



Rizzetta & Company

CFM

Community Development District

**Board of Supervisors' Meeting
November 20, 2025**

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.cfmccd.org

CFM
COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.cfmcd.org

Board of Supervisors	Sue Streeter Todd Gile James Keneth Pate Brian McGibbon Mary Lieberman	Chair Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Kutak Rock, LLP
District Engineer	Mark Zordan	Johnson Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT

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November 12, 2025

**Board of Supervisors
CFM Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, November 20, 2025, at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT – AGENDA ITEMS ONLY**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on October 16, 2025 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of October 2025..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Discussion and Consideration of Yellowstone Enhancement Proposals Tab 3
 1. Pond B-208 Common Area
 2. Item #15 – Mulch
 3. Redstone Park
 4. South Fence Line Hard Cutback
 5. Crosswater Cul-De-Sac Park
 6. Entrance Guard House Islands
 7. Irrigation – Clock #1
 8. In-Medians
 - B. Discussion and Consideration of Improvements in Parcels F&G
 - C. October 2025 – 3rd Quarter Website Audit Tab 4
- 5. STAFF REPORTS**
 - A. Landscape Inspection Services Tab 5
 - B. District Counsel
 - C. District Engineer
 - D. District Manager (Under Separate Cover)
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: Tucker Mackie, Kutak Rock, LLP

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, October 16, 2025, at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Sue Streeter	Board Supervisor, Chairman
Todd Gile	Board Supervisor, Vice Chairman
James "Ken" Pate	Board Supervisor, Assistant Secretary
Brian McGibbon	Board Supervisor, Assistant Secretary
Mary Lieberman	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Kutak Rock, LLP
	(via Teams)
Spencer Gonzales	Landscape Inspection Services

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment.

Howard Michalski commented on the Emerald Access permit. He requested the District respond to the FDOT petition against the permit. He also commented on the signalization on US 41 asking the Board to consider and move forward to submit for approval with FDOT along with budgeting and planning for the project.

Laurie Terebesi commented on a landscape issue. She thanked the Board for quickly trimming the side of a pond per her request.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on September 26, 2025**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on September 26, 2025, and asked if there were any questions, comments, or changes to the minutes. There were none.

On a Motion by Mr. Pate, seconded by Mr. McGibbon, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on September 26, 2025, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Month of September 2025**

Ms. Blandon advised that operations and maintenance expenditures for the period of September 1-30 totaled \$106,520.78. She asked if there were any questions. The Board inquired about 3 fountains at a higher cost to operate. The Board discussed that the pond is deeper and larger than the others.

On a Motion by Mr. Gile, seconded by Ms. Lieberman, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of September 2025, totaling \$106,520.78, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Roadway
Classification and Gate Access**

Supervisor Streeter asked to put this on the agenda due to community access issues. She informed the Board that she was advised by the Lake County Sheriff's Office that the community is very safe with minimal calls received involving people coming in causing issues and problems. Ms. Streeter opened the floor for discussion for resident Howard Michalski to discuss his opinions on the matter. Mr. Michalski stated for the record his goal is to clarify a few facts regarding the roads and asked the Board to approve his proposed motion allowing the HOA to explore and implement lawful access control measures without being constrained by the ongoing public road interpretation. Mr. Michalski then gave an overview of his statement to the Board regarding the roadways and access control. Tucker Mackie commented on the roads and explained why they are public. She stated that at the end of the day, the District cannot deny access but can request information in the event of an incident. The Board then went into discussion regarding post orders. Ms. Streeter stated that gate access for those who have no identification is minimal and are usually vendors or deliveries.

Howard Michalski asked Ms. Mackie about liability regarding a non-resident causing damage on private roads not associated with a homeowner. Ms. Mackie

90 explained the liability and security to Mr. Michalski. Discussion regarding post orders will
91 be reviewed by the HOA, Ms. Streeter will send Mr. Michalski the post orders for review.

92 Supervisor Streeter then commented on opposing the FDOT permit for Emerald
93 Lakes delineation poles in front of the community and requesting they look into the
94 submitted traffic study for signalization. Ms. Mackie informed the Board that the District is
95 the permittee and is not responsible for signalization requirements. Ms. Mackie advised
96 that Mary Molten with Forestar, will attend the November meeting to direct the Board on
97 how they will be engaging with FDOT to provide for and start the process to signalize the
98 intersection.

99 Supervisor Streeter also presented a question as to whether a resident petition to
100 FDOT to proceed with signalization might be something that has positive influence on
101 future decisions. Ms. Mackie stated that they will know more information from Forestar at
102 the November meeting. Ms. Streeter agreed to wait for the November meeting, Ms.
103 Mackie will prepare a letter to FDOT to encourage them to move forward after speaking
104 with Forestar at the November meeting.

105 106 **SIXTH ORDER OF BUSINESS**

Staff Reports

107 108 **A. Landscape Inspection Report**

109 Spencer Gonzales reported updates on the community. Mr. Gonzales reported
110 the community is improving but has a higher standard moving forward to sustain the level
111 of work. Progress has been made on Crosswater, not all weeds have been removed but
112 80% have been cleared. Mr. Gonzales reported on declining magnolias around the
113 community and recommends a different species. He addressed clippings in the lake and
114 will reach out to Yellowstone regarding communication. He reported that the east side of
115 Cherry Palm has a fence line that needs to be cut back. Ms. Bandon informed the Board
116 and Mr. Gonzales she has obtained clearance from SFWMD for trimming the overgrown
117 fence line.

118 Ms. Bandon spoke on a homeowner trimming a buffer on Pigeon Plum that will
119 lead to compliance issues from SFWMD. Ms. Bandon will reach out to the HOA to send
120 a letter to the homeowner. Supervisor Streeter stated there is a dead palm on the other
121 side of the buffer and needs to be removed by either the homeowner or Yellowstone. Ms.
122 Streeter then inquired about the fence line on Cherry Plum and why it has been neglected.
123 Ms. Bandon stated it was the Golf Course's responsibility to trim up to the fence line but
124 confusion began with the placement of the conservation signage. Ms. Bandon will ask
125 Yellowstone to review the area and report back.

126 Mr. Gonzales reported on a space by the mailboxes that Yellowstone went ahead
127 and removed the weeds. He stated that the Mexican petunia is invasive and should be
128 taken out. He commented on the lakes on Palmetto and other landscape priorities.
129 Supervisor Streeter inquired about sidewalks being unkept and what the policy is for
130 trimming back. Mr. Gonzales informed Supervisor Streeter that Yellowstone is flexible
131 regarding trimming and he will reach out regarding the issue.

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134

B. District Counsel
Tucker Mackie did not have any additional information to report.

C. District Engineer
Mark Zordan was not present to give his report.

D. District Manager
Ms. Bandon informed the Board of the next Board of Supervisors' meeting, scheduled for Thursday, November 20, 2025, at 11:30 am.

Ms. Bandon informed the Board the monument sign was pressure-washed but the vendor missed the top and will be back out to complete the work. Ms. Bandon also informed the Board of the schedule for painting the monument sign and once painting is completed she will schedule Yellowstone to implement the annuals so that they are ready for the holidays. Ms. Bandon shared the email from Howard Michalski with the Board and will circulate as well. She also informed the Board she has been working with Yellowstone regarding the enhancements and enhancement proposal. She will meet with Michael Sealey to talk about the areas that the Board wants renderings for which will primarily be the medians and guard house improvements. Once she has that she will put it in the agenda packet for November for consideration and will ask them to attend the meeting. One of the biggest issues that is still being addressed is the irrigation repairs that have not been completed. Ms. Bandon reported that they will have to address this with the HOA because of the concern of dead areas during dry season due to the irrigation not working. Ms. Bandon received Yellowstone's response to the Landscape Inspection Report and will send to the Board for review. She also mentioned working with Spencer on the structural pruning of the oaks along the main and will put out for bid.

The Board inquired about Lake Bank repairs moving forward. Ms. Bandon informed the Board that she will speak with Mark Zordan regarding the lake bank repairs but recommended review of the linear erosion first in order to be in compliance with the permit. Ms. Bandon will make sure the maps are updated. She advised discussion and review of lake maps at the next meeting. Afterward, they will move forward with obtaining bids.

ORDER OF BUSINESS

Supervisor Requests and Comments

There were no Supervisor Requests or Comments at this time.

ORDER OF BUSINESS

Public Comment

Laurie Terebesi commented on reaching out to the HOA regarding the irrigation.

Jeremy Sisler made comments regarding signalization. Mr. Sisler stated he reached out to the State Representative but has not gotten a response. He recommends the Board try to reach out. He mentioned having Spencer is worth the money and will help the District in the long run. He is aggravated with Magnolia Landing Golf.

Howard Michalski mentioned vendors and providers who have been maintaining the District have been treating the residents like second class.

ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Streeter, seconded by Mr. Gile, with all in favor, the Board Adjourned the meeting at 12:59 p.m., for the CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.cfmcd.org

Operation and Maintenance Expenditures October 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **50,849.77**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brian McGibbon	100587	BM092625	Board of Supervisors Meeting 09/26/25	\$ 200.00
Gannett Florida LocaliQ	20251016-1	0007353263	Legal Advertising 09/25	\$ 494.10
James Kenneth Pate	100588	JP092625	Board of Supervisors Meeting 09/26/25	\$ 200.00
Johnson Engineering, LLC	100592	5746	General Engineering 05/25	\$ 19,203.50
Johnson Engineering, LLC	100596	7022	CFM CDD Irrigation WUP Modification 10/25	\$ 1,705.50
Rizzetta & Company, Inc.	100594	INV0000103706	Assessment Roll FY25-26	\$ 5,966.00
Rizzetta & Company, Inc.	100595	INV0000103593	District Management Fees 10/25	\$ 4,754.67
Solitude Lake Management, LLC	100593	PSI205066	One-Time Service - Invasive Control 09/25	\$ 1,261.00
Sue Streeter	100590	SS092625	Board of Supervisors Meeting 09/26/25	\$ 200.00
Todd Andrew Gile	100591	TG092625	Board of Supervisors Meeting 09/26/25	\$ 200.00
Yellowstone Landscape	100597	1007055	Monthly Landscape Maintenance 10/25	<u>\$ 16,665.00</u>

Report Total

\$50,849.77

CFM CDD

Meeting Date: September 26, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Sue Streeter	X
Brian McGibbon	X
James Keneth Pate	X
Mary Lieberman	
Todd Gile	X

SS 092625

BM 092625

JP 092625

TG 092625

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**RECEIVED**
09/29/25**EXTENDED MEETING TIMECARD**

Meeting Start Time:	11:31 am
Meeting End Time:	12:55 pm
Total Meeting Time:	1 hr 24 min

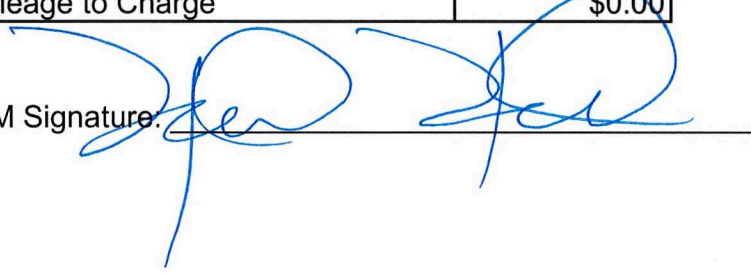
Time Over 3 Hours:	
--------------------	--

Total at \$ 180.25 per Hour:	
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.670
Mileage to Charge	\$0.00

DM Signature: 



ACCOUNT NAME		ACCOUNT #	INV DATE
CFM CDD		1126689	09/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007353263	Sep 1- Sep 30, 2025	\$494.10	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$494.10	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: OCTOBER 31, 2025
CFM CDD 3434 Colwell AVE # 200 Tampa, FL 33614-8390	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
9/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/10/25	11646051	FNP Fort Myers News-Press	9/18 Meeting		\$238.60
9/19/25	11681006	FNP Fort Myers News-Press	11681006		\$255.50

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$494.10
Service Fee 3.99%	\$19.71
*Cash/Check/ACH Discount	-\$19.71
*Payment Amount by Cash/Check/ACH	\$494.10
Payment Amount by Credit Card	\$513.81

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
CFM CDD		1126689		0007353263		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$494.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$494.10
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$513.81
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00011266890000000000000073532630004941067170

AFFIDAVIT OF PUBLICATION

Michele Rebstock
CFM CDD
3434 Colwell AVE # 200
Tampa FL 33614-8390

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

09/10/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/10/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$238.60

Tax Amount: \$0.00

Payment Cost: \$238.60

Order No: 11646051

of Copies:

Customer No: 1126689

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC MEETING
CFM COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of the CFM Community Development District ("District") will hold a meeting on Thursday, September 18, 2025, at 11:30 a.m. at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.cfmccd.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. A speaker telephone will be present at the above location so that any Board Supervisor or staff member can attend the meeting by telephone and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. 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 meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A 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 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 based. Belinda Blandon
District Manager
No. 11646051 Sept 10, 2025

AFFIDAVIT OF PUBLICATION

Zachary Grubb
CFM CDD
3434 Colwell AVE # 200
Tampa FL 33614-8390

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 09/19/2025
FNP news-press.com 09/19/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/19/2025

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	\$255.50	
Tax Amount:	\$0.00	
Payment Cost:	\$255.50	
Order No:	11681006	# of Copies:
Customer No:	1126689	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC MEETING
CFM COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of the CFM Community Development District ("District") will hold a rescheduled meeting on Friday, September 26th, 2025, at 11:30 a.m. at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.cfmccd.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The workshop and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. A speaker telephone will be present at the above location so that any Board Supervisor or staff member can attend the workshop and/or meeting by telephone and be fully informed of the discussions taking place either in person or by telephone communication. The workshop and/or meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the workshop and/or meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the workshop and/or meeting is advised that the 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 based.

Belinda Blandon
District Manager
No.11681006

Sept. 19, 2025

Invoice

Johnson Engineering, LLC
2122 Johnson Street; Fort Myers, FL 33901

Accounts Payable
CFM CDD
c/o Rizzetta & Company Inc.
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Invoice Date: June 10, 2025
Project No: 20044888-001
Invoice No: 5746

Additional Information:

Contract No:	Facility:
Proposal No:	GSA Sin No:
Project Manager: Erik L. Howard	Store/Unit No:

Project	20044888-001	CFM CDD General Engineering
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Professional Services from May 1, 2025 to May 31, 2025

Task	01	General Engineering
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Professional Personnel

		Hours	Rate	Amount
Professional 3				
Lohr, Michael	5/1/2025	.50	165.00	82.50
Confer w/ M Zordan and client on Lake 153 changes				
Lohr, Michael	5/2/2025	3.50	165.00	577.50
Lake 153 revisions to online map, Lake Assessment maps and Landscape Maintenance map sets. Confer w/ P Lohr				
Lohr, Michael	5/5/2025	.50	165.00	82.50
Confer w/M Zordan on Lake 153 changes				
Lohr, Michael	5/6/2025	3.00	165.00	495.00
Clean up and revisions to Lake 153 changes on 2024 Lake Assessment and CFM-CDD Maintenance responsibility plan sets; Transmit to client; Update online map symbology and popup window for Lake 153.				
Lohr, Paul	5/2/2025	3.00	165.00	495.00
CFM CDD. Issue related to Lake 153. Review plat map to determine potential ownership of Lake 153 / Tract S. Review water use permit conditions. Check Landscape Maintenance Responsibilities map set and Lake Bank Inspection map set for needed corrections. Summary e-mail to Mark Zordan.				
Lohr, Paul	5/2/2025	3.25	165.00	536.25
CFM CDD. Issue related to Lake 153. Revisions to online map, Landscape Maintenance Responsibility map set, and Lake Bank Repairs map set. Requested by Belinda Blandon through Mark Zordan and Mike Lohr.				

Lohr, Paul	5/6/2025	1.00	165.00	165.00
CFM CDD. Issue related to Lake 153. Finish revisions to Landscape Maintenance Responsibility map set, and Lake Bank Repairs map set. Send to Mike Lohr for review, possible revisions and transmittal to Mark and Belinda. Requested by Belinda Blandon through Mark Zordan and Mike Lohr.				
Lohr, Paul	5/12/2025	.25	165.00	41.25
Magnolia Landing / CFM CDD. Convert online field points to shapefile. Requested by Chris Zimmerly.				
Lohr, Paul	5/12/2025	.75	165.00	123.75
Magnolia Landing / CFM CDD. Convert photos attached to online points to jpeg files. Requested by Mark Zordan.				
Lohr, Paul	5/13/2025	.75	165.00	123.75
Magnolia Landing / CFM CDD. Setup links between points collected on 5-9-25 and photos. Explanative e-mail message to Brian Marino. Requested by Mark Zordan.				
Professional 4				
Thomas, Gregory	5/7/2025	1.00	176.00	176.00
Preparing "unauthorized trail" mapping for Wetland N.				
Professional 3				
McPherson, Jessica	5/13/2025	1.00	165.00	165.00
Discussed projects with Mark. Review contract and get acquainted with the files. Reviewed audit materials needed to be submitted to DEP				
McPherson, Jessica	5/14/2025	4.00	165.00	660.00
Communicated with DEP regarding contacts. Reviewed the audit document requirements. Worked on collecting documents and emailed Belinda. Began working on Response Letter to DEP				
McPherson, Jessica	5/15/2025	3.50	165.00	577.50
Develop SOPs, response letter, discuss WQ with Tim and Abe				
McPherson, Jessica	5/16/2025	3.50	165.00	577.50
Develop SOPs for audit response				
McPherson, Jessica	5/19/2025	5.50	165.00	907.50
Audit response				
McPherson, Jessica	5/20/2025	3.50	165.00	577.50
Review Cycle 5 permit draft, scheduled MS4 inspections, finalized audit response				
McPherson, Jessica	5/21/2025	.25	165.00	41.25
Prepare for NPDES meeting				
McPherson, Jessica	5/22/2025	.75	165.00	123.75
NPDES monthly meeting				
McPherson, Jessica	5/28/2025	2.50	165.00	412.50
NPDES reporting				
Professional 4				
Zordan, Mark	5/1/2025	.25	176.00	44.00
Lake #153 Ownership & maintenance research - staff & DM correspondence & call w/ML				
Zordan, Mark	5/5/2025	2.00	176.00	352.00
3265 Magnolia Landing - complaint of broken valley gutter; Lake 153 GIS Maps correspondence review - staff consults (w/EH & KR) re: field observation of all CDD valley gutters; 3226 Magnolia Landing - street light complaint of light trespass into house				

Zordan, Mark	5/6/2025	1.00	176.00	176.00
Valley gutter field observation of all CDD valley gutters - research 2020 & 2022 repair exhibits, call w/DM (BB); Lake 153 Windham Magnolia Landing ownership & maintenance				
Zordan, Mark	5/8/2025	5.00	176.00	880.00
Valley gutter observation planning & setup - resources/staff/equipment, staff consults & correspondence with DE (EH), GIS (BM) - Parcel site plan, Field crew (JD & CZ) - data collection, schedule a golf cart with Golf Supt (CC), review valley gutter previous studies; Complaint of Camino Torcido Loop - Pole #321877 Street light trespass; DM email re: conservation area signs - research & response				
Zordan, Mark	5/9/2025	5.50	176.00	968.00
CFM CDD Valley Gutter field observation w/JD - GPS, photos, measurements & data collection; 3226 Magnolia Landing - Investigate complaint of street light trespass f/Pole #321877 on Camino Torcido Loop - Document & pic's - issue response; Teams Meeting w/DM & Yellowstone Landscape re: contract kickoff				
Zordan, Mark	5/12/2025	.75	176.00	132.00
FDEP Audit response - staff consult w/JM; Valley gutter field survey - coordinate download of GPS data collection & photos w/ GIS staff (PL & BM) & field staff (JD & CZ), Exhibit planning				
Zordan, Mark	5/13/2025	1.25	176.00	220.00
Review Binnall complaint of ponding water & forward to staff; Wetlands Conservation Area FLUCFCS Trail Map review - consult w/Ecologist & issue to DM				
Zordan, Mark	5/14/2025	1.00	176.00	176.00
Review Binnall complaint of ponding water w/DE (EH); Valley gutter Observation Exhibit - issue to DM & copies for BOS's				
Zordan, Mark	5/15/2025	3.50	176.00	616.00
20344 Camino Torcido Loop drainage complaint - Site visit to review pavement & sidewalk - pic's taken; Avenida Del Vera - site visit to check the condition of the gates & take pic's; CDD Meeting agenda review & attendance; Valley gutter Observation - Prioritize /BOS direction - staff consult				
Zordan, Mark	5/16/2025	.25	176.00	44.00
Valley Gutter Observation - Prioritize /BOS direction - staff consult				
Zordan, Mark	5/20/2025	.25	176.00	44.00
Magnolia Landing Bike Lanes correspondence f/Lee Waller re: bike lanes & shared lane markings				
Zordan, Mark	5/22/2025	.50	176.00	88.00
Lee County bi-monthly meeting - Cape Coral B-Mat's - site visit to 3 lakes to view & discuss product application & function for nutrient removal				
Professional 8				
Howard, Erik	5/12/2025	.25	270.00	67.50
oversight of work				
Howard, Erik	5/13/2025	.25	270.00	67.50
oversight of work				
Technician 2				
Dixon, Jon	5/8/2025	4.50	88.00	396.00
Learned to use R2 equipment, received a brief overview of the task.				

Dixon, Jon	5/9/2025	9.00	88.00	792.00
Out in the field taking vally and curb gutter gps shots.				
Dixon, Jon	5/12/2025	2.50	88.00	220.00
Figuring out how to get gps points downloaded and discussed next steps.				
Dixon, Jon	5/13/2025	2.25	88.00	198.00
Reviewed pictures to decide on six to use in exhibit.				
Dixon, Jon	5/14/2025	.50	88.00	44.00
Provided Brian with the pictures for the exhibit.				
Dixon, Jon	5/15/2025	.50	88.00	44.00
Discussed plans for setting up an excel and assessing pictures.				
Dixon, Jon	5/16/2025	4.00	88.00	352.00
Reviewed photos and prioritized by severity.				
Marino, Brian	4/28/2025	1.50	88.00	132.00
Located drawings; Created aerial map; Added xrefs;				
Marino, Brian	4/29/2025	3.75	88.00	330.00
Created FLUCFCS for trails; Located previous FLUCFCS; began creating polygons for previous FLUCFCS;				
Marino, Brian	4/30/2025	7.75	88.00	682.00
Created FLUCFCS mapping; calculated acreages; Created excel table;				
Marino, Brian	5/1/2025	3.50	88.00	308.00
Added trail to FLUCFCS Mapping; Added Easements; Revised Excel table; Created Legend;				
Marino, Brian	5/1/2025	1.50	88.00	132.00
Reviewed Files from move;				
Marino, Brian	5/5/2025	1.00	88.00	88.00
Began Revising FLUCFCS Mapping				
Marino, Brian	5/6/2025	7.25	88.00	638.00
Created FLUCFCS mapping; Calculated acreages; Created Excel table;				
Marino, Brian	5/6/2025	1.25	88.00	110.00
Located sidewalk and valley gutter drawings; Repathed broken shapefiles to exhibits; Reviewed drawings				
Marino, Brian	5/7/2025	7.75	88.00	682.00
Revised FLUCFCS linework; Created upland trails and wetland trails; Revised wetlands; Calculated acreages; Created excel table;				
Marino, Brian	5/8/2025	7.25	88.00	638.00
Locating broken shapefiles; Created shapefiles for roads; Setup aerial valley gutter exhibit; Added Parcels to exhibit; Added ROW polygons; Delineated roads by neighborhood; Researched roadway ownership; Discussed project with project manager; Revised shapefile; Calculated lengths;				
Marino, Brian	5/9/2025	2.75	88.00	242.00
Setup zoomed viewport exhibits;				
Marino, Brian	5/12/2025	8.00	88.00	704.00
Creating GIS exhibits for individual areas; Attempting to download points from tablet and SD card; Created shapefile for points; Revised shapefile; Added fields;				
Marino, Brian	5/13/2025	6.00	88.00	528.00
Revised point files; Revised shapefiles; Created exhibits; Added fields; Discussed needs with project manger				

Marino, Brian	5/14/2025	3.75	88.00	330.00	
Added linear feet to shapefile; Calculated linear feet totals; Completed exhibit; Created exhibit with Pics;					
Marino, Brian	5/15/2025	1.25	88.00	110.00	
Reviewed pic files; Created excel table for pic selection;					
Marino, Brian	5/16/2025	1.50	88.00	132.00	
Added fields to shapefile; revised shapefiles;					
Marino, Brian	5/19/2025	3.25	88.00	286.00	
Researched data; Created shapefile; Created exhibits;					
Technician 5					
Zimmerly, Christopher	5/8/2025	1.50	154.00	231.00	
Information for valley gutter assessment.					
Zimmerly, Christopher	5/12/2025	.25	154.00	38.50	
Reviewing data from valley gutter inspection.					
Totals		157.75		19,203.50	
Total Labor					19,203.50
Total this Task					\$19,203.50

Task	REIM	Reimbursables		
			Total this Task	0.00

Total this Invoice **\$19,203.50**

RECEIVED
06/10/2025

Johnson Engineering, LLC
PO Box 69142; Baltimore, MD 21264-9142

Ph: 239.334.0046

Project Manager Timothy Denison

Belinda Blandon
CFM CDD
c/o Rizzetta & Company Inc.
9530 Marketplace Road Suite 206
Fort Myers, FL 33912

October 7, 2025

Project No: CFM003-0527250-
25008743

Invoice No: 7022

RECEIVED
10/07/25

Project CFM003-0527250- Magnolia Landing WUP Compliance 2025
25008743

CFM003-0527250-25008743

Magnolia Landing WUP Compliance 2025

Task 1: \$2,250 per quarter for 4 quarters.

Task 2: \$1,350 per quarter for 4 quarters.

Professional Services Through September 19, 2025

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	Magnolia Landing Chloride Sampling	9,000.00	LS	50%	4,500.00	4,500.00	0.00	4,500.00
2.	WUP Pumpage Monitoring & Reporting	5,400.00	LS	50%	2,700.00	1,350.00	1,350.00	2,700.00
3.	Additional WUP Compliance Assistance	1,500.00	T&M	24%	357.50	0.00	357.50	1,142.50
Totals		15,900.00			7,557.50	5,850.00	1,707.50	8,342.50

SUB-TOTAL PROFESSIONAL SERVICES:

1,707.50

INVOICE TOTAL:

1,707.50

Summary of professional services

Phase No. / Description	Bill Hours	Billable Amount
3. - Additional WUP Compliance Assistance		
3. - Additional WUP Compliance Assistance Total	2.75	357.50

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/3/2025	INV0000103706

Bill To:

CFM CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

RECEIVED
09/29/25

Services for the month of	Terms	Client Number
October	Upon Receipt	00545

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,966.00	\$5,966.00
Subtotal			\$5,966.00
Total			\$5,966.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/2/2025	INV0000103593

Bill To:

CFM CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
09/29/25v

Services for the month of	Terms	Client Number
October	Upon Receipt	00545

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,790.08	\$1,790.08
Administrative Services	1.00	\$537.00	\$537.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$497.17	\$497.17
Management Services	1.00	\$1,730.42	\$1,730.42
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,754.67
		Total	\$4,754.67



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI205066
Invoice Date: 9/27/2025

Bill

To: CFM CDD - Magnolia Landing
c/o Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Ship

To: CFM CDD - Magnolia Landing
c/o Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

RECEIVED
09/27/25

Ship Via
Ship Date 9/27/2025
Due Date 10/27/2025
Terms Net 30

Customer ID C2226
P.O. Number
P.O. Date 9/27/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Lake, Pond & Wetland Application One-Time Service CFM CDD - Magnolia Landing LAKE ALL INVASIVES CONTROL		1	1	1,261.00	1,261.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,261.00

Subtotal: 1,261.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,261.00



INVOICE

INVOICE #	INVOICE DATE
1007055	10/1/2025
TERMS	OPP #
Due on Receipt	562008

Bill To:

Magnolia Landing CFM/CDD
c/o Rizzetta & Company, Inc.
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912

RECEIVED
10/01/25

Remit To:

Yellowstone Landscape
PO Box 935915
Atlanta, GA 31193

Property Name: Magnolia Landing CFM/CDD

Invoice Due Date: October 1, 2025

Invoice Amount: \$16,665.00

Description	Current Amount
Monthly Landscape Maintenance October 2025	\$16,665.00

Invoice Total **\$16,665.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Tab 3



Proposal #: 620086

Date: 10/15/2025

From: Michael Sealey

Proposal for
Magnolia Landing CFM/CDD

Belinda Blandon
Rizzetta & Company, Inc.
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912
bblandon@rizzetta.com

LOCATION OF PROPERTY

3006 Magnolia Landing Lane
North Fort Myers, FL 33917

Pond B-208 common area

DESCRIPTION	QTY	AMOUNT
Fakahatchee Dwarf (3g)	30	\$480.00
Enhancement Labor		\$390.00
Pinestraw bale - Mulch (FTM, NPL, NPLS)	23	\$230.00

Add 30 Fakahatchee Grass 3 Gal. Cover the area with 23 bales of pine straw near Pond B-208.

Suppress invasive encroachment

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Magnolia Landing CFM/CDD

Subtotal	\$1,100.00
Sales Tax	\$0.00
Proposal Total	\$1,100.00

THIS IS NOT AN INVOICE



Proposal #: 620651

Date: 10/16/2025

From: Michael Sealey

Proposal for
Magnolia Landing CFM/CDD

Belinda Blandon
Rizzetta & Company, Inc.
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912
bblandon@rizzetta.com

LOCATION OF PROPERTY

3006 Magnolia Landing Lane
North Fort Myers, FL 33917

Item #15 mulch

DESCRIPTION	QTY	AMOUNT
Coco Brown Mulch 2 cu ft	160	\$1,000.00
Enhancement Labor		\$455.00

At the end of ADV , mulch the bed on the right @ the golf course bridge.

Currently to different colors of mulch. Standardize the color with Coco brown mulch.

Labor, materials and delivery are included.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Magnolia Landing CFM/CDD

Subtotal	\$1,455.00
Sales Tax	\$0.00
Proposal Total	\$1,455.00

THIS IS NOT AN INVOICE



Proposal #: 591332

Date: 10/16/2025

From: Michael Sealey

Proposal for
Magnolia Landing CFM/CDD

Belinda Blandon
Rizzetta & Company, Inc.
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912
bblandon@rizzetta.com

LOCATION OF PROPERTY

3006 Magnolia Landing Lane
North Fort Myers, FL 33917

Redstone Park

DESCRIPTION	QTY	AMOUNT
FireBush Dwarf (7g)	6	\$300.00
Crushed Shell (yard) - Rock	13	\$1,300.00
Pinestraw bale - Mulch (FTM, NPL, NPLS)	70	\$700.00
Irrigation Labor		\$180.00
Enhancement Labor		\$1,690.00
Oyster Plant (1g)	32	\$320.00

The following will be additional plant and pathway materials for a vibrant, fresh look for the surrounding area.

32 Rheo Oyster plant 3 gal., 6 Dwarf Fire bush 7 gal., 13 yards Coquina crushed shell.

70 bales of pine straw.

Note: There must be functioning irrigation at the time of installation.

A grow program will be set for the first two weeks.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Magnolia Landing CFM/CDD

Subtotal	\$4,490.00
Sales Tax	\$0.00
Proposal Total	\$4,490.00

THIS IS NOT AN INVOICE



Firebush



Oyster Plant



Firebush



Oyster Plant



Fakahatchee
Grass



Proposal #: 621662

Date: 10/20/2025

From: Michael Sealey

Proposal for
Magnolia Landing CFM/CDD

Belinda Blandon
Rizzetta & Company, Inc.
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912
bblandon@rizzetta.com

LOCATION OF PROPERTY

3006 Magnolia Landing Lane
North Fort Myers, FL 33917

South fence line hard cutback.

DESCRIPTION	QTY	AMOUNT
Pruning/ Debris cleanup	96	\$6,240.00
Debris Disposal	6	\$390.00

Hard cut back to the fence line. Remove and or spray vegetation growing through the fence. Please see attached pictures

All debris will be removed from the work area.

4- man crew. 3 days

Labor, equipment and disposal included.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By

Print Name/Title

Date

Magnolia Landing CFM/CDD

Subtotal	\$6,630.00
Sales Tax	\$0.00
Proposal Total	\$6,630.00

THIS IS NOT AN INVOICE





















Proposal #: 625333

Date: 10/29/2025

From: Michael Sealey

Proposal for
Magnolia Landing CFM/CDD

Belinda Blandon
Rizzetta & Company, Inc.
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912
bblandon@rizzetta.com

LOCATION OF PROPERTY

3006 Magnolia Landing Lane
North Fort Myers, FL 33917

Crosswater cul-de-sac park

DESCRIPTION	QTY	AMOUNT
Oyster Plant (1g)	32	\$320.00
Muhly Grass (3g)	14	\$168.00
Crushed Shell (yard) - Rock	13	\$1,300.00
Planting Mix (yard) - Dirt	3	\$600.00
Coco Brown Mulch 2 cu ft	70	\$420.00
Enhancement Labor		\$910.00
Irrigation Labor		\$180.00
Irrigation Parts	1	\$250.00
Delivery/ disposal	4	\$260.00

Re-establish the walking path and add crushed shell. Border bed will be created along the path. Install 32 Oyster plant on either side to match Redstone park.

Add 14 Pink Muhly grasses in the newly created Island. Planting mix will be used as a soil amendment in the new plant beds.

Coco brown mulch be applied.

Please refer to the rendering for the depiction of the layout and materials placement.

Irrigation will be verified and a grow program set.

Labor, materials and delivery are included.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Magnolia Landing CFM/CDD

Subtotal	\$4,408.00
Sales Tax	\$0.00
Proposal Total	\$4,408.00

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MAGNOLIA LANDING

FORT MYERS, FL

CROSSWATER CUL-DE-SAC PARK
MEGAN LONG/OCTOBER 2025



Muhly Grass



Oyster Plant

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



MAGNOLIA LANDING

FORT MYERS, FL

FRONT CIRCLE
MEGAN LONG/OCTOBER 2025



Allamanda



Croton



Dwarf Ixora

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.





Dwarf Ixora

MAGNOLIA LANDING

GUARD HOUSE OPTION 1
MEGAN LONG/OCTOBER 2025



Allamanda



Jatropha Tree



Dwarf Ixora



Dwarf Liriope



Tibouchina

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage. All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



MAGNOLIA LAKES

FORT MYERS, FL

GUARD HOUSE OPTION 2 ME-
GAN LONG/OCTOBER 2025



Allamanda



Jatropha Tree



Dwarf Ixora



Coonties



Green Hedge TBD

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage. All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



Dwarf Ixora



Allamanda



Dwarf Liriope



Proposal #: 628068

Date: 11/4/2025

From: Michael Sealey

Proposal for
Magnolia Landing CFM/CDD

Belinda Blandon
Rizzetta & Company, Inc.
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912
bblandon@rizzetta.com

LOCATION OF PROPERTY

3006 Magnolia Landing Lane
North Fort Myers, FL 33917

Irrigation - T&M \$95/HR Clock#1

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor			\$95.00

Trouble shoot and make necessary repairs to clock#1. All 49 zones are in alarm mode.

This clock covers the main entrance and CDD areas around the amenities center and lake.

The labor will be billed at \$95.00 per man hour. Parts will be billed accordingly as needed.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Magnolia Landing CFM/CDD

Subtotal	\$95.00
Sales Tax	\$0.00
Proposal Total	\$95.00

THIS IS NOT AN INVOICE



Magnolia Landing L...



Controller 1

0 zonas

LOCALIZACIÓN MOD...

VER DETALLES







ACC2

Sistema: EN FUNCIONAM.

¡ATENCIÓN!

- Estación 1 Alarma
- Estación 2 Alarma
- Estación 3 Alarma
- Estación 4 Alarma
- Estación 5 Alarma
- Estación 6 Alarma
- Estación 7 Alarma

10:34:47AM

Martes, 11/4/2025



Borrar
mensajes



Ver
registros



Menú
principal



22

Sistema: AUTO

¡ATENCIÓN!

- Estación 42 Alarma
- Estación 43 Alarma
- Estación 44 Alarma
- Estación 45 Alarma
- Estación 46 Alarma
- Estación 47 Alarma
- Estación 49 Alarma

10:47:47AM

Martes, 11/4/2025



Bo
men



Ver
registr



Men
princip

MAGNOLIA LANDING

FORT MYERS, FL

SMALL ISLAND
MEGAN LONG/NOVEMBER 2025



Dwarf Ixora



Allamanda



Dwarf Liriope

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage. All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



Dwarf Ixora



Allamanda



Dwarf Liriope



Jatropha
Tree

Tab 4



Quarterly Compliance Audit Report

CFM

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

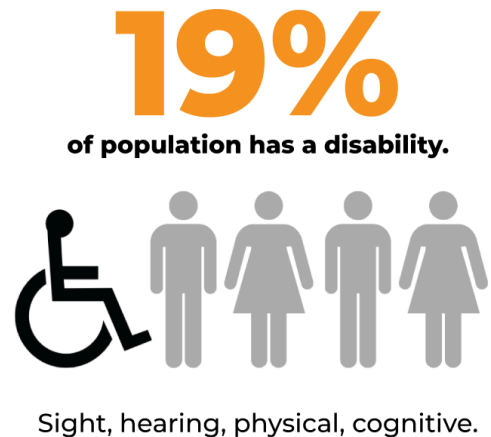
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 5

MAGNOLIA LANDING

CFM CDD

LANDSCAPE INSPECTION REPORT



October 26, 2025

Rizzetta & Company

Spencer Gonzales – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Event

- o There has been a discrepancy regarding some small areas to maintain at the end of ADV. After reviewing the site, speaking with the resident, consulting the GIS, and considering the scope changes since the contract was awarded, it is my opinion that this area should continue to be maintained by Yellowstone until a new scope is developed that accurately reflects the CDD landscape vendor's responsibilities. At which point if needed, this area can be reassessed.
- o Along those same lines, it's important to keep track of the proper scopes as they develop. Institutional knowledge must be built to ensure that, if Yellowstone is no longer the vendor in the future, we can clearly communicate to any successor what falls within the bounds of their scope.
- o The walkway on Magnolia Landing was inspected closely. There will be several items in this report regarding these observations.

The following are action items for Yellowstone Landscape to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined is either info or questions for the BOS.**

1. Behind the wall at the end of Crosswater, it was recently understood by the vendor that the hedge is CDD responsibility. Please schedule the trimming in this area. (Pic 1)



- ... the hedges at the end of Crosswater.
(Pic 3)



2. Hedges overgrown at the end of Crosswater, please schedule a trim in this area.
3. Brazilian pepper is still pushing through....
4. Please schedule a treatment for the weeds that have began covering the beds to the right, or, east of the wall going towards the lake.
5. String trimming was not performed at.....

CROSSWATER DRIVE, CONSERVATION CART PATH

.... the time of my visit at the eastern most, or beds to the right of the wall at the end of Crosswater. It's expected these areas will be trimmed and maintained at the same consistency as the rest of the property. (Pic 5)



.... prevent these preserve borders from being used as dumping areas for green waste or construction debris? (Pic 10)



6. Lake 151 had a mowhawk of grass around it. Are measure being take to avoid having to string trim overgrown grasses around the edge and spilling turf into the lake?
7. Along the cart path, just before it enters the preserve near the mailboxes by Lake 175, there has been clear effort to clean up the area. Let's keep this maintained in preparation for eventual re-landscaping.
8. Behind Rolling Water, the area highlighted in orange on the maintenance map was becoming overgrown. This section remains part of Yellowstone's scope. (Pic 8>)
9. When entering the cart path from the Rolling Water side into the preserve, areas missed by the mowers were not followed up on by the string trimmers, leaving visible mowhawks. (Pic 9>)
10. Near the preserve cart path entrance on the Rolling Water side, debris such as wooden survey stakes and reel mower clippings were left behind. How can we.....



11. Along the southern fence, while strategies, proposals, and budgets are being....

reviewed, it's important to ensure there is no further encroachment each cycle. While full removal of invasive vegetation to the border isn't expected, consistent string trimming and pruning should be performed each cycle to prevent further spread. (Pic 11)



12. At the end of Cherry Palm, simply noting to continual monitoring the space in between the hill and the preserve fence. No changes to report.

13. Within the landscaped area bordering Lake 165, the carrotwood was cut back to the ground. Excellent work.

14. In the same landscaped area, remain vigilant in keeping unwanted grasses out and maintaining a clean edge.

15. There is still a hanging branch within the landscape contract area, clearly extending below 8 feet from the ground. No proposal should be needed, expected, or presented—this limb should simply be removed with a pole saw. (Pic 15>)

16. Along the rim of Redstone Park, on the Redstone side adjacent to the sidewalk, newly formed turf yellowing was observed. Please inspect the park's sod for potential pest issues or overwatering.

17. At the end of ADV, the triangular vegetated area in question appears to fall largely within the CDD's jurisdiction and should therefore be maintained by the CDD's landscape vendor. However, the map exhibits do not show this space highlighted in any maintenance color, though it does appear in the GIS as CDD-owned. During an on-site inspection with a Yellowstone representative, the resident stated the area was last maintained between May and October 2024 and that she planted most of the material along her edge, believing the golf course was previously responsible and she discussed with the landscaper that her plantings would be allowed—though this may have been a misunderstanding. Overall, this reflects general mismanagement by all parties. Until the scope is formally updated to reflect accurate responsibilities, this space should continue to be maintained by the vendor, especially since they no longer maintain the large section previously highlighted in yellow. Once responsibilities are clearly defined, the RFP should be reviewed to ensure it accurately represents the updated maintenance areas.

18. Noting an increasing lack of water along Magnolia Landing Lane (MLL). The turf is drying out rapidly, and some shrubs are also showing stress. If the grass dies out completely, weeds will quickly take over.



19. On MLL, on the berm between the road and the preserve area next to 3200 MLL, several shrubs are being shaded out. As part of long-term planning and decision-making, should more suitable, shade-tolerant species be considered for this space, or would it be more practical to allow them to decline without replacement since this is not a highly visible area? (Pic 19)



20. A long-dead sabal has fallen among the magnolias and petunias on MLL. If the opportunity arises, include its removal in any future proposals for the area. A quick flush cut will suffice. (Pic 20)



21. Two dead pines along MLL, just west of Chestnut Ridge before the ornamental grasses, are noted for future removal. If out-of-scope tree trimming is approved in this area, please include these flush cuts.

22. Noting a dead pine near 3200 MLL on the edge of the preserve.
23. A common complaint has been that the ornamental grasses are spilling over into the walkway. During my visit, I did not find overgrown grasses obstructing pedestrian movement. Using linear photos with the sidewalk edge as a reference line, it was clear there was little to no spillover into the walkway—certainly not enough to impede passage. Even in comparison to an entirely bare edge, two people walking side by side would likely just require a wider sidewalk. The few plants that do slightly protrude have root balls directly against the concrete, meaning the only way to permanently prevent any encroachment would be to remove those plants entirely. Yellowstone currently trims back grasses monthly and performs full cutbacks in midwinter as part of standard regenerative pruning. Any further measures would fall outside normal industry standards and require a specialized maintenance scope. (Pic 23a>, 23b>)
24. Behind Lake B-208, the feature rock that was requested for herbicide treatment appears to have been primarily string-trimmed, leaving grass stalks behind. If not already done, please ensure this area is sprayed to remove all remaining growth from the rock.....





... additionally, the grass reduction revealed a large ant pile—please include this location in the next round of ant treatments. (Pic 24)



25. In the same area near Lake B-208, the palmetto was heavily cut back, creating a much more usable common space for nearby residents—exactly as intended, given the immense value this adds for those who enjoy spending time outdoors. Excellent work improving this area; let's carry this same approach and attention to detail across all areas we maintain. (Pic 25)



26. The dead palm near the pigeon plum was inspected. Since it does not match the surrounding plant palette used throughout the CDD, it was most likely planted by the HOA or a homeowner. However, it is located within the CDD-maintained landscape area.

27. The main entrance is developing significant hotspots as high heat persists and rainfall has slowed considerably. Manual watering may be necessary at times to prevent turf loss during the dry season, especially if elevated temperatures continue into late November.

PROPOSALS

1. With the holidays approaching and families expected to visit, the monument and main entrance could use some attention—at minimum, the installation of annuals and verification that irrigation is functioning properly in key areas. While several proposals are already in place to address the entrance, adding annuals would provide a short-term boost of color as the grass and other plants begin to dry out. (Pic 1)

