
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 special meeting of the Board of Supervisors of the CFM Community Development District was held on **Wednesday, May 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
John Blakley	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
Scott Campbell	Lerner Advisors (via speaker phone)

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 March 20, 2014

Ms. Syvret presented the minutes of the Board of Supervisors' meeting held on March 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. Bishop, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on March 20, 2014, for CFM Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for the Months of March and April 2014

Ms. Syvret provided an overview of the expenditures paid for the period of March 1-31, 2014 which totaled \$397.08 and the period of April 1-30, 2014 which totaled \$21,017.51. 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. Blakley, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of March 1-31, 2014 which totaled \$397.08 and the Period of April 1-30, 2014 which totaled \$21,017.51, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Scope of Services and Maintenance Exhibit for Invitation to Quote Landscape Maintenance Services

Ms. Syvret provided an overview of the invitation to quote package. She noted that she has had further discussions with staff and the Chairman in the past few days and will be further revising the scope and specifications to ensure they are consistent with the current contract scope so we can get more apples to apples bids for comparison purposes, with the understanding the CDD can always increase or decrease the scope at a later date. She also advised that she would be modifying the instructions to include more of an introductory explanation regarding the different properties involved. Mr. Robson reviewed the draft maintenance exhibit. Discussion ensued.

On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board approved the quote package, in substantial form, subject to review and final approval by the Chairman, and authorizing District Staff to proceed with solicitation of bids once approved by the Chairman, for CFM Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Dissemination Agent Services Received from Lerner Reporting Services

Mr. Bowen advised some question was raised as to whether it is a conflict of interest for Board Members to vote on the matter if they are employees or affiliates of the proposing firm.

Mr. Blakley, Mr. Bishop, and Mr. Dady each declared a conflict though they will participate in discussions.

Mr. Campbell provided an overview of Lerner Reporting Services, the services provided, and an overview of the proposal.

On a motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board approved the Proposal from Lerner Reporting Services for Dissemination Agent Services, and authorized Staff to send a termination notice to the current service provider, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-03,
Setting the Landowner Election**

Mr. Bowen provided an overview of the Resolution, advising the following seats are up for election during the 2014 landowner election process: seat 3, seat 4, and seat 5.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2014-03, Setting the Landowner Election for November 20, 2014 at 11:00 a.m., to be held at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for CFM Community Development District.

Ms. Syvret advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. Ms. Syvret announced that as of April 15, 2014 there are currently 211 persons registered to vote residing within the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year
End September 30, 2013, as Prepared by
Carr, Riggs & Ingram**

Ms. Syvret provided an overview of the audit and asked if there were any questions. Discussion ensued regarding various items within the audit.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board accepted the Audit for Fiscal Year End September 30, 2013, as Prepared by Carr, Riggs & Ingram, subject to clarification, for CFM Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of LLS Tax Solutions
Engagement Letter for Arbitrage Services
Related to Series 2004A and 2004B Bonds**

Ms. Syvret provided an overview of the engagement letter advising it is consistent with the contract, in the amount of \$650.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board approved the Engagement Letter for Arbitrage Services Related to Series 2004A and 2004B Bonds, with LLS Tax Solutions, in the amount of \$650, for CFM Community Development District.

TENTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2014/2015
Proposed Budget**

Ms. Syvret provided an overview of the proposed budget for fiscal year 2014/2015, highlighting the line items experiencing a change from the current year budget. The Board directed Staff to take \$10,000 out of landscape and put into the lake banks line item and to adjust the landscape items to keep the budget even with the current assessment level.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Approving a Proposed Budget for Fiscal
Year 2014/2015 and Setting a Public
Hearing Thereon**

Mr. Bowen provided an overview of the resolution advising that adoption of the resolution would approve the proposed budget, as amended on the record, and set the public hearing on the final budget.

On a Motion by Mr. Blakley, seconded by Mr. Dady, with all in favor, the Board adopted Resolution 2014-04, Approving the Proposed Budget for Fiscal Year 2014/2015, as amended on the record, and Setting the Public Hearing on the Final Budget for Thursday, August 21, 2014 at 11:00 a.m., to be held at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for Lucaya Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Bowen provided an overview of legislative updates.
- B. District Engineer
Mr. Robson reviewed the updated ownership exhibit that was put together in conjunction with preparation of the landscape maintenance exhibit.
- C. District Manager
Ms. Syvret stated that the next meeting of the Board of Supervisors is scheduled for June 19, 2014 at 11:00am.

THIRTEENTH ORDER OF BUSINESS


Supervisor Requests and Comments


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

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board adjourned the meeting at 12:18 p.m., for CFM Community Development District.


Secretary (Assistant Secretary)


Chairman/Vice Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Bishop, Bob	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE CFM Community Development District
MAILING ADDRESS 9307 Hampshire Park Dr.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Tampa	COUNTY Hillsborough
DATE ON WHICH VOTE OCCURRED 3-21-14	NAME OF POLITICAL SUBDIVISION: MY POSITION IS: <input type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Bob Bishop, hereby disclose that on May 21, 20 14 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of Lerner Real Estate Advisors, Inc., by whom I am retained; or
- inured to the special gain or loss of _____ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

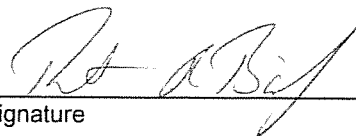
On May 22, 2014, a matter came before the Board of Supervisors of the Gramercy Farms Community Development District, of which I am a member, that may inure to the special gain or loss of my employer, Lerner Real Estate Advisors, Inc. Pursuant to section 112.3143(3)(b), Florida Statutes, this matter does not constitute a voting conflict. Therefore, I participated in the discussion and vote related to this matter. Nevertheless, I declared the potential conflict at the meeting and am filing this Memorandum of Voting Conflict out of an abundance of caution.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

5-23-14

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Blalock, John</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>CEM Community Development Dist. 5</i>
MAILING ADDRESS <i>17762 Esprit Dr.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Tampa</i> <i>Hillsborough</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>5/21/14</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 _____:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of Lerner Real Estate Advisors, Inc., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

On May 21, 2014, a matter came before the Board of Supervisors of the CFM Community Development District, of which I am a member, that may inure to the special gain or loss of my employer, Lerner Real Estate Advisors, Inc. Pursuant to section 112.3143(3)(b), Florida Statutes, this matter does not constitute a voting conflict. Therefore, I participated in the discussion and vote related to this matter. Nevertheless, I declared the potential conflict at the meeting and am filing this Memorandum of Voting Conflict out of an abundance of caution.

5/23/14

Date Filed

Signature

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FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Dady, Michael David		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE CFM Community Development District	
MAILING ADDRESS 19810 Morden Blush Drive		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY	
CITY Lutz	COUNTY Hillsborough	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED May 21, 2014		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

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For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

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IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Michael Dady, hereby disclose that on May 21, 20 14:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of Lerner Real Estate Advisors, Inc., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

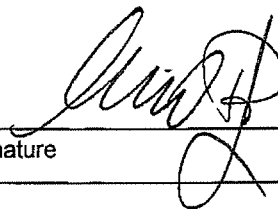
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

On May 21, 2014, a matter came before the Board of Supervisors of the CFM Community Development District, of which I am a member, that may inure to the special gain or loss of my employer, Lerner Real Estate Advisors, Inc. Pursuant to section 112.3143(3)(b), Florida Statutes, this matter does not constitute a voting conflict. Therefore, I participated in the discussion and vote related to this matter. Nevertheless, I declared the potential conflict at the meeting and am filing this Memorandum of Voting Conflict out of an abundance of caution.

Date Filed

May 22, 2014

Signature



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