



Rizzetta & Company

CFM Community Development District

Board of Supervisors' Meeting February 16, 2023

District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913

www.cfmccd.org

CFM
COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.cfmccd.org

Board of Supervisors	Paul Mayotte Sue Streeter Brian McGibbon Rodney Allen Terry Jo Gile	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Kutak Rock, LLP
District Engineer	Brent Burford	Johnson Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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February 08, 2023

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, February 16, 2023 at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT – AGENDA ITEMS ONLY**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on January 19, 2023 Tab 1
 - B. Ratification of Special Assessment Bonds, Series 2021 Requisition for Payment #36 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Florida Fountains & Equipment Proposal for Quarterly Fountain Maintenance Tab 3
 - B. Consideration of Proposals for Hurricane Related Signage Repairs (under separate cover)
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

Belinda Blandon

Belinda Blandon
District Manager

cc: Tucker Mackie, Kutak Rock, LLP

Tab 1

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, January 19, 2023 at 11:31 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Present and constituting a quorum:

Paul Mayotte	Board Supervisor, Chairman
Sue Streeter	Board Supervisor, Vice Chairman
Brian McGibbon	Board Supervisor, Assistant Secretary
Rodney Allen	Board Supervisor, Assistant Secretary
Terry Jo Gile	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Kari Hardwick	Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Kutak Rock, LLP (via speaker phone)
Brent Burford	District Engineer, Johnson Engineering
Sonny Backes	Mettauer Environmental
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

Ms. Hardwick administered the Oath of Office to Mr. McGibbon. Ms. Blandon advised Mr. McGibbon that as a Board Supervisor he is entitled to receive or waive compensation for his attendance at meetings. Mr. McGibbon advised that he would like to receive Supervisor Compensation.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to public comment. There were none.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
December 15, 2022**

48
49 Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on
50 December 15, 2022. She asked if there were any questions related to the minutes. There
51 were none.
52

On a Motion by Ms. Streeter, seconded by Mr. McGibbon, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on December 15, 2022, for the CFM Community Development District.

53
54 **FOURTH ORDER OF BUSINESS** **Ratification of Special Assessment**
55 **Bonds, Series 2021 Requisition for**
56 **Payment #35**
57

58 Ms. Blandon advised that special assessment bonds, series 2021 requisition for
59 payment #35 totals \$2,006.00 for payment made to Kutak Rock. She asked if there were
60 any questions. There were none.
61

On a Motion by Mr. Allen, seconded by Mr. Mayotte, with all in favor, the Board Ratified the Payment of Special Assessment Bonds, Series 2021 Requisition for Payment #35, Totaling \$2,006.00, for the CFM Community Development District.

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63 **FIFTH ORDER OF BUSINESS** **Consideration of FEMA Funding**
64 **Agreement**
65

66 Ms. Blandon presented the FEMA funding agreement and asked if there were any
67 questions. Ms. Mackie provided a detailed overview of the agreement and responded to
68 questions from the Board.
69

70 Ms. Blandon reviewed the recovery scoping meeting held with FEMA and detailed
71 the required documentation related to recovery efforts. Discussion ensued.
72

On a Motion by Ms. Streeter, seconded by Mr. Allen, with all in favor, the Board Approved the FEMA Funding Agreement, for the CFM Community Development District.

73
74 **SIXTH ORDER OF BUSINESS** **Consideration of Mulch and Pinestraw**
75 **Proposals**
76

77 Ms. Blandon advised that she spoke with Ms. Southwick regarding the proposal
78 and Ms. Southwick has submitted the revised proposal contained within the agenda
79 package. Ms. Streeter reviewed the proposals and discussed them with the Board.

80

On a Motion by Ms. Streeter, seconded by Ms. Gile, with all in favor, the Approved the Magnolia Landing Golf Proposal for Mulch and Pinestraw, in the Amount of \$27,700.00, for the CFM Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Johnson
Engineering Proposal for 2023 Water
Use Permit Compliance Monitoring**

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Ms. Bandon provided an overview of the proposal received from Johnson Engineering for 2023 Water Use permit compliance monitoring.

On a Motion by Mr. McGibbon, seconded by Mr. Mayotte, with all in favor, the Board Approved the Johnson Engineering Proposal for 2023 Water Use Permit Compliance Monitoring, Subject to Preparation of a Work Authorization by Counsel, for the CFM Community Development District.

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EIGHTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

Ms. Mackie advised that she is preparing to mail the letter to the golf course related to the cleaning of drainage areas; she further advised that Staff has set standing agenda calls to review any items that may need to be placed on the agenda.

B. District Engineer

Mr. Burford advised that he had no report and advised that he is working on breakdown costs to be available for the next meeting as requested by the Board. Discussion ensued regarding the washout area.

Mr. Burford advised that LaBelle Well Drilling had provided an incorrect proposal for repairs; he advised that the proposal has been revised for the correct pump although the price is increasing to \$2,659.50.

On a Motion by Ms. Streeter, seconded by Mr. McGibbon, with all in favor, the Board Approved the \$2,659.50 increase to the LaBelle Well Drilling Proposal for the PW-8 Submersible Pump and Motor, to \$21,505.50, for the CFM Community Development District.

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C. District Manager

Ms. Bandon advised that the next meeting of the Board of Supervisors' is scheduled to be held on Thursday, February 16, 2023 at 11:30 a.m.

111
112 Ms. Blandon advised that LCEC has been onsite repairing streetlights. Ms.
113 Blandon recommended that residents report lights out to the LCEC
114 customer service number.

115
116 Ms. Streeter addressed concerns related to the lighting at the entrance; she
117 advised that the lights are being taken down as rats are eating the wiring.

118
119 Ms. Blandon advised that a proposal will be received for the replacement of
120 five street sign posts that cannot be salvaged.

121
122 **NINTH ORDER OF BUSINESS** **Supervisor Requests**

123
124 Ms. Blandon opened the floor for Supervisor requests and comments.

125
126 Ms. Streeter spoke regarding a tree that fell in the rear of a residents' property and
127 the resident has stated that the remaining root ball is on CDD property. Mr. Backes
128 advised that he will review the root ball of the tree to determine whether it is on CDD
129 property or homeowner property. Ms. Streeter spoke regarding resident concerns related
130 to hog damage that is being repaired and his concerns related to possible flooding. Mr.
131 Burford advised that any work to be conducted would be on homeowner property.
132 Discussion ensued. Ms. Blandon advised that this issue sounds like a homeowner issue.
133 Ms. Streeter advised that she will forward the email to Ms. Blandon so that Ms. Blandon
134 can provide a response to the homeowner.

135
136 Ms. Blandon opened the floor to audience comments. There were none.

137
138 **TENTH ORDER OF BUSINESS** **Adjournment**

139
140 Ms. Blandon advised there is no further business to come before the Board and
141 asked for a motion to adjourn.

142

On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board adjourned the meeting at 12:41 p.m., for the CFM Community Development District.

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147 Secretary/Assistant Secretary

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147 Chairman/Vice Chairman

Tab 2

CFM CDD
Special Assessment Bonds, Series 2021
Requisitions for Payment

Requisition No.	Vendor	Amount
36	Kutak Rock, LLP	\$1,212.00
	Total	\$1,212.00

Tab 3



Proposal

Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2
 Fort Myers, FL 33967
 (239) 567-3030
 Office@FLfountains.com
 Admin@FLfountains.com

Date	Estimate #
1/24/2023	2029-038

Name / Address
CFM CDD 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

Notes	Project
	Fountain Cleanings

Description	Qty	U/M	Rate	Total
<p style="text-align: center;">FOUNTAIN CLEANING AGREEMENT</p> <p>Examine control panel Inspect all relays and contactors Inspect time clocks/photo cells to make sure they are functioning properly Meggar test motor and light cables (check cables for moisture)</p> <p>Clean (pressure wash) fountain, nozzle, screen and light fixtures Record approximate depth levels Inspect/Secure anchor lines</p> <p>Cleaning to be done: 4 times per year</p> <p>Cleaning costs shall be: \$175 per fountain, \$1,225 to be billed after each service, \$4,900 per year</p> <p>Customer: Magnolia Landing CDD</p> <p>Number of Fountains to be serviced: 7</p> <p>NOTE: This agreement does not include any services beyond fountain cleanings. Additional proposals will be issued for replacement parts and/or any other repairs that may be deemed necessary.</p> <p>NOTE: This agreement may be canceled at any time by either party with written notice of 30 days prior to cancellation date.</p> <p>Please email approval back to Sean at office@flfountains.com</p> <p>Approval Signature _____</p> <p>Date _____</p>	28		175.00	4,900.00

We look forward to working with you!	Subtotal	\$4,900.00
	Sales Tax (0.00)	\$0.00
	Total	\$4,900.00