

CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

**CFM
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
SEPTEMBER 25, 2014**

CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA September 25, 2014 at 11:00 a.m.

At the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912

District Board of Supervisors	Mike Dady Bob Bishop Brian Wasser Christina Southwick John Blakley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Molly Syvret	Rizzetta & Company, Inc.
District Counsel	Chuck Bowen	Hopping Green & Sams, P.A.
District Engineer	David K. Robson	Johnson Engineering, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **11:00 a.m.** with the first section which is called **Public Comment**. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager's office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

CFM COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9530 MARKETPLACE ROAD, SUITE 206, FORT MYERS, FL 33912

September 19, 2014

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, September 25, 2014 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc. located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the advance agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on August 21, 2014..... Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for the Month of August 2014 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Audit Committee Recommendations
 - B. Acceptance of Arbitrage Rebate Calculations; Capital Improvement Revenue Bonds, Series 2004 A&B
 - C. Discussion Regarding Transfer of Water Use Permit to CDD
 - D. Consideration of Insurance Renewal Proposals for Fiscal Year 2014/2015..... Tab 3
 - E. Review of Proposal from Vision Landscapes for Landscape And Irrigation Maintenance Services
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. 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,

Molly A. Syvret

Molly A. Syvret
District Manager

cc: Chuck Bowen, Hopping Green & Sams

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, August 21, 2014 at 11:02 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:

Mike Dady	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Vice Chairman (via speaker phone)
John Blakley	Board Supervisor, Assistant Secretary
Brian Wasser	Board Supervisor, Assistant Secretary
Christina Southwick	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Chuck Bowen	District Counsel, Hopping Green & Sams, P.A.
David Robson	District Engineer, Johnson Engineering

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Syvret stated for the record that there was no audience present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 21, 2014

Ms. Syvret presented the minutes of the Board of Supervisors' meeting held on May 21, 2014. She asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 21, 2014, for CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for the
Months of May, June, and July 2014**

Ms. Syvret provided an overview of the expenditures paid for the period of May 1-31, 2014 which totaled \$47,614.52, the period of June 1-30, 2014 which totaled \$16,769.04, and the period of July 1-31, 2014 which totaled \$24,884.89. She asked if there were any questions related to any item of expenditure. Discussion ensued regarding various items of expenditure.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of May 1-31, 2014 which totaled \$47,614.52, the Period of June 1-30, 2014 which totaled \$16,769.04, and the period of July 1-31, 2014 which totaled \$24,884.89, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Appointment of an Audit Committee and
Scheduling the First Meeting of the
Committee**

Ms. Syvret provided an overview of the auditor selection process advising the District is currently under contract with Carr, Riggs & Ingram, and the next fiscal year is the final year of the contract. She further advised the selection process will be to select an auditor for fiscal year end 2015 with an option for two additional annual renewals.

On a Motion by Mr. Blakley, seconded by Mr. Dady, with all in favor, the Board appointed the Board of Supervisors to the Audit Committee and further set the first meeting of the Audit Committee for Thursday, September 25, 2014 at 11:00 a.m., to be held at the office of the District Manager, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2014-05,
Designating a Meeting Schedule for Fiscal
Year 2014/2015**

Ms. Syvret provided an overview of the Resolution, advising the meeting schedule presented is consistent with the current year schedule; meetings to be held on the third Thursday of each month at 11:00 a.m., to be held at the office of the District Manager, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

On a motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2014-05, Designating a Meeting Schedule for Fiscal Year 2014/2015, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing Related to the Fiscal Year
2014/2015 Budget and Assessments**

Mr. Bowen provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board opened the public hearing related to the fiscal year 2014/2015 Budget and Assessments, for CFM Community Development District.

Ms. Syvret provided an overview of the proposed final budget, highlighting line items experiencing a change since the Board adopted the preliminary budget.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board closed the public hearing related to the fiscal year 2014/2015 Budget and Assessments, for CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2014-06,
Annual Appropriations and Adopting the
Final Budget for Fiscal Year 2014/2015**

Ms. Syvret provided an overview of the Resolution, advising adoption of the Resolution would effectively adopt the budget.

Discussion ensued regarding the minutes of the previous meetings. The Board directed Staff to adjust the minutes to reflect the direction concerning the budget was to move \$10,000 out of the landscape line item and place it in the lake banks line item.

On a Motion by Mr. Blakley, seconded by Mr. Dady, with all in favor, the Board approved the revised minutes of the Board of Supervisors meeting held on May 21, 2014, for CFM Community Development District.

Discussion ensued regarding the budget. The Board directed staff to decrease line item 44, Utility Service, to \$6,000.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2014-06, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2014/2015, as amended, for CFM Community Development District.

Discussion ensued regarding the assessment methodology related to the golf course and transfer of the Water Use Permit to the CDD.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2014-07,
Imposing Assessments, Providing for the
Collection of Assessments, and Certifying
an Assessment Roll**

Ms. Syvret provided an overview of the Resolution and assessment rolls for the District. Discussion ensued.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2014-07, Imposing Assessments, Providing for the Collection of Assessments, and Certifying an Assessment Roll, for CFM Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Bowen advised he is wrapping up analysis of what properties need to be conveyed to the CDD from other entities and he will provide a check list.
- B. District Engineer
Mr. Robson advised he had no report.
- C. District Manager
Ms. Syvret stated that the next meeting of the Board of Supervisors is scheduled for September 25, 2014 at 11:00am.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 11:54 a.m., for CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 Marketplace Road · Suite 206 · FT. MYERS, FLORIDA 33912

Operation and Maintenance Expenditures August 2014 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2014 through August 31, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,768.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenses

August 1, 2014 Through August 31, 2014

10101 - Cash-Operating
Account

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Able Golf Course Supply, L.L.C.	1767	20486	Stop Sign Repairs	\$ 265.00
Breeze Corporation	1766	96405	Acct # L03434 Legal Advertising 07/14	\$ 90.54
Brian J. Wasser	1777	BW082114	Board of Supervisors Meeting 08/21/14	\$ 200.00
Christina Southwick	1776	CS082114	Board of Supervisors Meeting 08/21/14	\$ 200.00
Hopping Green & Sams	1768	77082	General/Monthly Legal Services 06/14	\$ 2,298.01
John Blakley	1772	JB082114	Board of Supervisors Meeting 08/21/14	\$ 200.00
Johnson Engineering Inc	1769	20044888-001 Inv 82	General Engineering Services thru 08/10/14	\$ 600.00
Lake Masters Aquatic Weed Control, Inc.	1774	14-06079	Lake Maintenance 08/14	\$ 1,803.00
LCEC	1763	6571809552 07/14	Street Lights 3000 Magnolia Landing Ln 07/14	\$ 1,684.04
Magnolia Landing Golf, LLC	1770	408	Aerator/ Utility Cost 07/14	\$ 500.00
Magnolia Landing Golf, LLC	1770	409	Aerator 07/14	\$ 625.00
Magnolia Landing Golf, LLC	1775	412	Aerator/ Utility Cost 08/14	\$ 500.00
Magnolia Landing Golf, LLC	1775	413	Aerator 08/14	\$ 625.00
Magnolia Landing Master Association	1765	309	Landscape Maintenance 07/14	\$ 3,494.58
Michael Dady	1773	MD082114	Board of Supervisors Meeting 08/21/14	\$ 200.00
Rizzetta & Company, Inc.	1764	16933	District Management Fees 08/14	\$ 3,283.33
Robert Bishop	1771	BB082114	Board of Supervisors Meeting 08/21/14	\$ <u>200.00</u>
Report Total				\$ <u>16,768.50</u>

Able Golf Course Supply, L.L.C.

1808 Malone Street

Lehigh Acres, FL 33936

Phone # 239-281-3108

Fax # 239-368-7629

Invoice

Date	Invoice #
8/12/2014	20486

Bill To		Ship To			
CFM/CDD Magnolia Landing 3501 Avenida Del Vera Blvd. North Ft. Myers, FL 33917		CFM/CDD Magnolia Landing 3501 Avenida Del Vera Blvd. North Ft. Myers, FL 33917 Attn: Brian Wasser			
		Due Date	8/12/2014	Rep	Roger
Description		Qty	Rate	Amount	
RepairStop Sign Post at Rte.41 and Magnolia landing Lane			250.00	250.00T	
Repair/Reweld/Refinish broken Sign Post					
Removal and reinstallation					
<p style="text-align: center;">AUG 20 2014</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>mrs</u> Date <u>8/22/14</u></p> <p>Date entered <u>8/20/14</u></p> <p>Fund <u>001</u> G <u>64100</u> OC <u>4622</u></p> <p>Check# _____</p>					
Thank you for your business. Payment is due upon completion of job.		Subtotal		\$250.00	
		Sales Tax (6.0%)		\$15.00	
		Total		\$265.00	
		Payments/Credits		\$0.00	
		Balance Due		\$265.00	

Classified/Legal Advertising Invoice**The Breeze Legals**

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

CFM/CDD
9530 MARKETPLACE ROAD
SUITE 206
FORT MYERS, FL

07/31/2014 11:31:40AM

33912**No: 96405****Phone: 813 933-5571**

Ad No 96405	Customer No: L03434	Start Date 07-30-2014	Stop Date 08-06-2014	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 103	Words: 337	Inches: 10.01		Cost 90.54	Payments .00	Balance 90.54
Publications ... Runs Breeze Legals ... 2 Online Legals ... 2		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number		Card Expire
		<div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Identifier</div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">CFM COMMUNITY DEVELOPMENT DISTRICT</div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2014/2015</div>						
		<div style="text-align: right;">Date Rec'd Rizzetta & Co., Inc. <u>AUG - 7 REC'D</u></div> <div style="text-align: right;">D/M approval <u>MDO</u> Date <u>8/13/14</u></div> <div style="text-align: right;">Date entered <u>AUG - 7 ENT'D</u></div> <div style="text-align: right;">Fund <u>001</u> GL <u>51300</u> OC <u>4801</u></div> <div style="text-align: right;">Check # _____</div>						
		*=Extend Expiration Date						

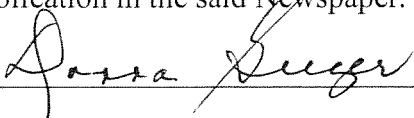
**CAPE CORAL BREEZE
PUBLISHED CAPE CORAL, FLA**

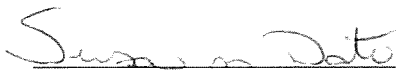
Affidavit of Publication

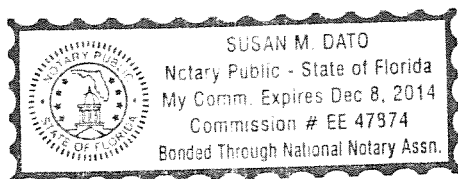
State of Florida

County of Lee

Before the undersigned authority personally appeared Donna Guyer, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Ad, in the matter of CFM Community Development District, as published in said newspaper in the issues, July 30, August 6, 2014. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.


SWORN TO AND SUBSCRIBED before me this
August 6, 2014
Notary Public


96405



CFM COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2014/2015
BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors of the CFM Community Development District will hold a public hearing on August 21, 2014 at 11:00 a.m. at Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 for the purpose of hearing comments and objections on the adoption of the budgets of the District for Fiscal Year 2014/2015. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budgets may be obtained at the offices of the District Manager, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 936-0913 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Molly Syvret
District Manager
Run Dates: 7/30/14 & 8/6/14
96405

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: August 21, 2014

Name of Board Supervisor	Check if present	Travel Reimbursement
*Mike Dady	X	
*Brian Wasser	X	
*Bob Bishop	X	
*Christina Southwick	X	
*John Blakley	X	

*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. 8/21/14
D/M approval mas Date 8/21/14
Date entered 8/26/14
Fund 001 GL 51100 OC 1101
Check# _____

MD082114
BW082114
BB082114
CS082114
JB082114

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: August 21, 2014

Name of Board Supervisor	Check if present	Travel Reimbursement
*Mike Dady	X	
*Brian Wasser	X	
*Bob Bishop	X	
*Christina Southwick	X	
*John Blakley	X	

MD082114
BW082114
BB082114
CS082114
JB082114

*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval mas Date 8/21/14
Date entered 8/26/14
Fund 001 GL 51100 OC 1101
Check# _____

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

July 28, 2014

CFM Community Development District
c/o Accounts Payable
9530 Marketplace Road
Suite 206
Fort Myers, FL 33912

Bill Number 77082
Billed through 06/30/2014

General Counsel/Monthly Meeting CFMCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

06/03/14	CBO	Analyze issue regarding agreement for dissemination services and termination of previous agreement; confer with Syvret regarding same; review correspondence regarding resident issues with conservation areas.	0.80 hrs
06/04/14	CBO	Analyze issues relating to clean-up of property ownership and transfer of common areas; analyze issue regarding termination of dissemination agreement; confer with Syvret and draft correspondence regarding same.	2.40 hrs
06/06/14	CBO	Research issue regarding construction of off-site improvements.	1.60 hrs
06/10/14	CBO	Review dissemination agreement, termination letter for previous dissemination agreement, and correspondence regarding the same.	0.30 hrs
06/11/14	KSB	Review matters relating to conveyance of right of way tracts and other common areas.	0.60 hrs
06/11/14	CBO	Confer with Syvret regarding June board meeting, landscape maintenance RFP, property issues, signage and Unit 2 construction; follow up regarding same; research and analyze issues regarding transfer of common areas to district and Unit 2 construction.	2.40 hrs
06/12/14	CBO	Analyze and follow up on issues relating to construction in Unit 2 of Magnolia landing, transfer of common areas, and June board meeting.	0.80 hrs
06/13/14	CBO	Follow up on and draft correspondence regarding cancellation of June board meeting and upcoming meeting schedule.	0.20 hrs
06/20/14	CBO	Review correspondence regarding possible sale of project and developer obligations; analyze issues and follow up regarding same.	0.70 hrs
06/26/14	CBO	Analyze issues regarding escrow for final asphalt lift; review escrow agreement and escrow account loan agreement; confer with Syvret, Hardwick and Dady regarding escrow; review and provide comments on correspondence with developer and county development office regarding same.	2.30 hrs

Total fees for this matter

\$2,187.00

DISBURSEMENTS

Long Distance	0.21
Travel	57.24
Conference Calls	53.56
Total disbursements for this matter	\$111.01

MATTER SUMMARY

Bowen, Chuck	11.50 hrs	180 /hr	\$2,070.00
Buchanan, Katie S.	0.60 hrs	195 /hr	\$117.00

TOTAL FEES	\$2,187.00
TOTAL DISBURSEMENTS	\$111.01

TOTAL CHARGES FOR THIS MATTER	\$2,298.01
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BILLING SUMMARY

Bowen, Chuck	11.50 hrs	180 /hr	\$2,070.00
Buchanan, Katie S.	0.60 hrs	195 /hr	\$117.00

TOTAL FEES	\$2,187.00
TOTAL DISBURSEMENTS	\$111.01

TOTAL CHARGES FOR THIS BILL	\$2,298.01
------------------------------------	-------------------

Please include the bill number on your check.

AUG - 7 REC'D

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval MD Date 8/3/14

Date entered AUG - 7 ENT'D

Fund 001 GL 51400 OC 3107

Check # _____

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: August 21, 2014

Name of Board Supervisor	Check if present	Travel Reimbursement
*Mike Dady	X	
*Brian Wasser	X	
*Bob Bishop	X	
*Christina Southwick	X	
*John Blakley	X	

MD082114
BW082114
BB082114
CS082114
JB082114

*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval mas Date 8/21/14
Date entered 8/26/14
Fund 001 GL 51100 OC 1101
Check# _____

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Project Manager David Robson

Invoice

August 15, 2014

Project No: 20044888-001

Invoice No: 82

FEID #59-1173834

Accounts Payable

CFM CDD

9530 Marketplace Road

Suite 206

Fort Myers, FL 33912

Project 20044888-001 CFM CDD General Engineering

Professional Services through August 10, 2014

Phase 01 General Engineering

Professional Personnel

	Hours	Rate	Amount	
Engineer VI				
Robson, David 7/28/2014	1.00	150.00	150.00	
Respond to M Dady re SFWMD ERP status.				
Robson, David 7/29/2014	1.50	150.00	225.00	
Respond to C Bowen re Golf Course Parcel identification for assessment notice.				
Robson, David 7/29/2014	.50	150.00	75.00	
Respond to K Hardiwick re insurance request for % construction.				
Robson, David 8/7/2014	1.00	150.00	150.00	
Provide Land Ownership information for Water Use permit response to SFWMD.				
Totals	4.00		600.00	
Total Labor				600.00
		Total this Phase		\$600.00
		Total this Invoice		\$600.00

AUG 20 2014
Date Rec'd Rizzetta & Co., Inc. 8/22/14
D/M approval MR Date 8/22/14
Date entered 8/20/14
Fund 001 GL 513000C 3103
Check# _____

Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

Invoice

DATE	INVOICE #
8/1/2014	14-06079

BILL TO
CFM CDD - MAGNOLIA LANDING 9530 MARKETPLACE RD., STE 206 FORT MYERS, FL 33912

E-mail	P.O. NO.	TERMS	REP	MAIL STOP ID
susan.oraczewski@lakemasters.com		Net 30		4696

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL	1,803.00	1,803.00
<div>Date Rec'd Rizzetta & Co., Inc. <u>AUG - 7</u> REC'D</div> <div>D/M approval <u>MMO</u> Date <u>8/13/14</u></div> <div>Date entered <u>AUG - 7</u> ENT'D</div> <div>Fund <u>001</u> GL <u>53800</u> OC <u>4605</u></div> <div>Check # _____</div>			

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.

Payments/Credits \$0.00

****NEW** - ACH Instructions for Orange Bank of Florida, 519 N. Magnolia Ave., Orlando, FL 32801. F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115754, Acct. #61004288. Monthly invoice number **MUST** be included on each transaction.
In addition, If you would like to receive your invoice by email, please provide the email address.

Balance Due \$1,803.00

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **08/18/2014**

Account Summary as of July 28, 2014

Previous Balance	1590.94
Payment Received - 07/16/2014	-1590.94
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1684.04
Adjustments & Other Charges	0.00
Total Amount Due	\$1,684.04

Service Address: **3000 MAGNOLIA LANDING LN CASE ID#6806754959-T69628 NORTH FORT MYERS, FL 33917**

SA ID# 6571809975 Security Lt-Comm

Service From **06/28/2014 to 07/28/2014**

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
Power Cost Adj. (2,943.9995 kWh at \$0.01665)	49.02
Summary Of Light Related Charges	359.06
Summary Of Non Electric Fixtures	651.82
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	11.05
Franchise Fee-Unincorporated Lee Co. Government	75.61
Current Charge Subtotal	\$1,684.04

Date Rec'd Rizzetta & Co., Inc. AUG - 6 REC'D
D/M approval MRS Date 8/6/14
Date entered AUG - 6 ENT'D
Fund 001 GL 53100 OC 4307
Check # _____

tear here

tear here

Pay your electric bill with your MasterCard, VISA, Discover or American Express card by calling 239-656-2300 or at www.lcec.net.
Payments made before 4 pm post to your LCEC account within 6 hours;
after 4 pm post the next day.

Page 1 of 1

☐ Please check box if address is incorrect and indicate change(s) on back



Past Due/Prev Balance	Current Charges	Total Amount Due	Current Charges Due	Amount Paid
\$0.00	\$1,684.04	\$1,684.04	08/18/2014	

Please detach and return with your payment. Make checks payable to LCEC
Checks must be in U.S. funds and drawn on a U.S. bank.

ACCOUNT NUMBER: **6571809552**

ADDRESSEE

2931 1 AT 0.403 15-12



CFM COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
9530 MARKETPLACE RD STE 206
FORT MYERS, FL 33912-0393

REMIT TO



LCEC
P.O. BOX 31477
TAMPA, FL 33631-3477



Magnolia Landing Golf, LLC.
3501 Avenida Del Vera
North Fort Myers, Fl 33917
Phone: 239-543-4146
Fax: 239-652-6676

Invoice

DATE	INVOICE #
7/31/2014	408

BILL TO
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, Fl 33912

Billing Period	DUE DATE
July 2014	8/1/2014

Item	DESCRIPTION	QTY	RATE	AMOUNT
Aerator	Utility Cost	1	500.00	500.00
Date Rec'd Rizzetta & Co., Inc. _____				
D/M approval <u>mas</u> Date <u>8/24/14</u>				
Date entered <u>8/20/14</u>				
Fund <u>001</u> GL <u>53100</u> OC <u>4304</u>				
Check # _____				
Subtotal			500.00	
6% Tax				
Total			500.00	

Magnolia Landing Golf, LLC.
 3501 Avenida Del Vera
 North Fort Myers, Fl 33917
 Phone: 239-543-4146
 Fax: 239-652-6676

Invoice

DATE	INVOICE #
7/31/2014	409

BILL TO
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, Fl 33912

Billing Period	DUE DATE
July 2014	8/1/2014

Item	DESCRIPTION	QTY	RATE	AMOUNT
Aerator	Aerator agreement & water use	1	625.00	625.00
Date Rec'd Rizzetta & Co., Inc. _____ DM approval <u>mrs</u> Date <u>8/20/14</u> Date entered <u>8/20/14</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____				
Subtotal				625.00
6% Tax				
Total				625.00

Magnolia Landing Golf, LLC.
 3501 Avenida Del Vera
 North Fort Myers, Fl 33917
 Phone: 239-543-4146
 Fax: 239-652-6676

Invoice

DATE	INVOICE #
8/31/2014	412

BILL TO
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, Fl 33912

Billing Period	DUE DATE
August 2014	9/1/2014

Item	DESCRIPTION	QTY	RATE	AMOUNT
Aerator	Utility Cost	1	500.00	500.00
<p style="text-align: right;">AUG 20 2014</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>mrs</u> Date <u>8/22/14</u></p> <p>Date entered <u>8/20/14</u></p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>4304</u></p> <p>Check# _____</p>				
Subtotal				500.00
6% Tax				
Total				500.00

Magnolia Landing Golf, LLC.
3501 Avenida Del Vera
North Fort Myers, FL 33917
Phone: 239-543-4146
Fax: 239-652-6676

Invoice

DATE	INVOICE #
8/31/2014	413

BILL TO
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, FL 33912

Billing Period	DUE DATE
August 2014	9/1/2014

Item	DESCRIPTION	QTY	RATE	AMOUNT	
Aerator	Aerator agreement & water use	1	625.00	625.00	
<p>AUG 20 2014</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>mms</u> Date <u>8/22/14</u></p> <p>Date entered <u>8/20/14</u></p> <p>Fund <u>001</u> GL <u>53800</u> OC <u>414</u></p> <p>Check# _____</p>		Subtotal			625.00
		6% Tax			
		Total			625.00

Magnolia Landing Master Association, Inc.

INVOICE

4809 Ehrlich Road, Suite 105
Tampa, FL 33624
Phone 813.374.2363 Fax 813.374.2362

DATE: July 1, 2014
INVOICE # 309
FOR: Landscape Maintenance

Bill To:
Attn: Molly Syvret
CFM CDD
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912
Phone: (239) 936-0913 Fax: (239) 936-1815

DESCRIPTION	AMOUNT
CDD Landscape Maintenance - July 2014	\$ 3,494.58
<div>Date Rec'd Rizzetta & Co., Inc. <u>AUG - 8</u> REC'D D/M approval <u>MMO</u> Date <u>8/13/14</u> Date entered <u>AUG - 8</u> ENT'D Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____</div>	
TOTAL	\$ 3,494.58

Make all checks payable to **Magnolia Landing Master Association Inc.**

THANK YOU FOR YOUR BUSINESS!

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: August 21, 2014

Name of Board Supervisor	Check if present	Travel Reimbursement
*Mike Dady	X	
*Brian Wasser	X	
*Bob Bishop	X	
*Christina Southwick	X	
*John Blakley	X	

MD082114
BW082114
BB082114
CS082114
JB082114

*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. 8/21/14
D/M approval mas Date 8/21/14
Date entered 8/26/14
Fund 001 GL 51100 OC 1101
Check# _____

Tampa, FL 33624

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM 4 3101	District Management Services		1,500.00	1,500.00
ADMIN 3100	Administrative Services		500.00	500.00
ACTG 3201	Accounting Services		1,200.00	1,200.00
FC 3111	Financial Consulting Services		83.33	83.33
	Services for the period August 1, 2014 through August 31, 2014			
	Date Rec'd Rizzetta & Co., Inc. _____			
	D/M approval <u>MRS</u> Date <u>8/6/14</u>			
	Date entered <u>JUL 30 ENT'D</u>			
	Fund <u>001</u> GL <u>51300</u> OC <u>* See Above</u>			
	Check # _____			
			Total	\$3,283.33

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: August 21, 2014

Name of Board Supervisor	Check if present	Travel Reimbursement
*Mike Dady	X	
*Brian Wasser	X	
*Bob Bishop	X	
*Christina Southwick	X	
*John Blakley	X	

MD082114
BW082114
BB082114
CS082114
JB082114

*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval mas Date 8/21/14
Date entered 8/26/14
Fund 001 GL 51100 OC 1101
Check# _____

Tab 3

Egis Insurance & Risk Advisors

101 Plaza Real South, Suite 216
Boca Raton, Florida 33432
(561) 693-4515



Date: September 04, 2014

CFM (Magnolia Landing)
C/O Molly Syvret
c/o Rizetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

Payment Information	
Invoice Summary:	\$7,796.00
Due Date:	Upon Receipt
Invoice Number	P-2014-09-000406

Invoice	Effective	Transaction	Amount
P-2014-09-000406	October 1, 2014	Florida Insurance Alliance Package Policy Premium Effective: 10/01/2014 to 10/01/2015	\$7,796.00
			Total
Premium Due Upon Receipt			\$7,796.00

Please Make Check Payable To:

Egis Insurance Advisors LLC
101 Plaza Real South, Suite 216
Boca Raton, Florida 33432

Print Date: September 04, 2014



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

CFM (Magnolia Landing)

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

CFM (Magnolia Landing)
c/o Rizetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

Term: October 1, 2014 to October 1, 2015

Quote Number: 100114606

PROPERTY COVERAGE

Limits

Blanket Building & Contents Limit	\$194,500
Inland Marine	Not Included
Flood Limit	Included
Excess of NFIP, whether purchased or not	
Earthquake Limit	Included
Boiler & Machinery	Included
TRIA	Not Included

Deductibles

Per Occurrence Building & Contents and Extensions of Coverage	\$2,500
Per Occurrence for Named Windstorm	5 %*
Subject to Minimum of:	\$15,000
Per Flood, (except zones A, V see page 8, Terms and Conditions) excess of NFIP, whether purchased or not	\$2,500
Per Earth Movement	\$25,000

*5 % of Total Insured Values per location, at each affected location throughout Florida subject to a minimum of \$15,000 per occurrence, per Named Insured.

TOTAL PROPERTY PREMIUM **\$1,796**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 any one occurrence
	B	Animals	No Coverage
X	D	Business Income	\$1,000,000 any one occurrence
X	E	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	F	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	G	Duty to Defend	\$100,000 any one occurrence
X	H	Errors and Omissions	\$250,000 in any one occurrence
X	I	Expediting Expenses	\$250,000 in any one occurrence
X	J	Fire Department Charges	\$50,000 in any one occurrence
X	K	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	L	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	M	Leasehold Interest	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$50,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$100,000 in any one occurrence
X	T	Transit	\$250,000 in any one occurrence

X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	Y	Additional Expenses	\$1,000,000 in any one occurrence

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
General Aggregate Limit	\$3,000,000
Employee Benefits Liability Limit, per person	\$1,000,000
Employee Benefits Liability Aggregate Limit	\$2,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$1,000,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$2,500

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.



PREMIUM SUMMARY

**CFM (Magnolia Landing)
c/o Rizetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912**

Term: October 1, 2014 to October 1, 2015

Quote Number: 100114606

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$1,796
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,250
Public Officials and Employment Practices Liability	\$2,750
TOTAL PREMIUM DUE	\$7,796

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2014, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

CFM (Magnolia Landing)

(Name of Local Governmental Entity)

By: _____
Signature Print Name

Witness By: _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE THE ____ DAY _____, 20 ____.
SIGNED THIS ____ DAY OF _____, 20 ____.

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

CFM (Magnolia Landing)
c/o Rizetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|---|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$194,500 | As per schedule attached |
| <input type="checkbox"/> | Inland Marine | Not Included | |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |
| <input checked="" type="checkbox"/> | I reject TRIA (Terrorism Risk Insurance Act) coverage | | |

Signature: _____ Date: _____

Name: _____

Title: _____



Quote No.: 100114606

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Term	Date		Contents Value
	Roof Shape	Roof Pitch						
	Power Unit for Aerators 5		Non combustible	10/01/2014				
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2015	\$20,000	\$20,000		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Term	Date		Contents Value
	Roof Shape	Roof Pitch						
	Gate & Components		Non combustible	10/01/2014				
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2015	\$25,000	\$25,000		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Term	Date		Contents Value
	Roof Shape	Roof Pitch						
	33 Aerators @ \$1500		Non combustible	10/01/2014				
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2015	\$49,500	\$49,500		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Term	Date		Contents Value
	Roof Shape	Roof Pitch						
	Gatehouse		Non combustible	10/01/2014	\$80,000			
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2015		\$80,000		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Term	Date		Contents Value
	Roof Shape	Roof Pitch						
	Street Signs		Non combustible	10/01/2014				
	Hwy 41 & Magnolia Landing LN Fort Myers FL 33917			10/01/2015	\$20,000	\$20,000		
Total:			Building Value	Contents Value		Insured Value		
			\$80,000	\$114,500		\$194,500		

Sign: _____

Print Name: _____

Date: _____

***AN INSURANCE PROPOSAL
PREPARED FOR:***

*CFM CDD
C/O RIZZETTA & Co., INC.
9530 MARKETPLACE RD., STE. #206
FT. MYERS, FL 33912*

PRESENTED BY:

*SANDIE GRIMES
VICE PRESIDENT*



*STAHL & ASSOCIATES INSURANCE
3939 TAMPA ROAD
OLDSMAR, FL 34677*

RENEWAL: OCTOBER 1, 2014

DISCLAIMER - The abbreviated outlines of coverages used throughout this proposal are not intended to express any legal opinion as to the nature of coverage. They are only visuals to a basic understanding of coverages. Please read your policy for specific details of coverages.

PROPERTY LOCATION LISTING

<i>PREMISES #</i>	<i>BUILDING #</i>	<i>ADDRESS</i>
--------------------------	--------------------------	-----------------------

001	001	US 41 & Magnolia Landing Lane Ft. Myers, FL 33917
001	002	US 41 & Magnolia Landing Lane Ft. Myers, FL 33917
001	003	US 41 & Magnolia Landing Lane Ft. Myers, FL 33917

PROPERTY INSURANCE PROPOSAL OUTLINE

INSURER: Nautilus Ins. Co. (Non-Admitted)

A.M. BEST RATE: A+XV

CAUSE OF LOSS FORM USED: SPECIAL

Special Form: Provides coverage against All Risk of direct physical loss or damage, except those perils that are specifically excluded in the policy.

PRM#	BLD#	SUBJECT OF INS.	AMOUNT	COIN%	DED.*	VALUATION
001	001	STREET SIGNS	\$20,000	80%	\$2,500	RC
001	001	5 AERATOR	\$20,000	80%	\$2,500	RC
		POWER UNITS				
001	001	33 AERATORS @	\$49,500	80%	\$2,500	RC
		\$1,500 EA.				
001	002	GATEHOUSE	\$80,000	80%	\$2,500	RC
001	003	GATES & POWER	\$25,000	80%	\$2,500	RC
		COMPONENTS				

***Wind/Hail Deductible - \$9,725 – Fixed Ded.**

POLICY FORMS & CONDITIONS:

E602FL (07/07)	Florida Changes-Cancel/Nonrenew
E600 (09/12)	Actual Cash Value
F210 (11/05)	Amendment of Coverage - Collapse
CP0010 (04/02)	Building & Personal Prop Cvg Frm
CP1030 (04/02)	Cause of Loss - Special Form
CP0090 (07/88)	Commercial Property Conditions
F001 (03/12)	Comm'l Property Coverage Part Dec
IL0017 (11/98)	Common Policy Conditions
IL0953 (01/08)	Excl of Certified Acts of Terror
IL0935 (07/02)	Excl-Certain Comp-Related
F202 (11/05)	Excl-Micro/Bio Organisms/Contam

F201 (11/05)	Exclusion - Property Pollution
CP0125 (06/95)	FL Chngs
S013 (07/09)	Minimum Earned Premium Endt
E001J (11/06)	Nautilus Policy Jacket
E001 (04/09)	NIC Common Policy Declarations
E915 (07/13)	OFAC Adv Notice to Policyholder
F002 (11/10)	Prop Cvg Part Supplemental Dec
W001 (11/05)	Property Detail Worksheet
S902 (07/09)	Schedule of Forms & Endorsements
E906 (06/07)	Service of Suit
F605 (11/05)	Total Loss Endorsement
F853 (08/12)	Wind or Hail Ded (Fixed Dollar)

Terrorism (TRIA) Cover may be included for an additional premium of \$125.00 + fees & taxes. Signed Selection Form required.

SUBJECT TO:

100% Minimum & Deposit
 25% Minimum Earned Premium
 No Flat Cancellation
 Subject to No Losses
 Signed Acord Application
 Signed Surplus Lines Disclosure
 Signed Terrorism Form

PREMIUM:

Premium	= \$2,655.00
Policy Fee	= 35.00
FHCF	= 34.97
CPIC	= 26.90
EMPA	= 4.00
Total Premium	= \$2,755.87

COMMERCIAL GENERAL LIABILITY PROPOSAL OUTLINE

INSURER: Southern Owners Ins. Co. (Admitted)

A.M. BEST RATE: A++ XV

COVERAGE WRITTEN ON:

Occurrence Form

COVERAGE

LIMITS

LIABILITY:

General Aggregate Limit	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Personal/Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit - Any One Fire	\$300,000
Medical Expense Limit - Any One Person	\$10,000
Hired & Non-Owned Liability	\$1,000,000

PREMIUM:

Premium	= \$2,876.00
Fees	= 37.00
Total Premium	= \$2,913.00

GENERAL LIABILITY SCHEDULE OF EXPOSURES

<i>LOC</i>	<i>CLASS</i>	<i>CLASSIFICATION</i>	<i>PREMIUM BASIS</i>
1	41670	HOA	1418 (Members)
1	48727	Streets or Roadways	11 (Units)

BOILER & MACHINERY PROPOSAL OUTLINE

INSURER: Travelers Prop. & Casualty Co. of America (Admitted)

A.M. BEST RATE: A++ XV

COVERAGES

LIMITS

Total Limit Per Breakdown	\$194,500.00
Property Damage	\$194,500.00
Business Income	Not Covered
Business Income extended "Period of Restoration"	Not Covered
Extra Expense	Not Covered
Extra Expense extended "Period of Restoration"	Not Covered
Spoilage Damage	\$25,000
Coverage applies only if outage lasts at least:	12 hours
Utility Interruption	Not Covered
Civil Authority Coverage	Not Covered
Dependent Property	Not Covered
"Electronic Data" or "Media"	\$25,000
Error in Description	Included in Total Limit
Expediting Expense:	\$25,000
Fungus, Wet Rot & Dry Rot	\$15,000 – BI not covered
Newly Acquired Locations:	Included in Total Limit - 90 days
Ordinance or Law	\$25,000
Refrigerant Contamination:	\$25,000

Hazardous Substances:	\$25,000
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Water Damage:	\$25,000
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Conditional and Optional Coverages:

Notice of Cancellation	60 Days – 10 days for non-pay
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Deductibles:

Property Damage:	\$1,000
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Business Income	Not Applicable
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Extra Expenses	Not Applicable
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Spoilage Damage	\$1,000
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Utility Interruption	Not Applicable
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Dependent Properties	Not Applicable
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Refrigerant Contamination	\$1,000
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FORMS:

IL T0 02 11 89	Common Policy Declarations
IL T8 01 10 93	Forms, Endorsements and Schedule Numbers
IL T0 01 01 07	Common Policy Conditions
IL T0 03 04 96	Location Schedule

EB T0 00 08 08	Energymax 21 Equipment Breakdown Protection Declarations
EB T0 01 02 09	Energymax 21 EB Table of Contents
EB T1 00 08 08	Energymax 21 Equip Breakdown Protection
BMT5 94 01 08	Terrorism Risk Ins Act 2002 Disclosure
EB T3 18 08 08	Spec Perils Elimination Endorsement
EB T3 76 08 12	Green Coverage Enhancements
EB T9 27 08 10	FL Coinsurance, Loss Pay, Named Insured

IL T3 79 01 08	Caps on Losses From Cert Acts of Terror
IL 01 75 07 02	FL Changes – Legal Action Against Us
IL 02 55 01 10	Florida Changes – Canc and Nonrenew

ANNUAL PREMIUM:

Premium	- \$250.00
Fees	- 5.00
Total Premium	- \$255.00

PUBLIC OFFICIALS LIABILITY PROPOSAL OUTLINE

INSURER: RSUI Indemnity Co. (Admitted)

A.M. BEST RATE: A+ XIII

FORM: RSG 211003 0609 Directors & Officers Liability Policy – Not For Profit Organization – 2009

LIMIT: \$1,000,000

RETENTION (EACH LOSS):

Insuring Agreement A:	\$0
Insuring Agreement B:	\$10,000
Insuring Agreement C:	\$10,000
Employment Practices Claim:	Not Covered

EXTENSIONS OF COVERAGES:

RSG 204148 1210 Amended Settlement Clause 70 – 30
RSG 214038 0204 Coverage Extension - Public Officials
RSG 204123 0108 Disclosure Pursuant to Terrorism Risk Insurance Act
RSG 216014 0609 Exclusion - Amended Bodily Injury and Property Damage
Exclusion - Debt Financing
RSG 206057 0808 Exclusion - Employment Practices Claim
RSG 206069 1009 Exclusion – Prior Acts – 10/1/10
RSG 206071 0204 Exclusion – Prior and or Pending Litigation Backdated – 10/01/10
RSG202113 0511 Florida – Amended Definition of Loss – Defense Claims for ADA
RSG202061 1209 Florida – Changes – Punitive Damages
RSG 212010 0804 Florida - Full Severability
RSG 202152 0310 Florida Changes - Marital Estate
RSG 203009 0204 Florida Changes - Nonrenewal
RSG 99003 0803 Florida Important Notice to Policyholders
RSG 204132 0205 Predetermined Allocation
RSG 204158 0808 Side A and B Non-Rescindable Coverage
RSG 204150 1207 State Amendatory Discrepancy
RSG 204113 0210 Sublimit - Defense of Non-Monetary Damages - \$10,000 per claim/\$20,000
Aggregate – Retention \$10,000
RSG 207002 0204 Three (3) Year Bilateral Discovery Period - 1 yr @ 100%; 2 yrs @ 150%; 3
yrs @ 200%
RSG 204134 1205 – Two Year Aggregate Reinstatement (Annual Installment with Claims Provision)

PREMIUM:

Annual Premium	= \$4,440.00
FHCF Assessment 1.3%	= 57.72
Total Annual Premium	= \$4,497.72

PREMIUM QUOTATION

Insured: CFM CDD

Insurer: Businessowners Policy - Rockhill Ins. Co. (Tower Hill)
Property - Nautilus Ins. Co.
General Liability - Southern Owners Ins. Co.
Boiler & Machinery - Travelers Property & Casualty Co. of America
Public Officials Liability - RSUI

Policy Term: 10/01/2014 To 10/01/2015

COVERAGE

ANNUAL PREMIUM

[] Businessowners Policy – 5% Hurricane Ded., 10% Sinkhole Ded. \$8,855.00
Check payable to Stahl – see Invoice

Or

[] Property – *check payable to Stahl – see Invoice* \$2,755.87
[] General Liability – *to be paid directly to Southern Owners* \$2,913.00

Plus

[] Boiler & Machinery – *to be paid directly to Travelers* \$255.00
[] Public Officials Liability – *check payable to Stahl – see Invoice* \$4,497.72

Total Premium – Businessowners Policy **\$13,607.72**

Total Premium – Property & Gen. Liability **\$10,421.59**

The Proposal presented has been reviewed and accepted based on the terms provided herein.

INSURED: CFM CDD
9530 Marketplace Rd., Ste. #206
Ft. Myers, FL 33912

INSURED SIGNATURE: _____

DATE: _____

NOTIFICATION OF EXCESS & SURPLUS LINES SPECIALTY MARKETS

Insurance coverage is being placed with a surplus lines company. Therefore, the insurance coverage written is not subject to the protection and benefits of the Florida Insurance Guaranty Association.

<u>SURPLUS LINES CARRIER</u>	<u>A.M. BEST RATING</u>
Rockhill Ins. Co.	A XII
Nautilus Ins. Co.	A+ XV

<u>SECURE RATINGS</u>		<u>FINANCIAL SIZE</u>	
A++, A+	Superior	IV	5 to 10 Million
A, A-	Excellent	V	10 to 25 Million
B++, B+	Very Good	VI	25 to 50 Million
		VII	50 to 100 Million
		VIII	100 to 250 Million
		IX	250 to 500 Million
		X	500 to 750 Million
		XI	750 to 1000 Million
		XII	1000 to 1250 Million
		XIII	1250 to 1500 Million
		XIV	1500 to 2000 Million
		XV	More than 2000 Million

POLICY COMPARISON INFORMATION

<u>Coverage</u>	<u>PGIT</u>	<u>Tower Hill</u>	<u>Alternate Carriers</u>
Named Storm Deductible	5% Per Location on applicable Schedule, with \$15,000 minimum. 3% on a few districts	N/A	Please refer to Proposal
Hurricane Deductible	N/A	5% Per Occurrence/per Building. 3% on a few districts	Please refer to Proposal
Wind & Hail Deductible	N/A	5% Per Occurrence/per Building. 3% on a few districts	Please refer to Proposal
All Other Perils (AOP)	\$2,500	\$1,000, \$2,500 or \$5,000	\$1,000, \$2,500 or \$5,000
Sinkhole Coverage	Included	Sinkhole or CGCC	Sinkhole or CGCC
Sinkhole Deductible	Same as AOP Deductible - \$2,500	10% of Limit per Building	Same as AOP Deductible, if cover is included
General Liability Limit	\$1,000,000 per occurrence/ Unlimited Aggregate (unless increased limits are requested)	\$1,000,000 per Occurrence/\$2,000,000 Aggregate	\$1,000,000 per Occurrence/\$2,000,000 Aggregate
Equipment Breakdown	Included	Separate Policy	Separate Policy

Named Storm Deductible: The Wind event must be NAMED by the National Hurricane Center, the National Weather Bureau or another Meteorological Authority for this deductible to be activated. If the storm is not named, you are subject to the AOP deductible of \$2,500.

Hurricane Deductible: The wind event must be categorized as a HURRICANE by the National Hurricane Center, the National Weather Bureau or another Meteorological Authority for this deductible to be activated. If the storm is not a Hurricane, you are subject to only the AOP Deductible applicable.

Wind & Hail Deductible: Any Wind or Hail event is subject to the stated deductible - 3% or 5%.

Sinkhole: A landform created by subsidence of soil, sediment, or rock as underlying strata are dissolved by groundwater. A sinkhole may form by collapse into subterranean voids created by dissolution of limestone or dolostone or by subsidence as these strata are dissolved.

Sinkhole Loss: Structural damage to the building, including the foundation, caused by sinkhole activity.

Catastrophic Ground Cover Collapse (CGCC): Geological activity which results in ALL of the following: 1. The abrupt collapse of the ground cover. 2. A depression in the ground cover clearly visible to the naked eye. 3. Structural damage to the building, including the foundation. 4. The insured structure being condemned and ordered to be vacated by the governmental agency authorized by law to issue such an order for that structure.

This coverage snapshot is only to assist in comparing the renewal coverage offered. Please refer to the policies for exact coverage forms.