

**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 19, 2015 at 11:11 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	<b>Board Supervisor, Chairman</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman (via speaker phone)</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Brian Wasser	<b>Board Supervisor, Assistant Secretary</b>
Leah Popelka	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Molly Maggiano	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
David Robson	<b>District Engineer, Johnson Engineering</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Maggiano opened the floor to public comments. Questions and comments from the public were entertained.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Audit Committee Meeting held on January 15, 2015**

Ms. Maggiano presented the Minutes of the Audit Committee meeting held on January 15, 2015. 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 accepted the Minutes of the Audit Committee Meeting held on January 15, 2015, for CFM Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on January 15, 2015**

Ms. Maggiano presented the Minutes of the Board of Supervisors' meeting held on January 15, 2015. She asked if there were any questions related to the Minutes. There were none.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 15, 2015, for CFM Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for the Month of January 2015**

Ms. Maggiano provided an overview of the expenditures paid for the period of January 1-31, 2015 which totaled \$12,581.34 and asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of January 1-31, 2015 which totaled \$12,581.34, for CFM Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement with LCEC for Installation of Lighting at Front Entry**

Ms. Maggiano provided an overview of the agreement received from LCEC for additional lighting at the front entry. Ms. Whelan provided an overview of the red line revisions created by her office. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board directed Staff to attempt to amend the original streetlight agreement for the first 34 lights, to 36 lights and bill for installation; if not successful then negotiate a new agreement to install two new lights, for CFM Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Whelan advised the conveyance from the HOA to the CDD approved at the previous meeting in substantial form has been signed and the deed has been recorded.
- B. District Engineer  
Mr. Robson advised he had no report.

C. District Manager

Ms. Maggiano stated that the next meeting of the Board of Supervisors is scheduled for March 19, 2015 at 11:00am.

Ms. Maggiano provided an update on the audit engagement letter.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

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

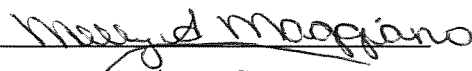
Mr. Dady advised the HOA has supplemental maintenance responsibilities of the Boulevard which has been maintained with District funds; he advised the HOA had decided to eliminate the reimbursement from the CDD, but after further review, it was decided that it would not achieve the costs savings that was intended, because the HOA is being deficit funded and eliminating the reimbursement from the CDD would result in more money to be made up on the HOA side.

Mr. Dady advised the Landowner has engaged Johnson Engineering to explore expansion of the front entry area, which at some point in development would need to be completed, but has found it is currently too costly to do. He advised they are still exploring the idea but at this time feel it is best to keep that land with the Landowner/Developer right now as opposed to conveying to the CDD.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Blakley seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 11:43 a.m., for CFM Community Development District.

  
Secretary Assistant Secretary

  
Chairman/Vice Chairman