chestnut Ridge. Mr. Robson advised that he has done research for the area of question; he reviewed the drainage plans for Chestnut Ridge and Redstone Circle. Discussion ensued. A resident discussed concerns with the lack of

lighting at the entrance. Mr. Campbell advised that the DR Horton is in the process of installing additional streetlights on Magnolia Landing Lane and he asked that Staff follow up with DR Horton regarding the location of the new streetlights to be installed. He further asked that Staff obtain a quote to improve the entry monument lighting. A resident spoke regarding the escrow and reserve account for the final lift being released to DR Horton without an end date for the lift to be completed. Mr. Eckert advised that the District was involved only in an agreement related to the substitution of security related to the final lift. Mr. Eckert advised that he will review the agreements and provide a report at the next meeting. Ms. Streeter spoke regarding the drainage issue and the height of the berms and the elevation of the additional buildings in the area. Ms. Bandon advised that she will provide the Johnson Engineering report to the Board; she asked that the report be passed on to DR Horton for their review. Ms. Bandon advised that the CDD will not continue to expend funds on this issue as it is not a CDD issue.

THIRD ORDER OF BUSINESS

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

Ms. Bandon presented the Minutes of the Board of Supervisors' meeting held on November 15, 2018. She asked if there were any questions related to the minutes. There were none.

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

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of October and November
2018**

Ms. Bandon provided an overview of the expenditures paid for the period of October 1-31 which totaled \$46,878.42 and the period of November 1-30, 2018 which totaled \$55,625.52 and asked if there were any questions related to any item of expenditure. Discussion ensued regarding various items 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 Months of October 2018, totaling \$46,878.42 and November 2018, totaling \$55,625.52, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Conveyance
Documents Related to Utilities in
Parcels A and J**

Mr. Eckert advised that the documents are associated with the transfer of basic utilities from the developer to FGUA. He advised these were not facilities constructed by

the District; he further advised that the documents state that the District will give FGUA whatever right it has to the utilities however the District is not saying they have any right to the utilities. Mr. Eckert advised that there are other documents that the FGUA has asked the District to sign to which his office has advised they are not comfortable with unless the FGUA can prove why the District should be making certain representations regarding something it did not construct, and to date those issues have been resolved. Mr. Eckert recommended approval of the documents in substantial form and asked that the Board provide authorization to the Chairperson and Vice Chairperson and Attorney to execute the documents; and further authorize execution of other documents in connection with the transfer, as determined necessary by the District Engineer, District Counsel, and the Chairperson or Vice Chairperson.

On a Motion by Mr. Jones, Jr., seconded by Ms. Popelka, with all in favor, the Board Approved the Bills of Sale and Attorney Affidavits in Substantial Form and Authorized the Chairperson and Vice Chairperson and Attorney to Execute the Documents; and Further Authorized Execution of other Documents in Connection with the Transfer, as Determined Necessary by the District Engineer, District Counsel, and the Chairperson or Vice Chairperson, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert advised that he will have a recommendation to the Board regarding the accounts receivable at the next meeting.

- B. District Engineer
Mr. Robson reviewed a list of follow up items from the previous meeting. Mr. Robson asked for Board direction related to the timing of repairing the roadways; would the District like to provide repairs well in advance of the final lift or in conjunction with the final lift. Discussion ensued. Mr. Robson recommended conducting a pavement conditions survey. The Board advised they would like to wait until review of the final lift agreement has been conducted.

- C. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, January 17, 2019 at 11:30 a.m.

Ms. Blandon advised that she has reviewed the landscaping along Magnolia Landing Lane; she advised that she is obtaining proposals for the aerators that are having issues.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

Ms. Blandon opened the floor to audience comments. Audience questions and comments were received by the Board.

EIGHTH 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.

Secretary/Assistant Secretary

Chairman/Vice Chairman