



Rizzetta & Company

CFM Community Development District

**Board of Supervisors' Meeting
March 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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March 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, March 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 February 16, 2023..... Tab 1
- 4. BUSINESS ITEMS**
 - A. Consideration of Proposal for Reserve Study..... Tab 2
 - B. Consideration of Sign Post Replacements Tab 3
 - C. Consideration of Magnolia Landing Golf Proposal for Shrub Refresh of Magnolia Landing Lane and Dennisport Lane..... Tab 4
 - D. Discussion Regarding O&M Expenditures and Approval of Prior Months
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Review and Discussion Regarding Curb and Gutter Repair Exhibit Tab 5
 2. Review and Discussion Regarding Roadside Signage Tab 6
 3. Review and Discussion Regarding Chestnut Ridge Drainage Exhibit Tab 7
 - 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, February 16, 2023 at 11:30 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 (via speaker phone)
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.
Tucker Mackie	District Counsel, Kutak Rock, LLP (via speaker phone)
Brent Burford	District Engineer, Johnson Engineering
Sonny Backes	Mettauer Environmental (via speaker phone)
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 to public comment. There were none.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the
Board of Supervisors' Meeting held on
January 19, 2023**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on January 19, 2023. She asked if there were any questions related to the minutes. There were none.

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On a Motion by Mr. Mayotte, seconded by Mr. McGibbon, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on January 19, 2023, for the CFM Community Development District.

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50 **FOURTH ORDER OF BUSINESS**

**Ratification of Special Assessment
Bonds, Series 2021 Requisition for
Payment #36**

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Ms. Blandon advised that special assessment bonds, series 2021 requisition for payment #36 totals \$1,212.00 for payment made to Kutak Rock. She asked if there were any questions. There were none.

On a Motion by Ms. Gile, seconded by Mr. Allen, with all in favor, the Board Ratified the Payment of Special Assessment Bonds, Series 2021 Requisition for Payment #36, Totaling \$1,212.00, for the CFM Community Development District.

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59 **FIFTH ORDER OF BUSINESS**

**Consideration of Florida Fountains &
Equipment Proposal for Quarterly
Fountain Maintenance**

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Ms. Blandon advised that Florida Fountains has installed the fountains for Forestar and some of the fountains do have warranty components and so a maintenance agreement is advised. Board discussion ensued. Ms. Blandon recommended that the Board direct the District Engineer to add fountain numbers to the GIS. The Board concurred. Ms. Streeter reviewed concerns with the fountains.

On a Motion by Mr. Mayotte, seconded by Mr. Allen, with all in favor, the Board Approved a Contract with Florida Fountains & Equipment for Quarterly Fountain Maintenance, Subject to Verification of the Number of Fountains, and Subject to Preparation of an Agreement with Counsel, for the CFM Community Development District.

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70 **SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for
Hurricane Related Signage Repairs**

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Ms. Blandon provided an update related to the ongoing work for the FEMA claim.

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Ms. Blandon advised that she has had sign companies on site to review the signs and Advance Tek has tried to straighten signs. However, due to the installation in concrete, the signs may not be able to be straightened without snapping the posts. Board discussion ensued. Mr. Mayotte asked that Mettauer Environmental install temporary

79 signage where posts are missing. Mr. Backes advised that he will provide a proposal.
80

On a Motion by Mr. Allen, seconded by Ms. Gile, with all in favor, the Approved a Not to Exceed Amount of \$10,000 for Mettauer Environmental to Move Forward with Signage Repairs, Subject to Preparation of a Work Authorization, for the CFM Community Development District.

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SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie advised that she had no report but would be happy to answer any questions. Ms. Gile inquired as to providing a rough draft of minutes to a Facebook bulletin board for residents of CFM. Ms. Mackie recommended that when this occurs that Ms. Gile send a snapshot of the post to Ms. Blandon for the Districts records. Ms. Streeter advised that any posts of the Gazette can have commenting turned off.

B. District Engineer

Mr. Burford advised that the cost for the gravity wall is between \$350 per foot to \$700 per foot and the fencing behind Lakeville would be about \$50,000. He advised that regarding the Chestnut Ridge grading appears to be graded properly from the back of the lot to the street and he will work on getting an email to the Board.

Mr. Mayotte advised of concerns related to the pickleball courts and off-road vehicles and he recommended having the area protected with fencing and possibly cameras. Ms. Blandon advised that this is a HOA component and not a CDD component. Discussion ensued.

Mr. Allen inquired as to whether Mr. Burford was able to pull the cover across from the golf course. Mr. Burford advised that he did review the area and he does not see any concerns; he further advised that the maintenance facility has a pile of dirt that is being hit by a sprinkler causing the dirt to wash into the drain. Mr. Burford advised that the drain needs to be maintained. Ms. Mackie advised that she will provide a demand letter to the golf course to alleviate the situation.

C. District Manager

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

Ms. Blandon advised that during the pre-agenda call there was a discussion regarding obtaining proposals for a Reserve Study and she will present proposals at the next meeting.

120 Ms. Blandon advised that she received videos concerning the pine straw
121 installation and she has reached out to Ms. Southwick regarding the
122 concerns.

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124 Mr. Allen asked that Ms. Blandon reach out to Mr. Ratz regarding street
125 sweeping to alleviate the accumulation of dirt and debris.

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127 Ms. Blandon advised that she has provided a report on streetlights to LCEC,
128 and they should be addressing the damaged and non-working lights.

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130 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

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

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134 Mr. Allen inquired as to an update regarding the aeration program. Ms. Blandon
135 advised that there have been a lot of changes with Solitude and she has followed up with
136 Mr. Moding and he will provide a timeline that can be provided to the Board.

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138 Ms. Blandon opened the floor to audience comments.

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140 The audience member asked that due diligence be done to ensure that any
141 Facebook posts are created in such a way that the post cannot be altered.

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143 **NINTH ORDER OF BUSINESS** **Adjournment**

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

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On a Motion by Mr. McGibbon, seconded by Ms. Streeter, with all in favor, the Board adjourned the meeting at 12:28 p.m., for the CFM Community Development District.

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151 _____
152 Secretary/Assistant Secretary Chairman/Vice Chairman

Tab 2

PREPARED FOR:
**CFM Community
Development District**

Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



CFM Community Development District Reserve Study Proposal

Belinda Blandon

Rizzetta & Company

C F M Community Development District
Reference #1213

Magnolia Landing Lane
North Fort Myers, FL

A large, light blue diamond-shaped graphic on the right side of the page. Inside the diamond, the text "30+" is written in a large, bold, blue font. Below it, the words "YEARS OF" and "EXPERIENCE" are written in a smaller, blue, sans-serif font, stacked vertically.

30+
YEARS OF
EXPERIENCE

Dear Board of Directors:

Thank you for the opportunity to be of service to your community. We take great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Your Reserve Study will include:

- **Excellent communication** with our team. We listen to our clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, we always listen and hear your concerns.
- **Industry-leading experience** in all varieties of community associations, resorts, commercial properties, country clubs and more! With over 30 years of combined experience in the industry, we take the guess work out of budget season.
- **Timely contract completion** is a must. We understand how important your receivables can be for budget and community meetings. We take great care in saying what we mean and meaning what we say when it comes to timely delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study requires updating every 2 to 3 years to keep up to date with changes in construction costs, inflation and interest rate, and new technology. We put our client relationships at the forefront of our core values.

CFM Community Development District Reserve Study Proposal

The Benefits of a Custom Reserves Report

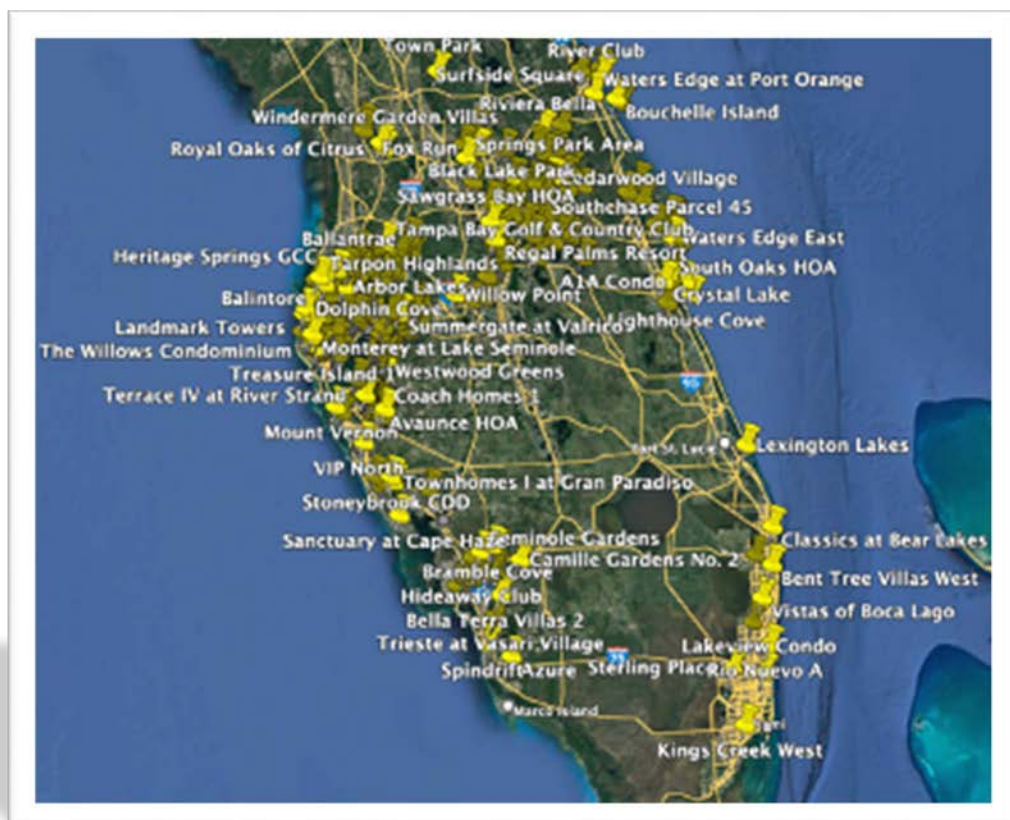
Click Here

For More Information

- **Proper and accurate** reserve planning for the future
- **Team review** quality assurance process for every report
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!



Florida Clients Served



CFM Community Development District Reserve Study Proposal

NEW Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✔	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✔	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✔	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✔	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	⚠	2024
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	⚠	2024
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	⚠	2024
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✔	2024
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✔	2024
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✔	2024
Clubhouse	Clubhouse, Exterior Renovation	7	✔	2024
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✔	2024
Clubhouse	Clubhouse, Interior Renovations	6	✔	2024
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✔	2024
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✔	2024
Clubhouse	Clubhouse, Windows and Doors	6	⚠	2024
Pool	Pool, Bulkhead, Wood, Replacement	3	✘	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	⚠	2028
Pool	Pool, Fence, Metal, Replacement	4	⚠	2028
Pool	Pool Finishes, Plaster and Tile (Incl. Coping)	5	✔	2028
Pool	Pool, Structure and Deck, Total Replacement	5	✔	2028

NEW Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL		COMMON COMPONENTS (X)			REMAINING COMPONENTS (O)	
COMPONENT	RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER	
Asphalt Pavement, Crack Repair and Patch	X					
Asphalt Pavement, Mill and Overlay, Phased	X					
Chimney Caps, Partial Replacements	X					
Clubhouse, Bicycle Rack		X				
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X					
Clubhouse, Exterior Renovation	X					
Clubhouse, HVAC Equipment, Replacement	X					
Clubhouse, Interior Renovations	X					
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X					
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X					
Clubhouse, Windows and Doors	X					
Concrete Driveways at Cluster Homes				O		
Concrete Streets and Common Flatwork, Partial Replacement	X					
Decks, Garages, Serving Cluster Homes				O		
Driveway Walkways, Serving Cluster Homes				O		
Driveway Walkways, Serving Cluster Homes Less Than \$7,000		X				
Fire Hydrants						O
Flood Protection			X			
Foundation Course and Associated Components						O
Gutters and Downspouts, Serving Cluster Homes				O		
Split System Air Conditioners, Serving Cluster Homes				O		
Heating System, Controls		X				
Heating System, Pumps		X				
Light Fixtures, Bollards (Incl. Pool Area)	X					
Light Fixtures, Exterior, Serving Cluster Homes		X				
Light Poles and Fixtures at Streets						O
Other Repairs Normally Funded Through the Operating Budget		X				
Pipes, Subsurface Utilities, Partial Replacement	X					
Ponds, Serving Golf Course						O
Pool, Bulkhead, Wood, Replacement	X					
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X					
Pool, Fence, Metal, Replacement	X					
Pool, Finishes, Plaster and Tile (Incl. Coping)	X					
Pool, Structure and Deck, Total Replacement	X					
Pool, Trash Receptacles		X				

NEW Easily view components by Funding Source and Responsibility

CFM Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Full Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling, and a Professional Engineer (PE) licensed in the State of Florida.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



CFM Community Development District Reserve Study Proposal

Please allow approximately four weeks from inspection for report delivery. When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

CFM Community Development District Reserve Study Proposal

[Click Here](#)

For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Property Site	Asphalt Pavement Concrete Flatwork Fences Gate Entry Systems Gate House Irrigation Systems Pavers Ponds Storm Water System Signage

CFM Community Development District Reserve Study Proposal

REF #: 1213

Professional Fees

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$4,700.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the Association and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com



Accepted By

Title

Date

OPTIONAL future services are available upon request as depicted below. If your Association is interested in any of the following services, **please check the appropriate box** and we can provide pricing upon completion of the current reserve study. Please note that a non-site update can only be conducted one time between site visits.



Annual Review of the 30-year expenditures and funding plan(s) only



Non-site update



Update with site visit

CFM Community Development District Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Lucaya Master Property Owners Association is a planned unit development located in Fort Myers, FL and is responsible for the common elements shared by 322 property owners. The development was established in 2006 and contains clubhouse, pool and property site components.

Collier's Reserve is a homeowners association located in Naples, FL and is responsible for the common elements shared by 224 owners. Collier's Reserve was established in 1995 and the development contains streets with bridges, gate house with security systems, signage, irrigation and storm water systems.

Rapalo Homeowners' Association is a planned unit development established in 2015, located in Venice, FL responsible for the common elements shared by 109 property owners. The development contains pool and property site components.

Legends Bay Community Development District is a local unit of special purpose government located in Bradenton, FL, 250 homes established in 2007 that contains subsurface utilities, ponds, signage, fences and perimeter walls.

Lake Club Homeowners' Association is a large, planned unit development located in Lakewood Ranch, FL. Lake Club was established in 2005. The development contains a clubhouse with two pools, tennis center and property site components located throughout the community.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.


Tab 3



PROPOSAL

Proposal submitted to: Magnolia Landing	Phone: (239) 936-0913	Date: January 25, 2023
Street: 3501 Avenida Del Vera	Job Contact: Belinda Blandon, District Manager	
City, State, Zip Code: North Fort Myers, FL 33917	Job Location: Same as Above	Reference No: PR-230106-SSP

We are pleased to submit the following proposal for your review and acceptance:

Qty.	Item No.	Description	Amount
1		<p>TO SUPPLY LABOR, MATERIALS AND EQUIPMENT SERVICES FOR DESIGN, MANUFACTURE AND/ OR COMPLETION AS FOLLOWS:</p>  <p>Manufacture and install five (05) new decorative street sign poles NTE 12 Ft above grade with STOP sign Poles to be fluted with classic base Includes ball topper for poles, mounting arm with scroll for round poles, Back plates for 30" octagon sign blade, #10 Sign bracket (set of 2) each for round poles Manufacture and replace street sign panels to be black with standard engineer grade reflective white vinyl die-cut lettering All new poles to be set in new concrete footers</p> <p>Copy to match existing street names and letter style</p> <p>Signage copy, dimensions, and colors to be as per approved layout; Customer to provide artwork for logo or brand duplication</p> <p>Estimated completion: 6-8 weeks from receipt of order</p>	\$16,490.00

We propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of:

Sixteen Thousand, Four Hundred, Ninety & 00/100 (\$16,490.00)

Payment Terms: 50% (\$ 8,245.00) deposit to commence with order; Balance is due on completion.

All material guaranteed to be as specified. All work to be complete in a workman-like manner, according to standard practices. Any installation to be performed by qualified and licensed installers, Rocktide Construction per SFBC. Any alteration or deviation from above specification involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. Title, ownership and right to possession of the above-described property shall remain with the seller and not pass to purchaser until the total amount of the agreement has been paid in full. Any costs associated with the recovery efforts involving legal claims, lawsuits and collections of this agreement shall be borne by the purchaser. All agreements are contingent upon strikes, accidents, or delays beyond our control.

Due to recent unstable material pricing, we reserve the right to withdraw this proposal and re-review, if not accepted within 14 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized Signature: _____



Print Name: _____

5748 Corporation Circle | Fort Myers, FL 33905 | T. (239) 694-7446
advancetekservices@gmail.com





MAGNOLIA LANDING CFM CDD	STREET REGULATORY SIGNPOSTS
Magnolia Landing Ln / Long Pond Rd	1
Magnolia Landing Ln / Sky Meadow Ln	1
<u>Crosswater Dr</u> / Castle Pines Ct (N)	1
Avenida Del Vera / Castle Pines Ct	1
Avenida Del Vera / Cherry Palm Dr (W)	1

5748 Corporation Circle | Fort Myers, FL 33905 | T. (239) 694-7446
advancetekservices@gmail.com



Tab 4

Proposal

To: CFM CDD
9530 Market Place Rd Suite 206
Fort Myers, FL 33912
Phone 239.936.0913

Date: March 1, 2023
Quotation #: 2023050
Customer ID: 6014
Quotation valid until: March 16, 2023

For: Magnolia Landing Ln & Dennisport ROW Refresh

Description	QTY	Unit Price	Ext. Price	Amount
1. Parcel's 04-43-24-10-0000G.0010 & 04-43-24-10-0000E.0010				\$ 3,800.00
Remove and haul away 70 shrubs	1	\$ 300.00	\$ 300.00	
Play 4' - 6' Clusia	70	\$ 50.00	\$ 3,500.00	
TOTAL				\$ 3,800.00

Warranty: Magnolia Landing Golf, LLC. agrees to warranty irrigation for 1 year, trees for 6 months, shrubs for 3 months and sod for 30 days. The warranty period begins upon on the date of completion of all items included in this quote. This warranty is subject to and limited by the following: warranty is not valid on relocated material, annuals and any existing irrigation and drainage. Warranty is not valid on new plant material installed without automatic irrigation. Warranty does not cover acts of God or natural events.

Approved by

Date

Signature

Title

Tab 5

O:\2004\20044888-001\ArcGIS\Sidewalk and Gutter Repair\Sidewalk and Gutter Repair Cover.mxd Date: 11/2/2022 Time: 1:17:36 PM User: BKM

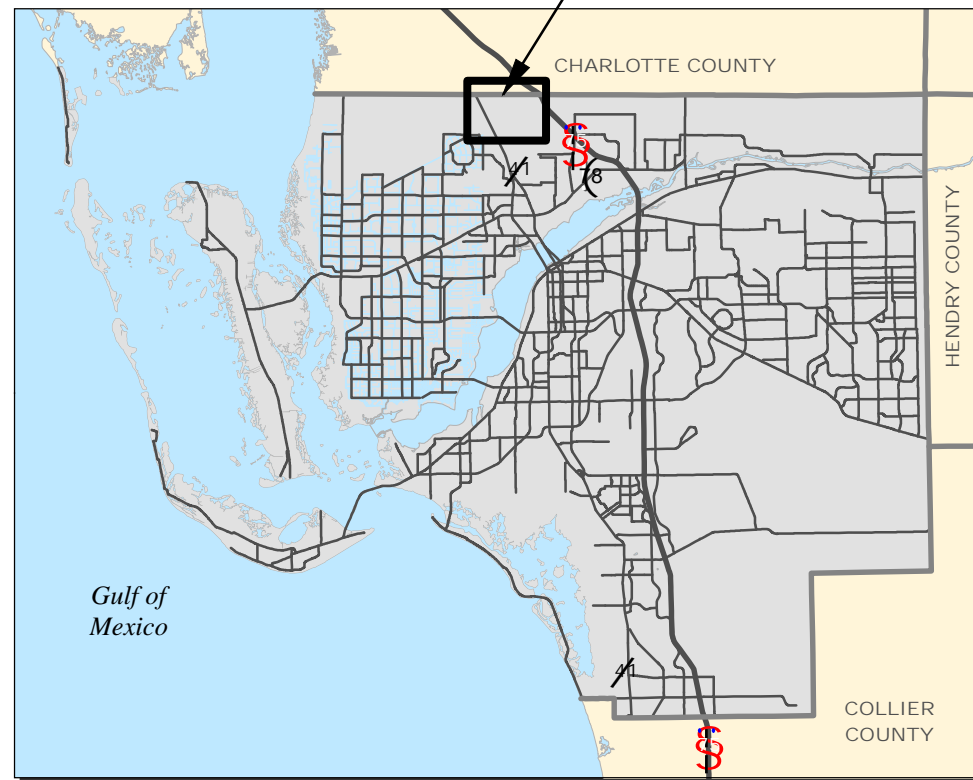


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Title	Sheet
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Key Map	2
Pigeon Plum Way 1	3
Pigeon Plum Way 2	4
Pigeon Plum Way 3	5
Sweetbay Dr	6
Fiddlewood Ave	7
Avenida Del Vera 1	8
Avenida Del Vera 2	9

NOTES

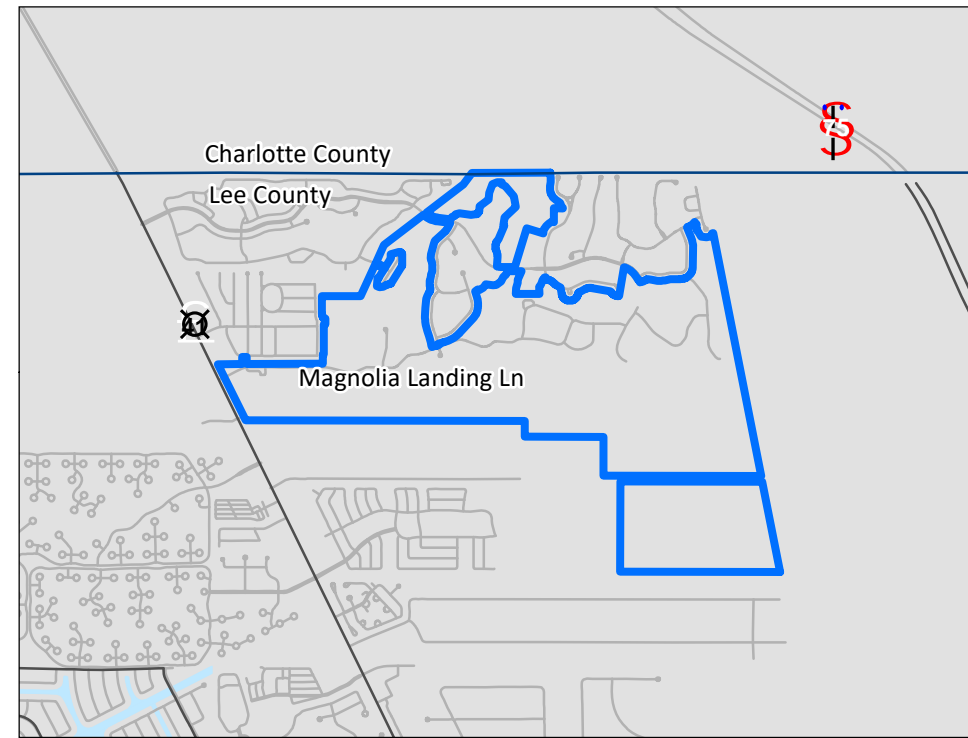
1. These drawings are for permitting purposes only and are not intended for construction.
2. The aerial photographs shown were provided by Lee County government and were taken in 2022.

PROJECT VICINITY
SEE STREET MAP AND VICINITY AERIAL AT RIGHT



LEE COUNTY
N.T.S

Sections 3 & 4 Township 43 S, Range 24 E
Latitude: 26° 45' 36" N; Longitude: 81° 54' 27" W



STREET MAP
N.T.S



VICINITY AERIAL
N.T.S

Magnolia Landing
Gutter and Sidewalk Repairs
Lee County, Florida



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
November 2022	20044888-001	-	NTS	1

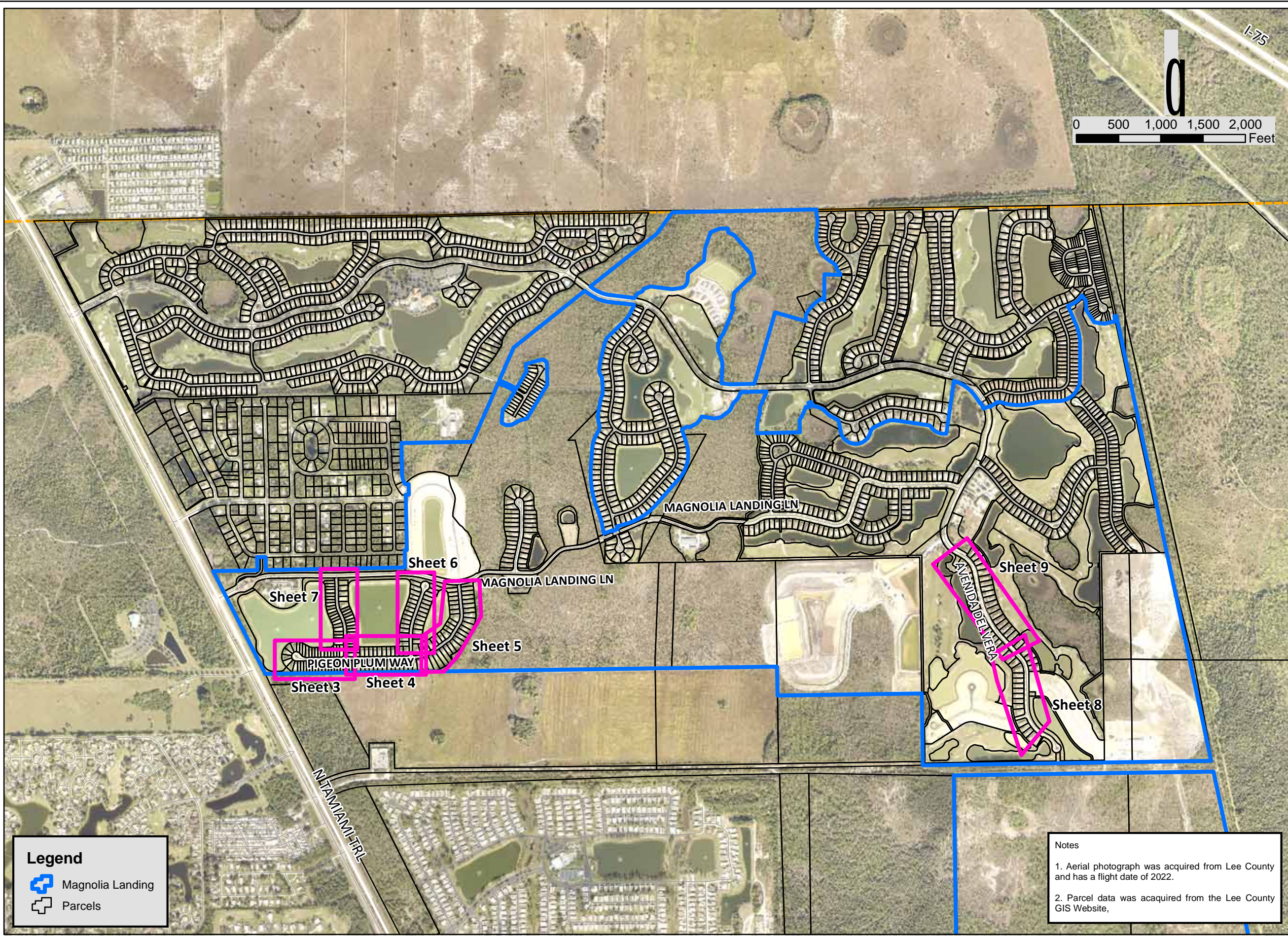
Magnolia Landing
 Gutter and Sidewalk Repairs
 Lee County, Florida

NO.	DESCRIPTION	DATE

DATE: November 2022
 PROJECT NO.: 20044888-001
 FILE NO.:
 SCALE: As Shown

Key Map

SHEET NUMBER



Legend

- Magnolia Landing
- Parcels

Notes

1. Aerial photograph was acquired from Lee County and has a flight date of 2022.
2. Parcel data was acquired from the Lee County GIS Website.

Magnolia Landing
Valley Gutter and Sidewalk Repairs
Lee County, Florida

NO.	DESCRIPTION	DATE

DATE: November 2022
PROJECT NO. 20044888-001
FILE NO. -
SCALE: As Shown



Legend

- Parcels
- Repair Type**
- Asphalt (2)
- Sidewalk (10)
- Valley Gutter (266)

Notes

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- Parcel data was acaquired from the Lee County GIS Website,

NO.	DESCRIPTION	DATE

DATE: November 2022
 PROJECT NO.: 20044888-001
 FILE NO.:
 SCALE: As Shown



Legend

- Parcels
- Repair Type**
 - Asphalt (2)
 - Sidewalk (10)
 - Valley Gutter (266)

Notes

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Magnolia Landing
 Valley Gutter and Sidewalk Repairs
 Lee County, Florida

NO.	DESCRIPTION	DATE

DATE: November 2022
 PROJECT NO.: 20044888-001
 FILE NO.:
 SCALE: As Shown

Pigeon Plum Way 3

SHEET NUMBER

5



Legend

- Parcels
- Repair Type**
- Asphalt (2)
- Sidewalk (10)
- Valley Gutter (266)

Notes

1. Aerial photograph was acquired from Lee County and has a flight date of 2022.
2. Parcel data was acaquired from the Lee County GIS Website,

Magnolia Landing
 Valley Gutter and Sidewalk Repairs
 Lee County, Florida

NO.	DESCRIPTION	DATE

DATE: November 2022
 PROJECT NO.: 20044888-001
 FILE NO.:
 SCALE: As Shown

Sweetbay Dr

SHEET NUMBER



Legend

☐ Parcels

Repair Type

— Asphalt (2)

— Sidewalk (10)

● Valley Gutter (266)

Notes

1. Aerial photograph was acquired from Lee County and has a flight date of 2022.

2. Parcel data was acaquired from the Lee County GIS Website,

Sheet 6
 Sheet 4

CFM CDD

Magnolia Landing
 Valley Gutter and Sidewalk Repairs
 Lee County, Florida

NO.	DESCRIPTION	DATE

Fiddlewood Ave
 SHEET NUMBER
7



Legend

- Parcels
- Repair Type**
- Asphalt (2)
- Sidewalk (10)
- Valley Gutter (266)

Notes

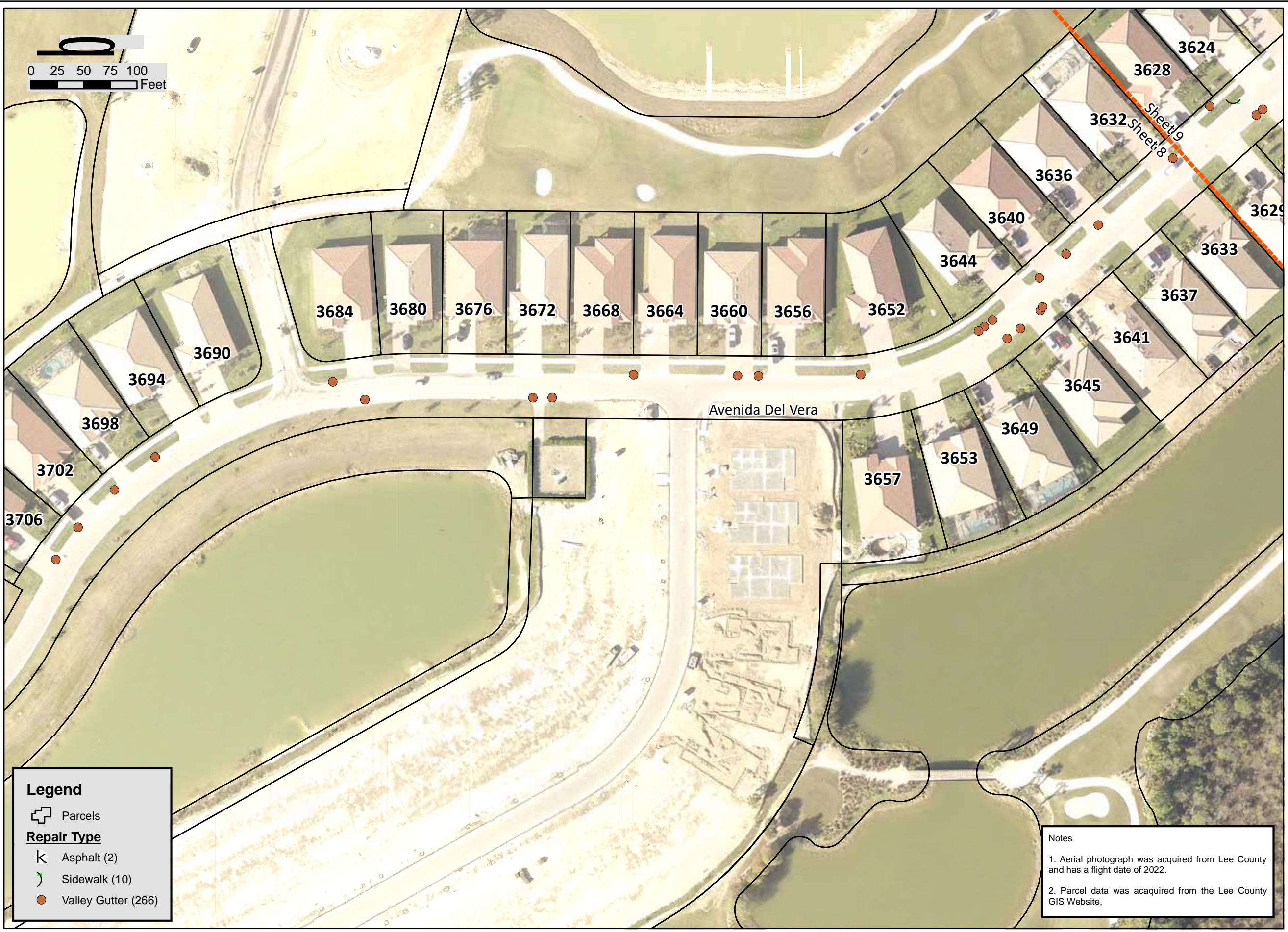
- Aerial photograph was acquired from Lee County and has a flight date of 2022.
- Parcel data was acquired from the Lee County GIS Website.

Magnolia Landing
 Valley Gutter and Sidewalk Repairs
 Lee County, Florida

NO.	DESCRIPTION	DATE

DATE: November 2022
 PROJECT NO.: 20044888-001
 FILE NO.:
 SCALE: As Shown

Avenida Del Vera 1
 SHEET NUMBER



Legend

☐ Parcels

Repair Type

⌞ Asphalt (2)

⌞ Sidewalk (10)

● Valley Gutter (266)

Notes

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2. Parcel data was acaquired from the Lee County GIS Website,

Magnolia Landing
Valley Gutter and Sidewalk Repairs
Lee County, Florida

NO.	DESCRIPTION	DATE

DATE: November 2022
PROJECT NO.: 20044888-001
FILE NO.:
SCALE: As Shown

Avenida Del Vera 2

SHEET NUMBER

9



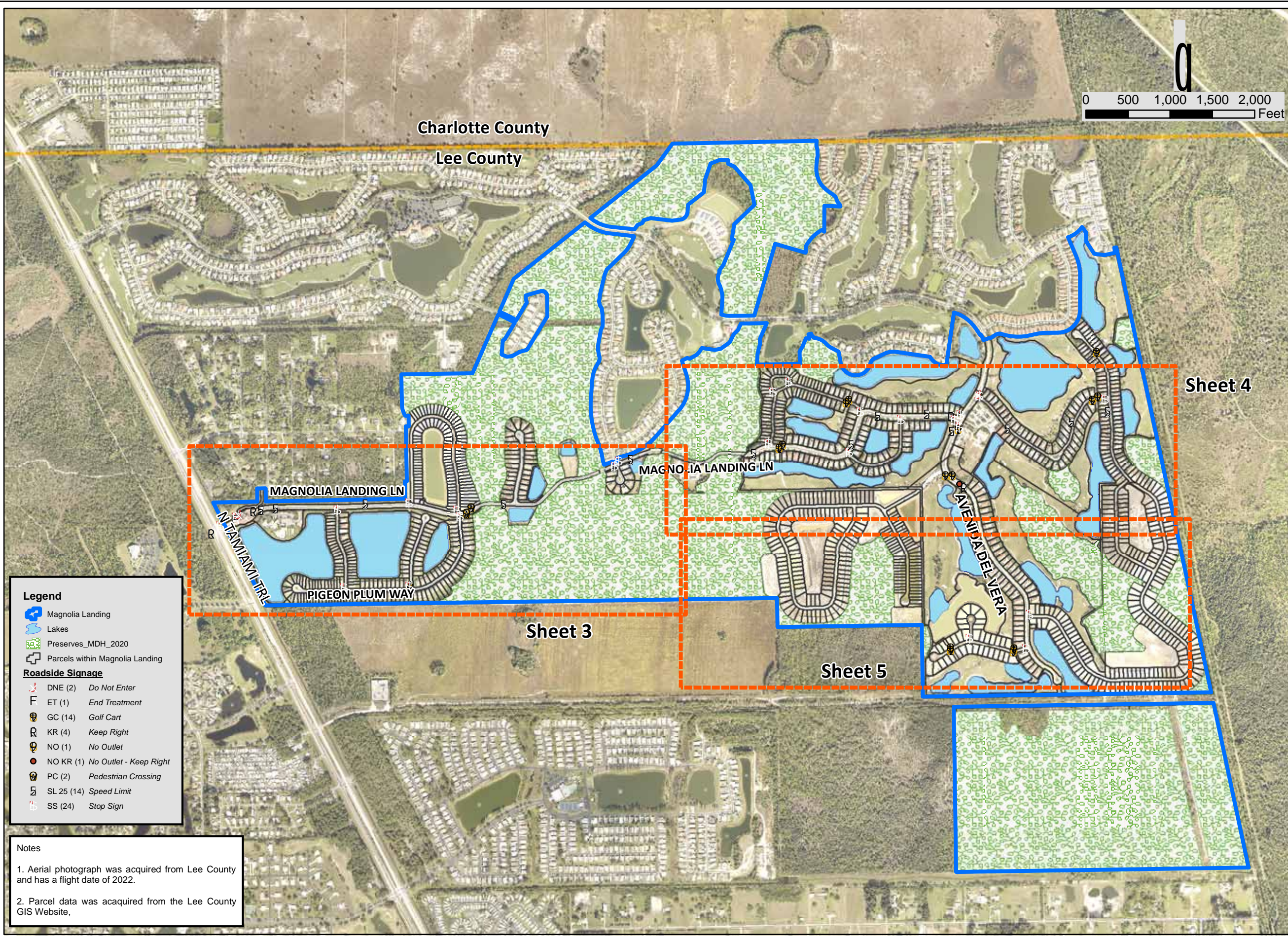
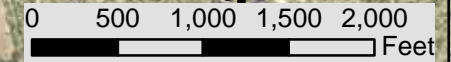
Legend

- Parcels
- Repair Type**
- Asphalt (2)
- Sidewalk (10)
- Valley Gutter (266)

Notes

1. Aerial photograph was acquired from Lee County and has a flight date of 2022.
2. Parcel data was acaquired from the Lee County GIS Website,

Tab 6



CFM CDD

Magnolia Landing
 Roadside Signage
 Lee County, Florida

- Legend**
- Magnolia Landing
 - Lakes
 - Preserves_MDH_2020
 - Parcels within Magnolia Landing
- Roadside Signage**
- DNE (2) Do Not Enter
 - ET (1) End Treatment
 - GC (14) Golf Cart
 - KR (4) Keep Right
 - NO (1) No Outlet
 - NO KR (1) No Outlet - Keep Right
 - PC (2) Pedestrian Crossing
 - SL 25 (14) Speed Limit
 - SS (24) Stop Sign

- Notes**
1. Aerial photograph was acquired from Lee County and has a flight date of 2022.
 2. Parcel data was acquired from the Lee County GIS Website.

NO.	REVISIONS	DESCRIPTION	DATE

DATE: November 2022
 PROJECT NO.: 20044888-001
 FILE NO.:
 SCALE: As Shown

Key Map

SHEET NUMBER

2

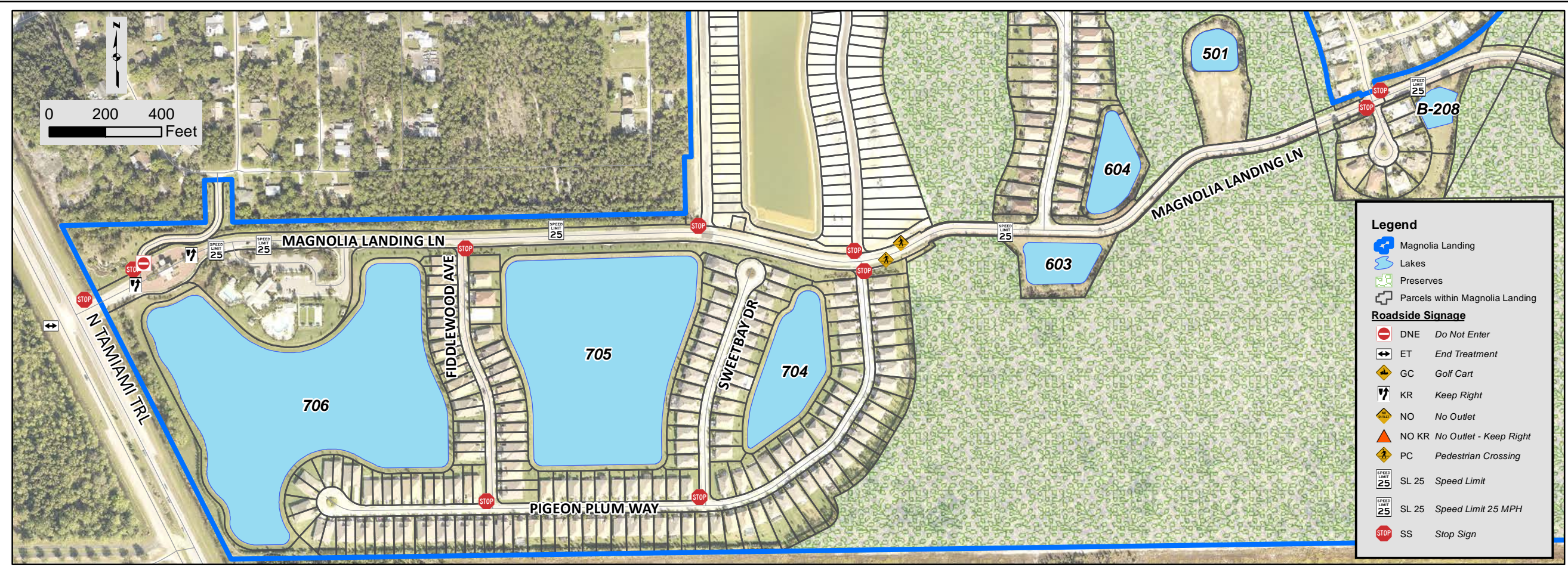
Magnolia Landing
Roadside Signage
Lee County, Florida

NO.	DATE	DESCRIPTION

DATE: December 2022
PROJECT NO.: 20044888-001
FILE NO.:
SCALE: As Shown

Roadside Signage Locations 1

SHEET NUMBER

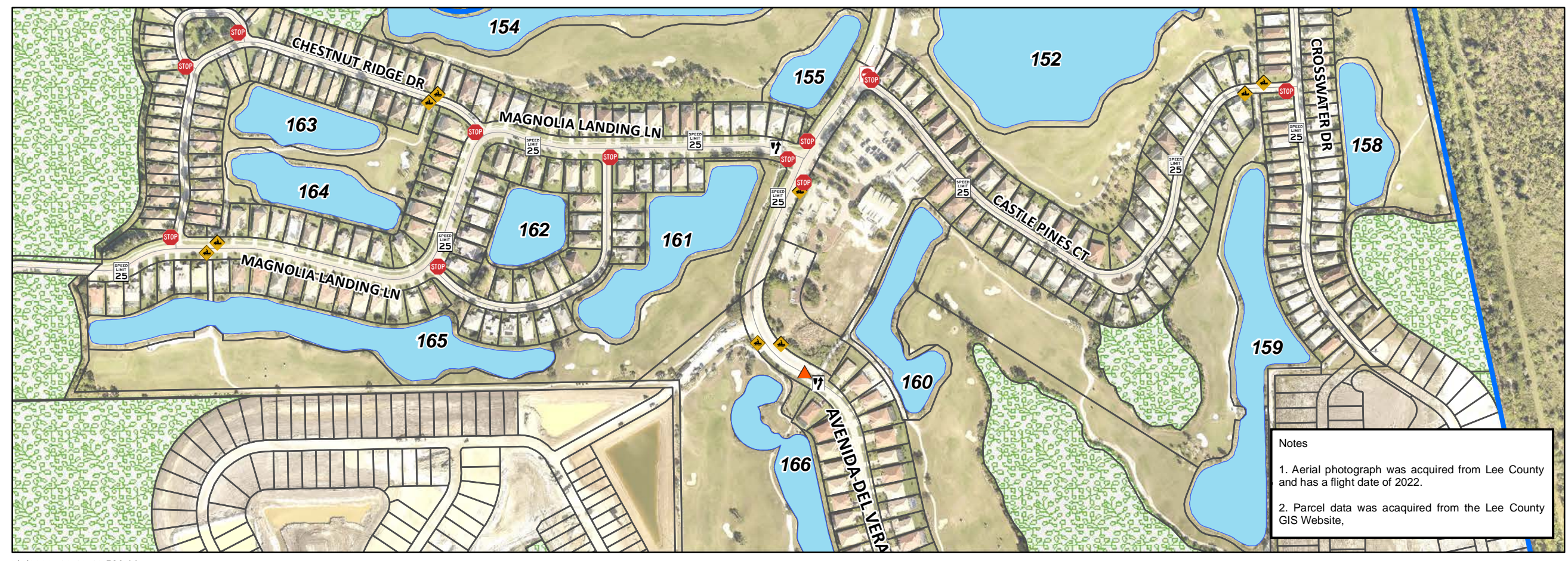


Legend

- Magnolia Landing
- Lakes
- Preserves
- Parcels within Magnolia Landing

Roadside Signage

- DNE Do Not Enter
- ET End Treatment
- GC Golf Cart
- KR Keep Right
- NO No Outlet
- NO KR No Outlet - Keep Right
- PC Pedestrian Crossing
- SL 25 Speed Limit
- SL 25 Speed Limit 25 MPH
- SS Stop Sign



Notes

- Aerial photograph was acquired from Lee County and has a flight date of 2022.
- Parcel data was acquired from the Lee County GIS Website,

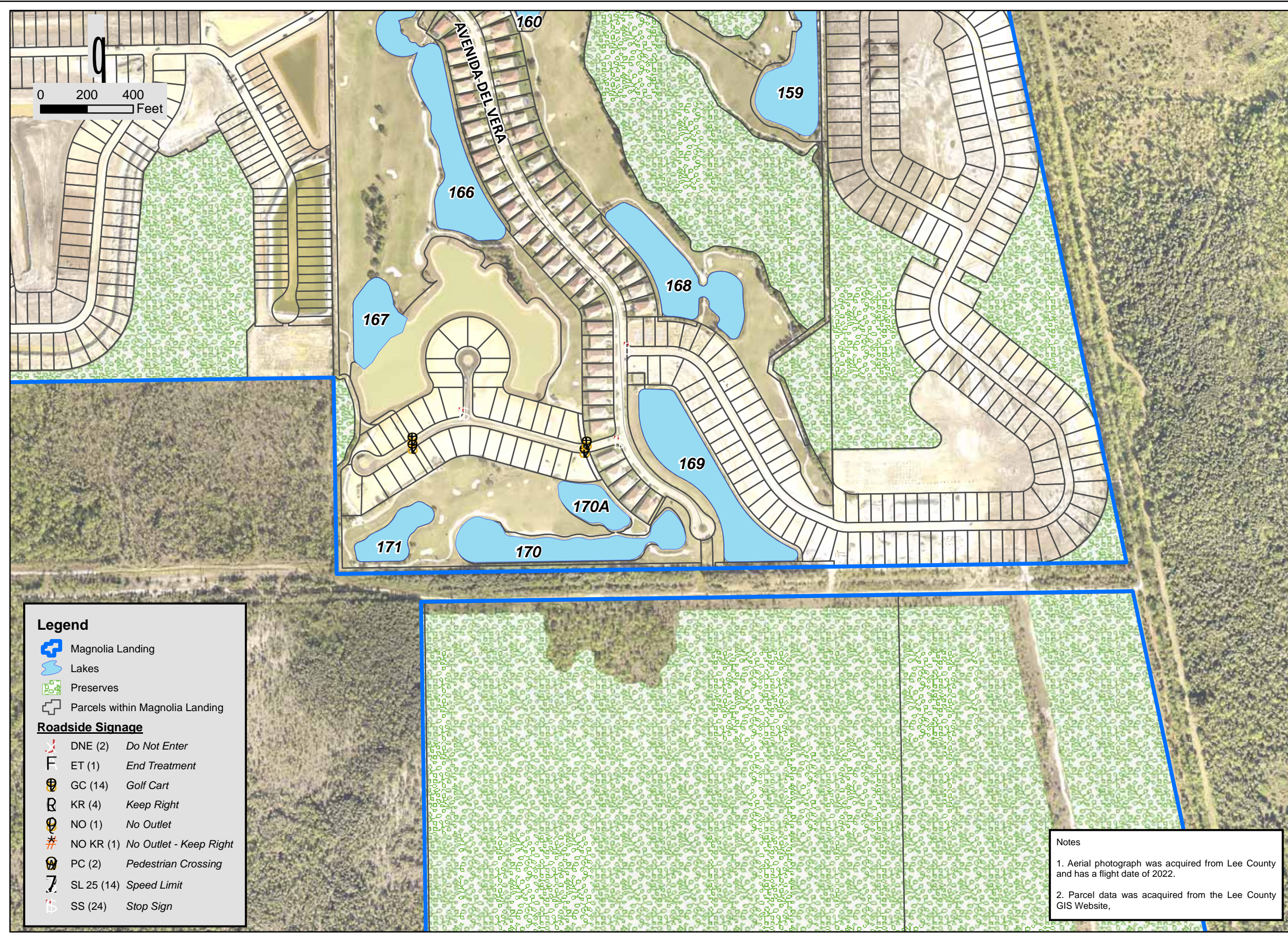
Magnolia Landing
Roadside Signage
Lee County, Florida

NO.	DESCRIPTION	DATE

DATE: December 2022
PROJECT NO.: 20044888-001
FILE NO.:
SCALE: As Shown

Roadside Signage
Locations 2

SHEET NUMBER



Legend

- Magnolia Landing
- Lakes
- Preserves
- Parcels within Magnolia Landing

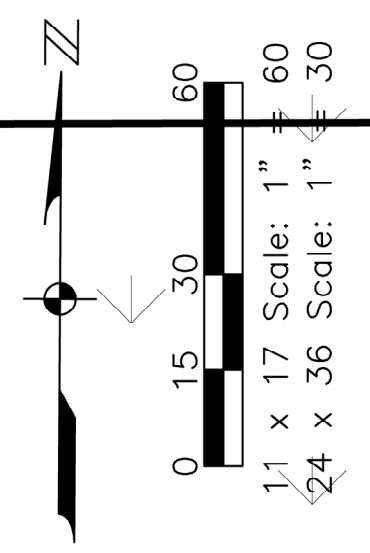
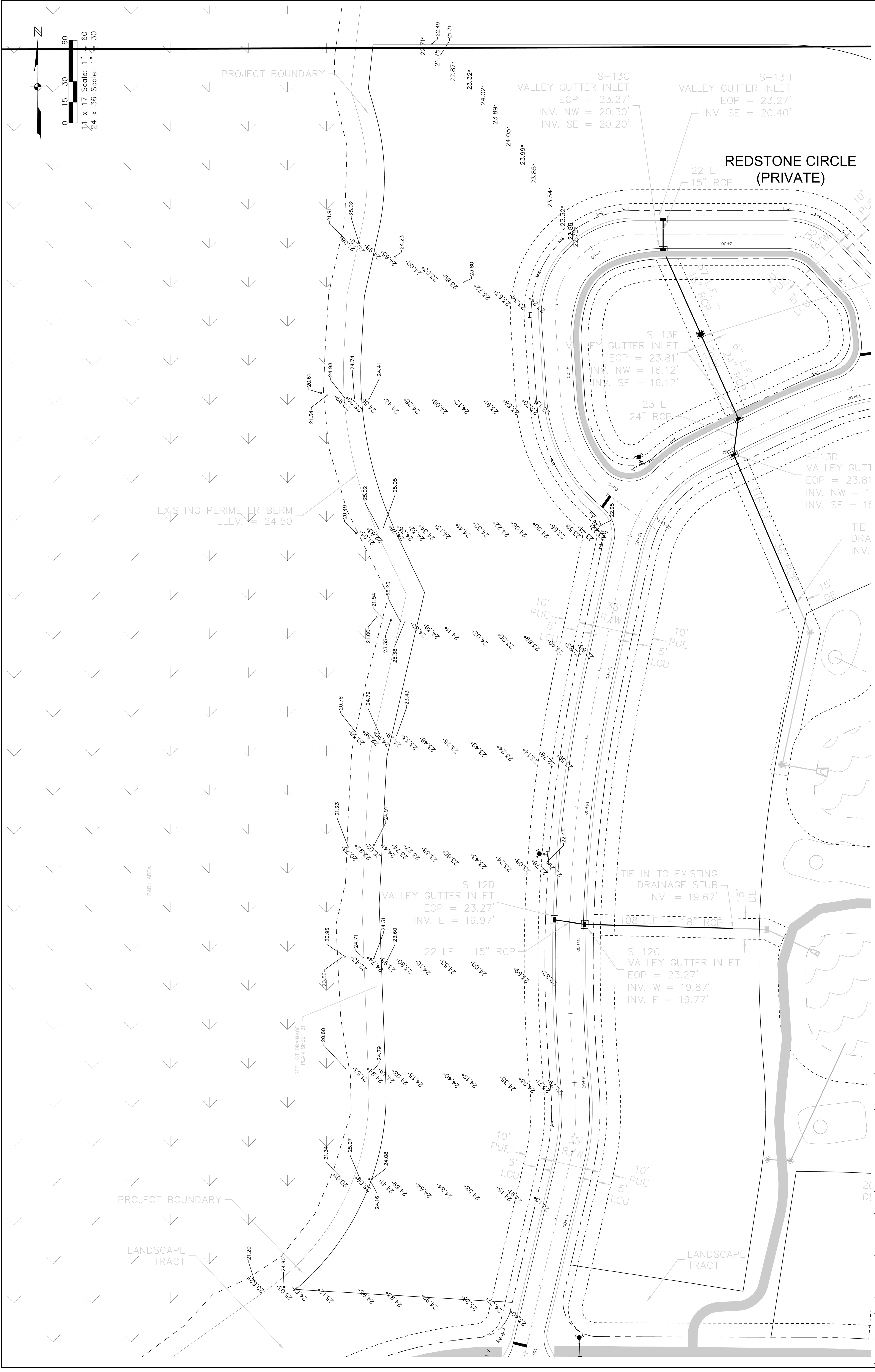
Roadside Signage

- DNE (2) *Do Not Enter*
- ET (1) *End Treatment*
- GC (14) *Golf Cart*
- KR (4) *Keep Right*
- NO (1) *No Outlet*
- NO KR (1) *No Outlet - Keep Right*
- PC (2) *Pedestrian Crossing*
- SL 25 (14) *Speed Limit*
- SS (24) *Stop Sign*

Notes

- Aerial photograph was acquired from Lee County and has a flight date of 2022.
- Parcel data was acquired from the Lee County GIS Website,

Tab 7



DATE	JUNE, 2004	PROJECT NO.	20033923	FILE NO.	4-43-24	SCALE	1" = 60'	SHEET	9
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E.B. #642 & L.B. #642

MAGNOLIA LANDING
LEE COUNTY, FLORIDA

T.W.C. at Herons Glen L.L.C, dba
T.W.C. at Magnolia Landing

REVISIONS	
Δ	REMOVE ROW AREAS 9/27/05
Δ	PER LEE COUNTY COMMENTS 6/27/05
Δ	PER LEE COUNTY COMMENTS 4/14/05

\\fms01\Drawings\2004\2004-488-001\Chestnut Ridge\Exhibits\3923-MASTER-DRAINAGE.dwg (SH19 Rotated) bjm Mar 07, 2003 - 12:23pm