

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 16, 2019 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
Paul Mayotte	Board Supervisor, Assistant Secretary
Chip Jones, Jr.	Board Supervisor, Assistant Secretary
Sue Streeter	Board Supervisor, Board Supervisor

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, P.A.
	(via speaker phone)
Brent Burford	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.

Mr. Streeter discussed the bank repair conducted two years ago that does not seem to be holding. Ms. Blandon advised that she will have the area reviewed.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on April 18, 2019

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on April 18, 2019. She asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Jones, Jr., seconded by Ms. Popelka, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on April 18, 2019, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Month of March 2019**

Ms. Blandon provided an overview of the expenditures paid for the period of March 1-31, 2019 which totaled \$33,573.54 and asked if there were any questions related to any item of expenditure.

On a Motion by Ms. Streeter, seconded by Mr. Mayotte, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2019 (\$33,573.54), for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of the Registered Voter
Count as of April 15, 2019 as Provided
by the Lee County Supervisor of
Elections**

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. She stated that as of April 15, 2019, there are 400 persons registered to vote residing within the CFM Community Development District, as provided by the Lee County Supervisor of Elections. Ms. Blandon asked if there were any questions. There were none.

SIXTH ORDER OF BUSINESS

**Presentation of the Proposed Budget
for Fiscal Year 2019/2020**

Ms. Blandon provided an overview of the proposed budget highlighting the line items experiencing an increase from the current year budget. She advised that letters will be mailed to all landowners advising of the expected increase to assessments. The Board asked that the line item for District Engineering be decreased to \$24,000.00, and that the line item for District Counsel be decreased to \$30,000.00. Mr. Campbell advised that he will provide to Ms. Mackie a letter to be included with the mailed notice to be sent.

On a Motion by Mr. Mayotte, seconded by Mr. Campbell, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2019/2020, as Amended on the Record, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-03,
Approving a Proposed Budget for
Fiscal Year 2019/2020, Declaring
Special Assessments, and Setting a
Public Hearing Thereon**

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

On a Motion by Ms. Popelka, seconded by Mr. Jones, Jr., with all in favor, the Board Adopted Resolution 2019-03, Approving a Proposed Budget for Fiscal Year 2019/2020, Declaring Special Assessments, and Setting a Public Hearing Thereon for Thursday, August 15, 2019 at 11:30 a.m. to be held at the Office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2019-04,
Designating Officers of the District**

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

On a Motion by Mr. Jones, Jr., seconded by Ms. Streeter, with all in favor, the Board Adopted Resolution 2019-04, Designating the Officers of the District as follows: Ms. Popelka to Serve as Chair, Mr. Campbell to Serve as Vice Chair, and Mr. Jones, Jr, Mr. Mayotte, Ms. Streeter, Mr. Roethke, and Ms. Bandon to Serve as Assistant Secretaries, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Mackie advised that she had no report but would be happy to answer any questions. Mr. Jones, Jr. thanked Ms. Mackie for her work on the debt resolution discussions.

- B. District Engineer
Mr. Burford advised that he will follow up with Mr. Quarles regarding the inverted crown in the roadways. He further advised that the signage requested for the median which would identify Magnolia Landing does not meet DOT requirements and DOT has recommended a traffic signal at buildout. Ms. Streeter addressed concerns related to the installation of a street light. Mr. Burford advised that he had a meeting with SFWMD onsite to discuss the mitigation project notice of non-compliance. Mr. Jones, Jr. recommended a burn to remediate the wetland/upland concerns. Mr. Burford advised of concerns related to a large amount of tires that need to be removed.

C. District Manager

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, June 20, 2019 at 11:30 a.m.

Ms. Blandon advised that the supplies have been ordered for the entry lighting enhancements and Earth Tech has completed their first maintenance event.

TENTH ORDER OF BUSINESS

Supervisor Requests

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

Mr. Mayotte inquired regarding the timing for the monument lighting and monument repairs. Ms. Blandon advised that the lighting will be completed in two weeks and she will inquire regarding the status of the monument repairs.

Ms. Blandon opened the floor to Audience requests and comments. There were none.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised there is no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Ms. Popelka, seconded by Mr. Jones Jr., with all in favor, the Board adjourned the meeting at 12:24 p.m., for the CFM Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman