

**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, March 20, 2014 at 11:00 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</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Brian Wasser	<b>Board Supervisor, Assistant Secretary</b>
Christina Southwick	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Molly Syvret	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Chuck Bowen	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b> <b>(via speaker phone)</b>
David Robson	<b>District Engineer, Johnson Engineering</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

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  
February 20, 2014**

Ms. Syvret presented the minutes of the Board of Supervisors' meeting held on February 20, 2014. She asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 20, 2014, for CFM Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for the Month  
of February 2014**

Ms. Syvret provided an overview of the expenditures paid for the period of February 1-28, 2014 which totaled \$14,931.13 and 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 February 1-28, 2014 which totaled \$14,931.13, for CFM Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Professional Services  
Supplemental Agreement No. 011  
between CFM CDD and Johnson  
Engineering Related to Water Use  
Monitoring**

It was explained that the Water Use Permit is in Windham's name, and that the permit covers the aerators, two pump stations, well, and well meter. It was also noted that irrigation for the golf course comes from the golf course lake and irrigation for the CDD and HOA comes from the HOA lake. Discussion ensued regarding which entity should be providing for the monitoring. The Board directed Staff to review and come back to the Board with a recommendation as to the best way to contract for the monitoring and allocate monitoring, maintenance, and usage costs.

**SIXTH ORDER OF BUSINESS**

**Consideration of DR Horton, Magnolia  
Landing Unit 2 Plat**

Mr. Robson advised that no representative of DR Horton was present. He noted numerous conversations have taken place with himself, the District Engineer, and developer representatives.

Mr. Robson reviewed matters relating to drainage easements to be dedicated by the proposed plat and after review has determined the easements would be appropriate. He further noted that Tract LM is appropriate as Lee County Development Code no longer allows lake maintenance easements at the back of lots, and therefore they need to be separate tracts.

On a motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board approved the DR Horton, Magnolia Landing Unit 2, Plat subject to recommendation that maintenance of these tracts be kept in mind for budgetary purposes, and subject to revisions requested by Counsel, for CFM Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Bid Documents to be Utilized in Solicitation of Proposals for Landscape Maintenance Services**

Ms. Syvret distributed and reviewed the draft bid documents. Discussion ensued. This item was tabled.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Bowen advised his firm is tracking legislative updates.

Mr. Dady advised that at last month's meeting a delinquency was noted related to Windham assessments and Staff was requested to send a letter to Windham. Mr. Dady asked if that letter went out. Mr. Bowen advised it did not, as Windham made payment that same day. Mr. Dady requested that a letter still be sent to document the incident and make clear prompt payment would be appreciated in the future.

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 April 17, 2014 at 11:00am.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

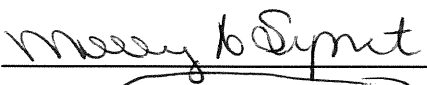
Ms. Syvret opened the floor for Supervisor requests and comments.

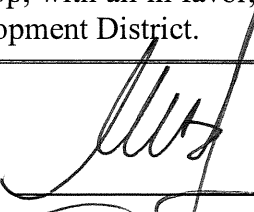
Mr. Dady advised he would like to have the District Engineer review the depths of the lakes to see if the aerators can be eliminated, in part or in whole.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board adjourned the meeting at 11:47 a.m., for CFM Community Development District.

  
Secretary Assistant Secretary

  
Chairman Vice Chairman