



Rizzetta & Company

CFM Community Development District

**Board of Supervisors' Meeting
April 16, 2026**

**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.cfmccd.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

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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April 8, 2026

**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, April 16, 2026, 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 February 26, 2026..... Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of February 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Discussion and Consideration of Yellowstone Proposals for Irrigation Repairs and Replacements Tab 3
 - B. Discussion and Review of Solitude Lake Report Tab 4
- 5. STAFF REPORTS**
 - A. Landscape Inspection Services
 - 1. Review of March 11, 2026 Landscape Inspection Report..... Tab 5
 - B. District Counsel
 - C. District Engineer
 - 1. Update Regarding Valley Gutter Project
 - 2. Discussion and Consideration of Proposals for Striping Tab 6
 - 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, February 26, 2026, 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.
Elyse Williams	Administrative Assistant, Rizzetta & Company
Tucker Mackie	District Counsel, Kutak Rock, LLP (via Teams)
Christian Mumme	District Engineer, Johnson Engineering
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.

Mr. Sigler advised that the 4D fountain is not working.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on January 15, 2026**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on January 15, 2026, and asked if there were any questions, comments, or changes to the

48 minutes. There were none.

49

50 On a Motion by Mr. Gile, seconded by Ms. Streeter, with all in favor, the Board Approved
51 the Minutes of the Board of Supervisors' Meeting held on January 15, 2026, for the CFM
52 Community Development District.

53

54 **FOURTH ORDER OF BUSINESS**

**Ratification of the Operations and
Maintenance Expenditures for the
Month of December 2025 and January
2026**

55

56

57

58

59 Ms. Blandon advised that operations and maintenance expenditures for the period
60 of December 1-31 totaled \$140,303.59 and the period of January 1-31, 2026 totaled
61 \$34,230.36. She asked if there were any questions. There were none.

62

63 On a Motion by Mr. McGibbon, seconded by Mr. Pate, with all in favor, the Board Ratified
64 the Operations and Maintenance Expenditures for the Month of December 1-31 totaled
65 \$140,303.59 and the period of January 1-31, 2026 totaled \$34,230.36, for the CFM
66 Community Development District.

67

68 **FIFTH ORDER OF BUSINESS**

**Review and Consideration of WUP
Compliance Contract**

69

70

71 Ms. Blandon provided an overview of the Professional Services Agreement as
72 submitted by Johnson Engineering for WUP Compliance Monitoring and asked if there
73 were any questions. There were none.

74

75 On a Motion by Mr. Gile, seconded by Mr. McGibbon, with all in favor, the Board Approved
76 the Johnson Engineering Professional Services Agreement for WUP Compliance
77 Monitoring, Not to Exceed \$35,000, Subject to Preparation of an Agreement by Counsel,
78 for the CFM Community Development District.

79

80 **SIXTH ORDER OF BUSINESS**

**Discussion Regarding Pigeon Plum
Buffer Proposal**

81

82

83 Supervisor Gile advised the Board that due to the HOA Landscaping Contractor
84 Transition they have requested a
85 meeting. After discussion Spencer was
86 asked if he would meet with the new
87 contractor and he agreed.

88 **SEVENTH ORDER OF BUSINESS**

**Discussion and Consideration of
Yellowstone Proposals**

89

90

91 Mr. Gonzales provided input related to turf decline and plant failures due to
92 irrigation. He recommended reestablishing areas including roundabouts, beds, and the

93 main lake behind 41. Ms. Blandon recommended sending a notice of deficiencies to
94 Yellowstone. The Yellowstone proposals were tabled.

95
96 Mr. Gile advised that due to the transition with the HOA landscape vendor,
97 they have requested a meeting; Mr. Gonzales agreed to attend the meeting.

98
99 **EIGHTH ORDER OF BUSINESS** **Discussion** **Regarding**
100 **Correspondence with Forestar**

101
102 Ms. Mackie provided an overview of the back and forth correspondence related to
103 the turnover of various components of the expansion project; she recommended a
104 meeting between the entities in order for both sides to come to a better understanding of
105 the concerns. Ms. Streater advised that she will meet with Forestar.

106
107 **NINTH ORDER OF BUSINESS** **Staff Reports**

108
109 A. Landscape Inspection Report
110 Mr. Gonzales provided his report during the Seventh Order of Business related to
111 the Yellowstone Proposals.

112
113 B. District Counsel
114 Ms. Mackie reported on Capital Conservations and the legislative session.

115
116 C. District Engineer
117 Mr. Mumme advised that the pavement marking project is out for bid. The Board
118 discussed the valley gutter project and Mr. Mumme agreed to provide an update
119 on the project and next areas to be completed.

120
121 D. District Manager
122 Ms. Blandon informed the Board of the next Board of Supervisors' meeting,
123 scheduled for Thursday, March 19, 2026, at 11:30 am.

124
125 **TENTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

126
127 Ms. Blandon opened the floor to Supervisor requests and comments.

128
129 Ms. Streater advised of resident concerns related to the fence at Plumwood Loop
130 and its appearance. Ms. Blandon advised that she obtain a proposal from Rolling Suds
131 for cleaning the fence.

132
133 **ELEVENTH ORDER OF BUSINESS** **Public Comment**

134
135 Ms. Blandon opened the floor to public comment.

136
137 Mr. Sigler stated that he appreciates all the work put into these issues. He brought
138 up the question of what choice the Board would go with. Board agreed to chose the path

139 of least resistance.

140

141 Mr. Gonzales stated that he has to meet with Sunrise.

142

143 Mr. Gile stated he will send an email to Ms. Blandon and Ms. Streeter pertaining
144 to updates and communication.

145

146 **TWELFTH ORDER OF BUSINESS**

Adjournment

147

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

150

151 On a Motion by Mr. Gile, seconded by Ms. Streeter, with all in favor, the Board Adjourned
152 the meeting at 12:25 p.m., for the CFM Community Development District.

153

154

155

156

157 Secretary/Assistant Secretary

Chairman/Vice Chairman

158

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
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Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: \$ 74,970.26

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brian McGibbon	100645	BM011526	Board of Supervisors Meeting 01/15/26	\$ 200.00
James Kenneth Pate	100648	JP011526	Board of Supervisors Meeting 01/15/26	\$ 200.00
Johnson Engineering, LLC	100643	6321	CFM CDD Irrigation WUP Modification 07/25	\$ 1,673.25
Johnson Engineering, LLC	100659	8003	General Engineering Services 12/25	\$ 11,745.25
Johnson Engineering, LLC	100655	8245	CFM CDD Irrigation WUP Modification 01/26	\$ 3,600.00
Johnson Engineering, LLC	100655	8346	General Engineering Services 01/26	\$ 12,482.50
Kutak Rock, LLP	100652	3690228	Legal Services 12/25	\$ 592.00
LCEC	20260217-1	6571809552-012826	Electric Summary 01/26	\$ 16,757.09
Lee County Comm Dev/Public Works Center	100653	2526	Annual Regulatory Program & Surveillance Fee 2026	\$ 560.00
Mary Elaine Lieberman	100649	ML101526	Board of Supervisors Meeting 01/15/26	\$ 200.00
Rizzetta & Company, Inc.	100642	INV0000106662	Accounting Services 02/26	\$ 4,754.67
Sue Streeter	100650	SS011526	Board of Supervisors Meeting 01/15/26	\$ 200.00
Sweeperman of SW FL, Inc	100654	504MAGL	Sweeping Services 02/26	\$ 2,940.00

CFM Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Todd Andrew Gile	100651	TG011526	Board of Supervisors Meeting 01/15/26	\$ 200.00
USA TODAY Media Corp	20260217-2	0007552471	Legal Advertising 01/26	\$ 255.50
Yellowstone Landscape	100644	1066160	Landscape Enhancement 12/25	\$ 1,370.00
Yellowstone Landscape	100644	1073859	Monthly Landscape Maintenance 01/26	\$ 16,665.00
Yellowstone Landscape	100644	1085642	Landscape Enhancement 01/26	\$ <u>575.00</u>
Report Total				<u>\$74,970.26</u>

Tab 3



Proposal #: 591332

Date: 1/29/2026

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



Proposal #: 596607

Date: 1/29/2026

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

Sod replacement Crosswater towards Rolling water.

DESCRIPTION	QTY	AMOUNT
Bahia (400 sq ft pallet) - Sod	4	\$1,200.00
removal/installation Labor		\$1,420.00
Irrigation Labor		\$150.00

Remove dead or declining sod on the pond side along the cart path. Reference item and picture #7 from the inspection report.

Install 4 pallets of Bahia.

Note: There must be functioning irrigation prior to installation . A two week growth program will be set at the time of installation.

This estimate includes all labor, materials, delivery and disposal.

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	\$2,770.00
Sales Tax	\$0.00
Proposal Total	\$2,770.00

THIS IS NOT AN INVOICE



Proposal #: 596633

Date: 1/29/2026

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



Sod replacement Avenida del Vera

DESCRIPTION	QTY	AMOUNT
Bahia (400 sq ft pallet) - Sod	3	\$902.56
removal/prep/installation	16	\$1,136.00
Irrigation Labor		\$150.00

Remove dead or prep bare areas at the end of Avenida del Vera along the cart path leading to the bridge. Item/Picture #11 on the inspection report.

Install 3 pallets of Bahia.

Note: There must be functioning irrigation at the time of installation. A two week growth program will be set at that time.

This estimate includes all labor, materials, delivery and disposal.

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	\$2,188.56
Sales Tax	\$0.00
Proposal Total	\$2,188.56

THIS IS NOT AN INVOICE



Proposal #: 596651

Date: 1/29/2026

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

Avenida del Vera

DESCRIPTION	QTY	AMOUNT
Coco Brown Mulch 2 cu ft	70	\$420.00
redefining/installation/ delivery	7	\$455.00

The strip along Avenida del Vera starting across from Castle Pines to the stop sign of Magnolia Landing Ln., Re-define and restore the bed edges and tree well. Apply fresh Coco brown mulch to the bed at the corner and the tree wells.

Note: The area has been pruned and sprayed for weeds. Reference picture / #20 on the inspection report.

This estimate includes all labor, materials and delivery.

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	\$875.00
Sales Tax	\$0.00
Proposal Total	\$875.00

THIS IS NOT AN INVOICE



Proposal #: 585649

Date: 1/29/2026

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

3300 Cherry Palm sod

Table with 3 columns: DESCRIPTION, QTY, AMOUNT. Rows include Bahia (400 sq ft pallet) - Sod and Enhancement Labor.

Install three pallets of Bahai along the CDD pond buffer.
The area will need removal and prepping for new sod.
Planting mix will be used as a base over the existing sandy soil.
This estimate includes all labor, materials, disposal and delivery fees.

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.

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...

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Magnolia Landing CFM/CDD

Summary table with Subtotal (\$1,894.00), Sales Tax (\$0.00), and Proposal Total (\$1,894.00).

THIS IS NOT AN INVOICE



Proposal #: 590753

Date: 1/29/2026

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 hedge row beds/mulch

Table with 3 columns: DESCRIPTION, QTY, AMOUNT. Rows include Coco Brown Mulch 2 cu ft (90, \$540.00) and Enhancement Labor (\$780.00).

Re-establish and redefine the plant bed hedge row at the end of Crosswater Dr.

coco brown mulch will be applied to a full and proper 2".

This estimate includes all labor, materials and delivery fees.

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

Summary table with Subtotal (\$1,320.00), Sales Tax (\$0.00), and Proposal Total (\$1,320.00).

THIS IS NOT AN INVOICE

Tab 4

SOLITUDE

LAKE MANAGEMENT



Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2026-03-17

Prepared for:

Belinda Blandon
3501 Herons Glen Blvd North,
Fort Myers FL, 33917

Prepared by:

Mason Maher, Field Operations Manager- Environmental Scientist

Ft. Myers Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS L-4, 175, 176 _____ 3

PONDS 977, 979, 980 _____ 4

PONDS 981, 982 _____ 5

PONDS _____

MANAGEMENT/COMMENTS SUMMARY _____ 6

SITE MAP _____ 8

Site: L-4

Comments:

Requires attention

Minor Submersed vegetation present upon inspection, also shoreline grasses and brush observed, would recommend treatment.

Action Required:

follow up and or retreat or in 14

Target:

Submersed vegetation



Site: 175

Comments:

Requires attention

No Algae or submersed vegetation observed, some consistent shoreline growth along entire perimeter, would recommend treatment of shoreline brush.

Action Required:

follow up and or retreat or in 14

Target:

Torpedograss



Site: 176

Comments:

Requires attention

No Algae or submersed vegetation observed, some consistent shoreline growth along entire perimeter, would recommend treatment of shoreline brush.

Action Required:

follow up and or retreat or in 14

Target:

Torpedograss



Site: 977

Comments:

Site looks good

No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation

Action Required:

Re-inspect next visit

Target:

Species non-specific



Site: 979

Comments:

Site looks good

No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation

Action Required:

Re-inspect next visit

Target:

Species non-specific



Site: 980

Comments:

Site looks good

No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation

Action Required:

Re-inspect next visit

Target:

Species non-specific



Site: 981

Comments:

Site looks good
No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation



Action Required:

Re-inspect next visit

Target:

Species non-specific

Site: 982

Comments:

Site looks good
No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation



Action Required:

Re-inspect next visit

Target:

Species non-specific

Site: N/A

Comments:

Site looks good

Action Required:

Re-inspect next visit

Target:

Species non-specific

Site:

Comments:

Action Required:

Target:

Site:

Comments:

Action Required:

Target:

Management Summary

L-4: Minor Submersed vegetation present upon inspection, also shoreline grasses and brush observed, would recommend treatment.

175: No Algae or submersed vegetation observed, some consistent shoreline growth along entire perimeter, would recommend treatment of shoreline brush.

176: No Algae or submersed vegetation observed, some consistent shoreline growth along entire perimeter, would recommend treatment of shoreline brush.

977: No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation.

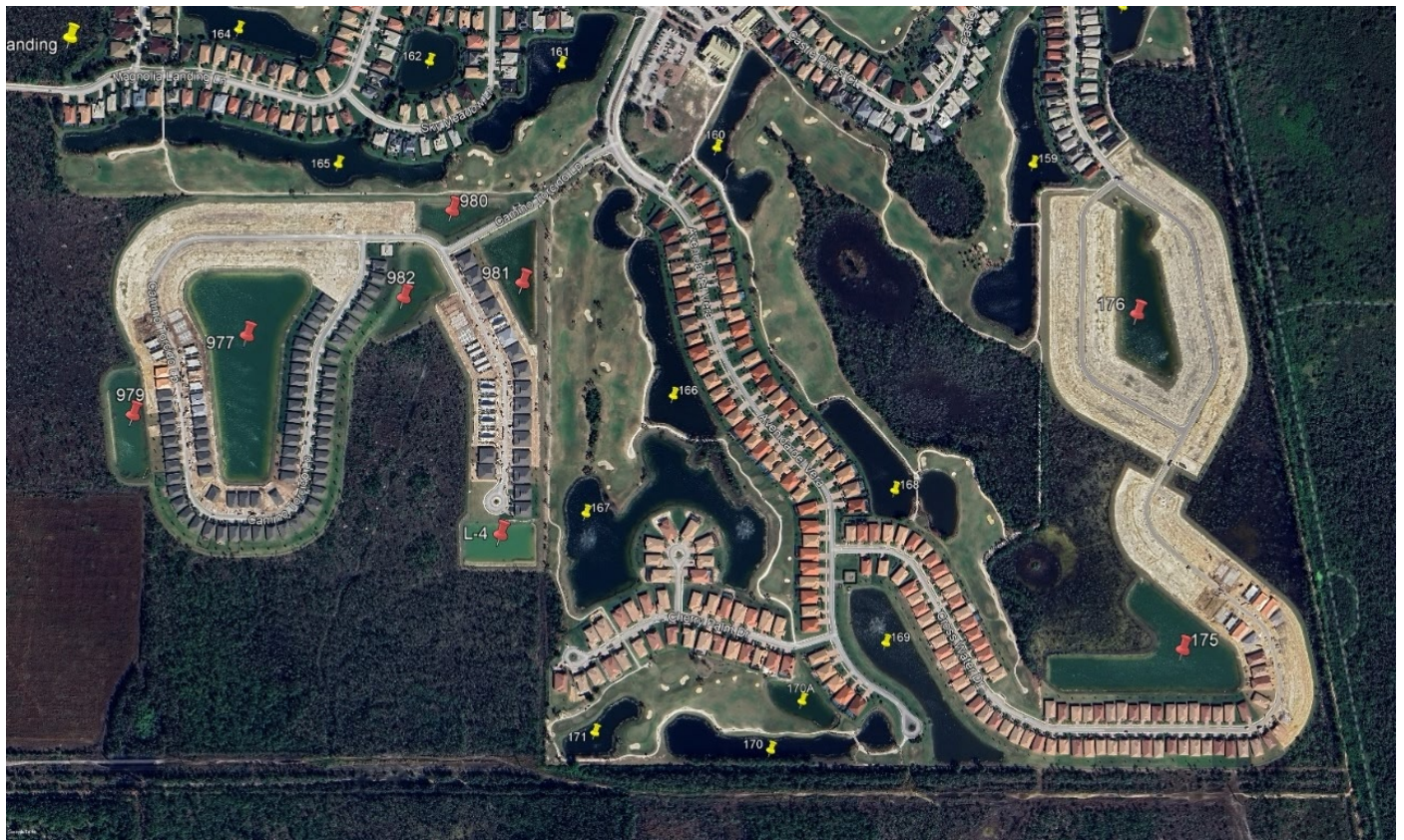
979 :No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation.

980: No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation.

981: No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation.

982: No action needed at this time on this lake, minimal to no shoreline brush, algae or submersed vegetation.

Site	Comments	Target	Action Required
L-4	Requires attention	Submersed vegetation	follow up and or retreat or in 14 d
175	Requires attention	Torpedograss	follow up and or retreat or in 14 d
176	Requires attention	Torpedograss	follow up and or retreat or in 14 d
977	Site looks good	Species non-specific	Re-inspect next visit
979	Site looks good	Species non-specific	Re-inspect next visit
980	Site looks good	Species non-specific	Re-inspect next visit
981	Site looks good	Species non-specific	Re-inspect next visit
982	Site looks good	Species non-specific	Re-inspect next visit
N/A	Site looks good	Species non-specific	Re-inspect next visit



Tab 5

MAGNOLIA LANDING

CFM CDD

LANDSCAPE INSPECTION REPORT



March 11, 2026

Rizzetta & Company

Spencer Gonzales – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

CROSSWATER

General Updates, Recent & Upcoming Maintenance Event

- Overall, within the scope of landscape maintenance, Yellowstone is performing well. In the areas receiving adequate irrigation, the turf is being maintained to a high standard. Edging was completed very effectively, addressing the concerns identified in the previous report.
- There is some weed pressure in various locations, which is typical as the rainy season begins to move in. Irrigation, however, continues to be a challenge due to the involvement of three different companies and governing entities—each responsible for separate sections of the same system. This overlap in oversight and vendor responsibilities is creating ongoing complexity.

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. Weed pressure at the end of Crosswater where trees and plants were cutback should be addressed. Consider applying a post-emergent herbicide to control existing weeds and a pre-emergent to prevent future germination in this area..
2. Monitor previous cutback oleander for potential replacement. (Pic 2>)
3. **The magnolia at the end of Crosswater still have rosemary pea vine growing across it. This is highly toxic and spreads aggressively. Do it require a proposal to remove?**
4. At the end of Crosswater ornamental grasses and shrubs have grown together in areas. In the instances one or the other should be removed. (Pic 4>)
5. At the end of Crosswater, the turf is heavily yellowing in a pattern that appears that it is stemming from the beds that contain the hedge. Given the recent rains this may be caused from overuse of herbicide in the beds that has now bled out into the turf. This is...



CROSSWATER, ADV

... not a diagnosis, as irrigation spray patterns from the adjacent lot could also produce this effect. (Pic 5)



11. An electrical or irrigation-related PVC pipe has been broken near the fence line at the end of Cherry Palm. (Pic 11)



6. Torpedo grass is encroaching into the shrubs within the buffer on the far left side of the Crosswater adjacent to golf course. Targeted herbicide applications are recommended to manage this invasive grass without harming the desirable shrubs.

7. At the southern ADV roundabout there is slight turf encroachment and/or weed pressure. Evidence of treatment appears to be visible.

8. Dollarweed sprouting up in the same ADV roundabout's turf. Please check irrigation levels or treat weed directly.

9. The vegetation growing on and against the western portion of the southern fence line require maintenance. Should be maintaining the previous work completed in the same area to prevent interference with the fence's structural integrity.

10. A broken irrigation head was observed in the Cherry palm roundabout. It is likely this occurred during the recent tree removal. (Pic 10>)

12. Be sure to maintain the landscape at the end of Cherry palm all the way to the fence line that includes remaining grasses and debris from previous work completed in the area.

13. There is recently, in the last year, planted poinciana or other type legume at the end of Cherry Palm that appears to have expired. Please determine if can salvaged or needs to be removed.

14. Edging was corrected at the Cherry Flower ct roundabout.

15. Some necrotic plant material is present...



SKY MEADOW, ADV, REDSTONE PARK

... in the center median on ADV by the mailboxes. This dead material should be pruned out or removed to improve the overall aesthetic of the planting bed. (Pic 15)



17. The Mexican petunia bed at the intersection of ADV and Magnolia Landing contains significant palm sprouts and other weeds. These weeds should be removed to reduce competition and improve the health of the groundcover. Or propose to remove everything, irrigate, and replant.

18. Noting the north end of ADV buffer between adjacent community and gold course continues to be well maintained.

19. On Sky Meadow the landscaped bed along the lake is seems to be drying out a bit .Is this area irrigated?



16. Across from the mailboxes on ADV, the vacant lot is experiencing several turf issues in different areas. Please diagnose and treat each accordingly. (Pic 16a, 16b)



20. The turf in the middle of Redstone Park is showing signs of drying out. An irrigation system check is recommended to ensure adequate water distribution and prevent further decline of the turfgrass.



21. 1. A significant portion of the turf at the corner of Magnolia Landing and Chestnut Ridge is desiccated beyond recovery. This area expands each report. It is imperative corrective measures are taken. (Pic 21>)

22. Areas of Mexican petunia or other plants have completely died off near the corner of Magnolia Landing and Chestnut Ridge. All of this dead plant material should be cleared from the landscape beds.

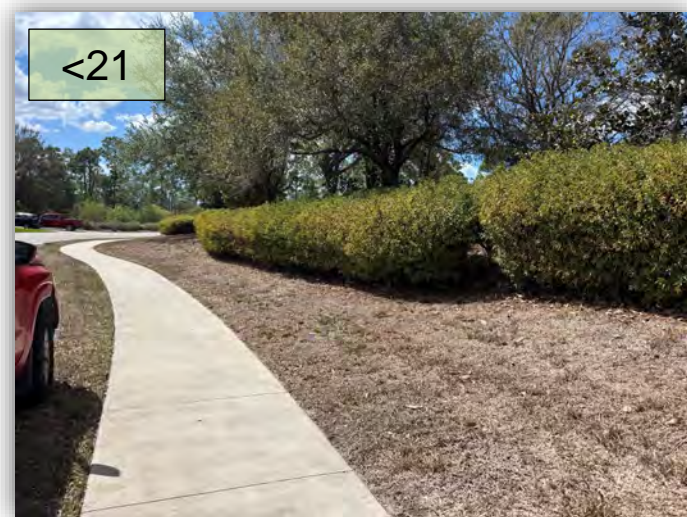
23. A patch of palmetto by Lake B208 requires a cleanup. This may involve pruning dead fronds and removing any encroaching weeds to tidy its appearance. (Pic 23)



24. The turfgrass quality around Lake B208 is very poor and has been overtaken by weeds. An assessment should determine if this area receives irrigation and develop a plan for turf renovation.

25. The hedge located on Magnolia Landing past the S-curve near the Pigeon Plum intersection requires light pruning. A light shearing will help maintain its desired shape and density. (Pic 25>)

26. Dead plant material is present in the Pigeon Plum roundabout and should...



...be removed. Following removal, a proposal for replacement plantings should be developed to fill the voids. (Pic 26)



27. The support stakes around the magnolia tree in the Pigeon Plum roundabout are no longer necessary. These stakes should be removed to prevent potential girdling of the trunk and allow for natural movement.

28. A defined soft edge needs to be created for the clusia hedge that surrounds the main lake. This will create a clean separation between the hedge and the adjacent turf or pathway.

29. There is significant weed pressure within the clusia hedge bed surrounding the main lake. These weeds should be managed through manual removal or careful...



MAGNOLIA LANDING

herbicide application to protect the health of the hedge. (Pic 29)



30. Noting the decline of the plant material in the guard house medians. Please identify if irrigation repairs have been completed in this area already, as the signs of decline appear to be water based.



Tab 6

CFM Community Development District

Magnolia Landing Community Roadway Striping & Signage Project

BASE BID SUMMARY										
Bid Opening Date: March 5, 2026				Paramount Asphalt Sealing Corp		1-800-Striper		Southern Striping Solutions		
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	
1	(Existing) Yellow, Solid 6" from U.S. 41 to House No. 3200 Magnolia Landing Ln.	LF	10,560	\$0.50	\$5,280.00	\$0.30	\$3,168.00	\$1.25	\$13,200.00	
2	(Proposed) Yellow, Solid 12", For Diagnosis	LF	932	\$0.75	\$699.00	\$0.60	\$559.20	\$2.50	\$2,330.00	
3	White, Solid 6"	LF	225	\$0.65	\$146.25	\$0.30	\$67.50	\$1.25	\$281.25	
4	White, Solid 12", For Crosswalks (High Emphasis)	LF	456	\$0.75	\$342.00	\$0.60	\$273.60	\$2.50	\$1,140.00	
5	White, Solid 24", For Crosswalks (High Emphasis)	LF	439	\$2.00	\$878.00	\$1.20	\$526.80	\$5.00	\$2,195.00	
6	White, Solid 12", For Crosswalks (Transverse)	LF	996	\$0.75	\$747.00	\$0.60	\$597.60	\$2.50	\$2,490.00	
7	White, Solid 12", For Golf Cart Crossing	LF	534	\$0.75	\$400.50	\$0.60	\$320.40	\$2.50	\$1,335.00	
8	White, Solid 24", For Stop Bars	LF	410	\$2.00	\$820.00	\$1.20	\$492.00	\$5.00	\$2,050.00	
9	Arrows (Right, Left)	EA	9	\$75.00	\$675.00	\$55.00	\$495.00	\$45.00	\$405.00	
10	Median Sign W/ Ornamental Pole	EA	1	\$1,500.00	\$1,500.00	\$1,788.00	\$1,788.00	\$1,237.50	\$1,237.50	
11	Pedestrian Sign W/ Ornamental Poles	EA	8	\$1,500.00	\$12,000.00	\$1,984.00	\$15,872.00	\$1,470.00	\$11,760.00	
12	Diagonal Arrow Sign w/ Ornamental Poles	EA	8	\$0.00	\$0.00	\$0.00	\$0.00	\$295.00	\$2,360.00	
13	Stop Sign W/ Ornamental Poles	EA	4	\$1,500.00	\$6,000.00	\$1,898.00	\$7,592.00	\$2,420.00	\$9,680.00	
14	Painted Arrow (Straight)	EA	1	\$75.00	\$75.00	\$55.00	\$55.00	\$45.00	\$45.00	
15	Stop Sign (No Ornamental Pole)	EA	1	\$350.00	\$350.00	\$380.00	\$380.00	\$1,083.50	\$1,083.50	
16	RPM's W/R	LS	1	\$750.00	\$750.00	\$24.00	\$24.00	\$30.00	\$30.00	
17	RPM's Y/Y	LS	1	\$3,000.00	\$3,000.00	\$5,168.00	\$5,168.00	\$5,415.00	\$5,415.00	
18	RPM's Blue (Fire Hydrants)	LS	1	\$750.00	\$750.00	\$80.00	\$80.00	\$50.00	\$50.00	
19	Durable Paint – Yellow (Bullnose/Median Nose)	LS	1	\$2,500.00	\$2,500.00	\$620.00	\$620.00	\$701.25	\$701.25	
20	Detectable Warnings / ADA Mats	LS	1		\$0.00	\$15,625.00	\$15,625.00	\$6,500.00	\$6,500.00	
21	Existing ADA Concrete Mats (To be painted yellow)	LS	1		\$0.00	\$1,430.00	\$1,430.00	\$780.00	\$780.00	
22	Grinding Existing Pavement Markings at Crosswater Dr. Diagonal Golf Cart Crossing	LS	1	\$5,000.00	\$5,000.00	\$588.00	\$588.00	\$137.50	\$137.50	
23	Mobilization	LS	1	\$2,500.00	\$2,500.00	\$600.00	\$600.00	\$890.00	\$890.00	
24	Maintenance and Protection of Traffic	LS	1	\$2,500.00	\$2,500.00	\$4,320.00	\$4,320.00	\$4,200.00	\$4,200.00	
25	Clearing and Grubbing	LS	1		\$0.00	\$500.00	\$500.00	\$395.00	\$395.00	
BID SUBTOTAL						\$46,912.75		\$61,142.10		\$70,691.00
BID TOTAL						\$46,912.75		\$61,142.10		\$70,691.00

BID ALTERNATE NO. 1										
ALTERNATE BID SUMMARY DOUBLE YELLOW LINE & RPMs FROM HOUSE NO. 3200 MAGNOLIA LANDING LN. TO AVENIDA DEL VERA										
Bid Opening Date: March 5, 2026				Paramount Asphalt Sealing Corp		1-800-Striper		Southern Striping Solutions		
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	
1	Yellow, Solid 6" Proposed from House No. 3200 Magnolia Landing Ln. to Avenida Del Vera	LF	6,914	\$0.65	\$4,494.10	0.75	\$5,185.50	\$1.25	\$8,642.50	
2	RPM's Y/Y	LS	1	\$1,800.00	\$1,800.00	\$1,548.00	\$1,548.00	\$1,725.00	\$1,725.00	
BID SUBTOTAL						\$6,294.10		\$6,733.50		\$10,367.50
BID TOTAL						\$6,294.10		\$6,733.50		\$10,367.50

BID ALTERNATE NO. 2 ALTERNATE BID SUMMARY FOR THERMOPLASTIC PAVEMENT MARKINGS									
Bid Opening Date: March 5, 2026				Paramount Asphalt Sealing Corp		1-800-Striper		Southern Striping Solutions	
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1	Thermoplastic, Yellow, Solid 6" from U.S. 41 to House No. 3200 Magnolia Landing Ln.	LF	10,560	\$1.15	\$12,144.00	1.56	\$16,473.60	2.75	\$29,040.00
2	Thermoplastic, Yellow, Solid 6" Proposed from House No. 3200 Magnolia Landing Ln. to Avenida Del Vera	LF	6,914	\$1.20	\$8,296.80	\$1.56	\$10,785.84	\$2.75	\$19,013.50
3	Thermoplastic, Yellow, Solid 12", For Diagonals	LF	932	\$4.50	\$4,194.00	\$4.04	\$3,765.28	\$5.25	\$4,893.00
4	Thermoplastic, White, Solid 6"	LF	225	\$1.20	\$270.00	\$1.56	\$351.00	\$2.75	\$618.75
5	Thermoplastic, White, Solid 12", For Crosswalks (High Emphasis)	LF	456	\$4.50	\$2,052.00	\$4.04	\$1,842.24	\$5.25	\$2,394.00
6	Thermoplastic, White, Solid 24", For Crosswalks (High Emphasis)	LF	439	\$6.00	\$2,634.00	\$7.12	\$3,125.68	\$9.50	\$4,170.50
7	Thermoplastic, White, Solid, 12" for Crosswalk (Transverse)	LF	996	\$4.50	\$4,482.00	\$4.04	\$4,023.84	\$5.25	\$5,229.00
8	Thermoplastic, White, Solid 12", For Golf Cart Crossing	LF	534	\$4.50	\$2,403.00	\$4.04	\$2,157.36	\$5.25	\$2,803.50
9	Thermoplastic, White, Solid 24", For Stop Bars	LF	410	\$6.00	\$2,460.00	\$7.12	\$2,919.20	\$9.50	\$3,895.00
10	Thermoplastic, Arrows (Right, Left)	EA	9	\$135.00	\$1,215.00	\$189.00	\$1,701.00	\$125.00	\$1,125.00
11	Thermoplastic, Painted Arrow (Straight)	EA	1	\$135.00	\$135.00	\$189.00	\$189.00	\$125.00	\$125.00
BID SUBTOTAL						\$40,285.80		\$47,334.04	\$73,307.25
BID TOTAL						\$40,285.80		\$47,334.04	\$73,307.25

BID ALTERNATE NO. 3 ALTERNATE BID SUMMARY FOR MEDIAN SIGNS & YIELD SIGNS/LINES									
Bid Opening Date: March 5, 2026				Paramount Asphalt Sealing Corp		1-800-Striper		Southern Striping Solutions	
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1	Median Sign w/Ornamental Poles	EA	3	1500	\$4,500.00	\$1,788.00	\$5,364.00	\$1,237.50	\$3,712.50
2	Yield Sign w/Ornamental Poles	EA	10	1500	\$15,000.00	\$1,898.00	\$18,980.00	\$1,622.50	\$16,225.00
3	Yield Line	EA	10	\$10.00	\$100.00	\$75.00	\$750.00	\$145.00	\$1,450.00
BID SUBTOTAL						\$19,600.00		\$25,094.00	\$21,387.50
BID TOTAL						\$19,600.00		\$25,094.00	\$21,387.50

EXHIBIT A

CFM COMMUNITY DEVELOPMENT DISTRICT

MAGNOLIA LANDING COMMUNITY ROADWAY STRIPING & SIGNAGE PLAN

BID TABULATION FORM

SECTION 2.00

CONTRACTOR: (CONTRACTOR)

FOR: The PROJECT officially known as CFM Community Development District
“*MAGNOLIA LANDING COMMUNITY ROADWAY STRIPING & SIGNAGE
PLAN*”, consists of:

Construction Plans for Magnolia Landing Community Roadway Striping & Signage Plan Set

- Please submit an email to Christian Mumme, Project Manager, at Christian.Mumme@apexc.com to request a link to the Map Set

Construction Contract Documents

1. Base Bid

The project consists of installing painted pavement markings and new signage mounted on ornamental poles throughout the community, as outlined in the Base Bid Summary. Work includes:

- Installation of high emphasis pavement markings
- Installation of new pedestrian crossing signage on ornamental poles
- Installation of reflective pavement markers (RPMs)

All new ornamental poles shall match, or closely match as best as possible, the existing ornamental poles within the community.

2. Bid Alternate #1

Currently, there are no double yellow pavement markings and RPMs from house number 3200 Magnolia Landing Ln to Avenida Del Vera. Bid Alt 1 includes:

- Installation of double yellow, solid six (6) inch pavement lines from house number 3200 Magnolia Landing Ln to Avenida Del Vera.
- Installation of reflective pavement markers (RPMs) from house number 3200 Magnolia Landing Ln to Avenida Del Vera.

Refer to the Bid Alternate #1 Summary for detailed quantities

3. Bid Alternate #2

Bid Alternate #2 proposes upgrading all painted pavement markings included in the Base Bid to thermoplastic.

Refer to the Bid Alternate #2 Summary for detailed quantities

4. Bid Alternate #3

Bid Alternate #3: Includes the proposal for the installation of:

- Three (3) median signs on ornamental poles
- Ten (10) yield signs on ornamental poles and associated yield lines

All new ornamental poles shall match, or closely match, the existing ornamental poles within the community. Refer to the Bid Alternate #3 Summary for detailed quantities.

TO: Belinda Blandon, SDM
CFM Community Development
District 9530 Marketplace Rd,
Fort Myers, FL, 33912

Ms. Blandon:

We have examined the local conditions affecting the work, all the Contract Documents on file, including the instructions to Bidders, this Proposal form, the General Conditions, Special Conditions, Agreement, and the Detailed Specifications, Plans and all addenda and exhibits for the above-described project, and the site of the work, and hereby propose and agree:

2.01 UNIT PRICE BID

To furnish all labor, material, tools, equipment, utility and transportation services, and insurance; pay any and all applicable sales, use, excise or similar tax; and provide everything necessary to perform and complete in a workmanlike manner, the CFM Community Development District "**MAGNOLIA LANDING COMMUNITY ROADWAY STRIPING & SIGNAGE PLAN**", in accordance with the bid documents, exhibits and specifications listed herein.

These specifications shall be followed as if included herein:

- FDOT Standard Specifications for Road and Bridge Construction FY 2026-27
- FDOT 2026-27 Standard Plans For Road Construction

CFM COMMUNITY DEVELOPMENT DISTRICT
MAGNOLIA LANDING COMMUNITY ROADWAY
STRIPING & SIGNAGE PLAN

BID TABULATION

CFM PAVEMENT MARKINGS & SIGNING BASE BID SUMMARY						
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	CONTRACTOR VERIFIED QUANTITY	UNIT PRICE	TOTAL
1	(Existing) Yellow, Solid 6" from U.S. 41 to House No. 3200 Magnolia Landing Ln.	LF	10,560		0.50	\$ 5280
2	(Proposed) Yellow, Solid 12", For Diagonals	LF	932		0.75	\$ 699
3	White, Solid 6"	LF	225		0.65	\$ 146.25
4	White, Solid 12", For Crosswalks (High Emphasis)	LF	456		0.75	\$ 342
5	White, Solid 24", For Crosswalks (High Emphasis)	LF	439		2	\$ 878
6	White, Solid 12", For Crosswalks (Transverse)	LF	996		0.75	\$ 747
7	White, Solid 12", For Golf Cart Crossing	LF	534		0.75	\$ 400.50
8	White, Solid 24", For Stop Bars	LF	410		2	\$ 820
9	Arrows (Right, Left)	EA	9		75	\$ 675
10	Median Sign w/Ornamental Pole	EA	1		1500	\$ 1500
11	Pedestrian Sign w/Ornamental Poles	EA	8		1500	\$ 12000
12	Diagonal Arrow Sign w/Ornamental Poles	EA	8		0	\$ 0
13	Stop Sign w/Ornamental Poles	EA	4		1500	\$ 6000
14	Painted Arrow (Straight)	EA	1		75	\$ 75
15	Stop Sign (No Ornamental Pole)	EA	1		350	\$ 350
16	RPM's W/R	LS	1		750	\$ 750
17	RPM's Y/Y	LS	1		3000	\$ 3000
18	RPM's Blue (Fire Hydrants)	LS	1		750	\$ 750
19	Durable Paint – Yellow (Bullnose/Median Nose)	LS	1		2500	\$ 2500
20	Detectable Warnings / ADA Mats	LS	1			\$
21	Existing ADA Concrete Mats (To be painted yellow)	LS	1			\$
22	Grinding Existing Pavement Markings at Crosswater Dr. Diagonal Golf Cart Crossing	LS	1		5000	\$ 5000
23	Mobilization	LS	1		2500	\$ 2500
24	Maintenance and Protection of Traffic	LS	1		2500	\$ 2500
25	Clearing and Grubbing	LS	1			\$
BID TOTAL =						\$46,912.75

BID ALTERNATE #1

ALTERNATE BID SUMMARY DOUBLE YELLOW LINE & RPMS FROM HOUSE NO. 3200 MAGNOLIA LANDING LN. TO AVENIDA DEL VERA					
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Yellow, Solid 6" Proposed from House No. 3200 Magnolia Landing Ln. to Avenida Del Vera	LF	6,914	0.65	\$ 4494.10
2	RPM's Y/Y	LS	1	1800	\$ 1800
BID TOTAL =					\$6,294.10

BID ALTERNATE #2

ALTERNATE BID SUMMARY THERMOPLASTIC PAVEMENT MARKINGS					
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Thermoplastic, Yellow, Solid 6" from U.S. 41 to House No. 3200 Magnolia Landing Ln.	LF	10,560	1.15	\$ 12144
2	Thermoplastic, Yellow, Solid 6" Proposed from House No. 3200 Magnolia Landing Ln. to Avenida Del Vera	LF	6,914	1.20	\$ 8296.80
3	Thermoplastic, Yellow, Solid 12", For Diagonals	LF	932	4.50	\$ 4194
4	Thermoplastic, White, Solid 6"	LF	225	1.20	\$ 270
5	Thermoplastic, White, Solid 12", For Crosswalks (High Emphasis)	LF	456	4.50	\$ 2052
6	Thermoplastic, White, Solid 24", For Crosswalks (High Emphasis)	LF	439	6.00	\$ 2634
7	Thermoplastic, White, Solid, 12" for Crosswalk (Transverse)	LF	996	4.50	\$ 4482
8	Thermoplastic, White, Solid 12", For Golf Cart Crossing	LF	534	4.50	\$ 2403
9	Thermoplastic, White, Solid 24", For Stop Bars	LF	410	6.00	\$ 2460
10	Thermoplastic, Arrows (Right, Left)	EA	9	135	\$ 1215
11	Thermoplastic, Painted Arrow (Straight)	EA	1	135	\$ 135
BID TOTAL =					\$40,285.80

BID ALTERNATE #3

ALTERNATE BID SUMMARY MEDIAN SIGNS & YIELD SIGNS/LINES					
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Median Sign w/Ornamental Poles	EA	3	1500	\$ 4500
2	Yield Sign w/Ornamental Poles	EA	10	1500	\$ 15000
3	Yield Line	EA	10	10	\$ 100
BID TOTAL =					\$ 19,600

2.02 EXTRA WORK

To do any and all extra work, as defined in the General Conditions, which may be ordered by the Engineer or the Owner and to accept as full compensation, therefore such prices as are determined pursuant to the provisions of the General Conditions.

Alternates are items of work which at the direction of the Engineer may replace or be required to be performed. The selection of an alternate material or procedure is to be performed in the same workmanlike manner as the standard bid items. The contractor may be requested to provide a unit price to perform or provide an alternate item(s).

2.03 COMPLETION SCHEDULE

Award Contract: April 6, 2026
 Commence Construction: April 20, 2026
 Substantial Completion: May 13, 2026
 Construction Completion: May 20, 2026

2.04 SUBCONTRACTOR LISTING

To employ the following listed Subcontractors for the following enumerated classes of work:

SUBCONTRACTOR	CLASS OF WORK

2.05 INCIDENTAL WORK

Items of work or materials required whether or not shown on the Contract Plans for the proper installation and construction of items bid under this contract and for which no units are listed on the proposal shall be considered as incidental to the items bid and the cost included therein.

IN WITNESS WHEREOF, the Proposal is executed this ____ day of _____, 2026

(NOTE: Attach any necessary Power of Attorney.)

IN THE PRESENCE OF:

(CONTRACTOR)

By: Nick Rivenburg President _____

Printed Name & Title

Address 1110 Pine Ridge Rd Naples FL 34108

Address

Email: nick@paramountsealcoating.com

Phone: 239-348-0777

By: Pierson Salinas _____
Witness

By:  _____
(Signature)

EXHIBIT A

CFM COMMUNITY DEVELOPMENT DISTRICT

MAGNOLIA LANDING COMMUNITY ROADWAY STRIPING & SIGNAGE PLAN

BID TABULATION FORM

SECTION 2.00

CONTRACTOR: (CONTRACTOR)

FOR: The PROJECT officially known as CFM Community Development District
“*MAGNOLIA LANDING COMMUNITY ROADWAY STRIPING & SIGNAGE
PLAN*”, consists of:

Construction Plans for Magnolia Landing Community Roadway Striping & Signage Plan Set

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- Installation of reflective pavement markers (RPMs) from house number 3200 Magnolia Landing Ln to Avenida Del Vera.

Refer to the Bid Alternate #1 Summary for detailed quantities

3. Bid Alternate #2

Bid Alternate #2 proposes upgrading all painted pavement markings included in the Base Bid to thermoplastic.

Refer to the Bid Alternate #2 Summary for detailed quantities

4. Bid Alternate #3

Bid Alternate #3: Includes the proposal for the installation of:

- Three (3) median signs on ornamental poles
- Ten (10) yield signs on ornamental poles and associated yield lines

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TO: Belinda Blandon, SDM
CFM Community Development
District 9530 Marketplace Rd,
Fort Myers, FL, 33912

Ms. Blandon:

We have examined the local conditions affecting the work, all the Contract Documents on file, including the instructions to Bidders, this Proposal form, the General Conditions, Special Conditions, Agreement, and the Detailed Specifications, Plans and all addenda and exhibits for the above-described project, and the site of the work, and hereby propose and agree:

2.01 UNIT PRICE BID

To furnish all labor, material, tools, equipment, utility and transportation services, and insurance; pay any and all applicable sales, use, excise or similar tax; and provide everything necessary to perform and complete in a workmanlike manner, the CFM Community Development District "**MAGNOLIA LANDING COMMUNITY ROADWAY STRIPING & SIGNAGE PLAN**", in accordance with the bid documents, exhibits and specifications listed herein.

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CFM COMMUNITY DEVELOPMENT DISTRICT
MAGNOLIA LANDING COMMUNITY ROADWAY
STRIPING & SIGNAGE PLAN

BID TABULATION

CFM PAVEMENT MARKINGS & SIGNING BASE BID SUMMARY						
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	CONTRACTOR VERIFIED QUANTITY	UNIT PRICE	TOTAL
1	(Existing) Yellow, Solid 6" from U.S. 41 to House No. 3200 Magnolia Landing Ln.	LF	10,560	10560	0.30	\$ 3,168.00
2	(Proposed) Yellow, Solid 12", For Diagonals	LF	932	932	0.60	\$ 559.20
3	White, Solid 6"	LF	225	225	0.30	\$ 67.50
4	White, Solid 12", For Crosswalks (High Emphasis)	LF	456	456	0.60	\$ 273.60
5	White, Solid 24", For Crosswalks (High Emphasis)	LF	439	439	1.20	\$ 526.80
6	White, Solid 12", For Crosswalks (Transverse)	LF	996	996	0.60	\$ 597.60
7	White, Solid 12", For Golf Cart Crossing	LF	534	534	0.60	\$ 320.40
8	White, Solid 24", For Stop Bars	LF	410	410	1.20	\$ 492.00
9	Arrows (Right, Left)	EA	9	9	55	\$ 495.00
10	Median Sign w/Ornamental Pole	EA	1	1	1788	\$ 1788.00
11	Pedestrian Sign w/Ornamental Poles	EA	8	8	1984	\$ 15872.00
12	Diagonal Arrow Sign w/Ornamental Poles	EA	8	8	0	\$ 0
13	Stop Sign w/Ornamental Poles	EA	4	4	1898	\$ 7592.00
14	Painted Arrow (Straight)	EA	1	1	55	\$ 55.00
15	Stop Sign (No Ornamental Pole)	EA	1	1	380	\$ 380.00
16	RPM's W/R	LS	1	1	24	\$ 24.00
17	RPM's Y/Y	LS	1	1	5168	\$ 5168.00
18	RPM's Blue (Fire Hydrants)	LS	1	1	80	\$ 80.00
19	Durable Paint – Yellow (Bullnose/Median Nose)	LS	1	1	620	\$ 620.00
20	Detectable Warnings / ADA Mats	LS	1	1	15625	\$ 15625.00
21	Existing ADA Concrete Mats (To be painted yellow)	LS	1	1	1430	\$ 1430.00
22	Grinding Existing Pavement Markings at Crosswater Dr. Diagonal Golf Cart Crossing	LS	1	1	588	\$ 588.00
23	Mobilization	LS	1	1	600	\$ 600.00
24	Maintenance and Protection of Traffic	LS	1	1	4320	\$ 4320.00
25	Clearing and Grubbing	LS	1	1	500	\$ 500.00
BID TOTAL =						\$ 61,142.10

BID ALTERNATE #1

ALTERNATE BID SUMMARY DOUBLE YELLOW LINE & RPMS FROM HOUSE NO. 3200 MAGNOLIA LANDING LN. TO AVENIDA DEL VERA					
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Yellow, Solid 6" Proposed from House No. 3200 Magnolia Landing Ln. to Avenida Del Vera	LF	6,914	0.75	\$ 5185.50
2	RPM's Y/Y	LS	1	1548	\$ 1548.00
BID TOTAL =					\$6733.50

BID ALTERNATE #2

ALTERNATE BID SUMMARY THERMOPLASTIC PAVEMENT MARKINGS					
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Thermoplastic, Yellow, Solid 6" from U.S. 41 to House No. 3200 Magnolia Landing Ln.	LF	10,560	1.56	\$ 16473.60
2	Thermoplastic, Yellow, Solid 6" Proposed from House No. 3200 Magnolia Landing Ln. to Avenida Del Vera	LF	6,914	1.56	\$ 10785.84
3	Thermoplastic, Yellow, Solid 12", For Diagonals	LF	932	4.04	\$ 3765.28
4	Thermoplastic, White, Solid 6"	LF	225	1.56	\$ 351.00
5	Thermoplastic, White, Solid 12", For Crosswalks (High Emphasis)	LF	456	4.04	\$ 1842.24
6	Thermoplastic, White, Solid 24", For Crosswalks (High Emphasis)	LF	439	7.12	\$ 3125.68
7	Thermoplastic, White, Solid, 12" for Crosswalk (Transverse)	LF	996	4.04	\$ 4023.84
8	Thermoplastic, White, Solid 12", For Golf Cart Crossing	LF	534	4.04	\$ 2157.36
9	Thermoplastic, White, Solid 24", For Stop Bars	LF	410	7.12	\$ 2919.20
10	Thermoplastic, Arrows (Right, Left)	EA	9	189	\$ 1701.00
11	Thermoplastic, Painted Arrow (Straight)	EA	1	189	\$ 189.00
BID TOTAL =					\$47334.04

BID ALTERNATE #3

ALTERNATE BID SUMMARY MEDIAN SIGNS & YIELD SIGNS/LINES					
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Median Sign w/Ornamental Poles	EA	3	1788	\$ 5364.00
2	Yield Sign w/Ornamental Poles	EA	10	1898	\$ 18980.00
3	Yield Line	EA	10	75	\$ 750.00
BID TOTAL =					\$ 25094.00

2.02 EXTRA WORK

To do any and all extra work, as defined in the General Conditions, which may be ordered by the Engineer or the Owner and to accept as full compensation, therefore such prices as are determined pursuant to the provisions of the General Conditions.

Alternates are items of work which at the direction of the Engineer may replace or be required to be performed. The selection of an alternate material or procedure is to be performed in the same workmanlike manner as the standard bid items. The contractor may be requested to provide a unit price to perform or provide an alternate item(s).

2.03 COMPLETION SCHEDULE

Award Contract: April 6, 2026
 Commence Construction: April 20, 2026
 Substantial Completion: May 13, 2026
 Construction Completion: May 20, 2026

2.04 SUBCONTRACTOR LISTING

To employ the following listed Subcontractors for the following enumerated classes of work:

SUBCONTRACTOR	CLASS OF WORK

2.05 INCIDENTAL WORK

Items of work or materials required whether or not shown on the Contract Plans for the proper installation and construction of items bid under this contract and for which no units are listed on the proposal shall be considered as incidental to the items bid and the cost included therein.

IN WITNESS WHEREOF, the Proposal is executed this 5th day of

March, 2026

(NOTE: Attach any necessary Power of Attorney.)

IN THE PRESENCE OF:

(CONTRACTOR)

By: SMATS LLC dba 1-800-Striper of Fort Myers

Printed Name & Title Thomas Rivera
Address 6206 Briarwood Ter
Address Fort Myers, FL 33912
Email: TJRivera@1800striper.com
Phone: (239) 396-5055

By: Carolyn Rivera
Witness

By: 
(Signature)

EXHIBIT A

CFM COMMUNITY DEVELOPMENT DISTRICT MAGNOLIA LANDING COMMUNITY ROADWAY STRIPING & SIGNAGE PLAN

BID TABULATION FORM

SECTION 2.00

CONTRACTOR: (CONTRACTOR)

FOR: The PROJECT officially known as CFM Community Development District
“*MAGNOLIA LANDING COMMUNITY ROADWAY STRIPING & SIGNAGE
PLAN*”, consists of:

Construction Plans for Magnolia Landing Community Roadway Striping & Signage Plan Set

- Please submit an email to Christian Mumme, Project Manager, at Christian.Mumme@apexc.com to request a link to the Map Set

Construction Contract Documents

1. Base Bid

The project consists of installing painted pavement markings and new signage mounted on ornamental poles throughout the community, as outlined in the Base Bid Summary.

Work includes:

- Installation of high emphasis pavement markings
- Installation of new pedestrian crossing signage on ornamental poles
- Installation of reflective pavement markers (RPMs)

All new ornamental poles shall match, or closely match as best as possible, the existing ornamental poles within the community.

2. Bid Alternate #1

Currently, there are no double yellow pavement markings and RPMs from house number 3200 Magnolia Landing Ln to Avenida Del Vera. Bid Alt 1 includes:

- Installation of double yellow, solid six (6) inch pavement lines from house number 3200 Magnolia Landing Ln to Avenida Del Vera.
- Installation of reflective pavement markers (RPMs) from house number 3200 Magnolia Landing Ln to Avenida Del Vera.

Refer to the Bid Alternate #1 Summary for detailed quantities

3. Bid Alternate #2

Bid Alternate #2 proposes upgrading all painted pavement markings included in the Base Bid to thermoplastic.

Refer to the Bid Alternate #2 Summary for detailed quantities

4. Bid Alternate #3

Bid Alternate #3: Includes the proposal for the installation of:

- Three (3) median signs on ornamental poles
- Ten (10) yield signs on ornamental poles and associated yield lines

All new ornamental poles shall match, or closely match, the existing ornamental poles within the community. Refer to the Bid Alternate #3 Summary for detailed quantities.

TO: Belinda Blandon, SDM
CFM Community Development
District 9530 Marketplace Rd,
Fort Myers, FL, 33912

Ms. Blandon:

We have examined the local conditions affecting the work, all the Contract Documents on file, including the instructions to Bidders, this Proposal form, the General Conditions, Special Conditions, Agreement, and the Detailed Specifications, Plans and all addenda and exhibits for the above-described project, and the site of the work, and hereby propose and agree:

2.01 UNIT PRICE BID

To furnish all labor, material, tools, equipment, utility and transportation services, and insurance; pay any and all applicable sales, use, excise or similar tax; and provide everything necessary to perform and complete in a workmanlike manner, the CFM Community Development District "**MAGNOLIA LANDING COMMUNITY ROADWAY STRIPING & SIGNAGE PLAN**", in accordance with the bid documents, exhibits and specifications listed herein.

These specifications shall be followed as if included herein:

- FDOT Standard Specifications for Road and Bridge Construction FY 2026-27
- FDOT 2026-27 Standard Plans For Road Construction

CFM COMMUNITY DEVELOPMENT DISTRICT
MAGNOLIA LANDING COMMUNITY ROADWAY
STRIPING & SIGNAGE PLAN

BID TABULATION

CFM PAVEMENT MARKINGS & SIGNING BASE BID SUMMARY						
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	CONTRACTOR VERIFIED QUANTITY	UNIT PRICE	TOTAL
1	(Existing) Yellow, Solid 6" from U.S. 41 to House No. 3200 Magnolia Landing Ln.	LF	10,560	10,560	\$1.25	\$13,200.00
2	(Proposed) Yellow, Solid 12", For Diagonals	LF	932	932	\$2.50	\$2,330.00
3	White, Solid 6"	LF	225	225	\$1.25	\$281.25
4	White, Solid 12", For Crosswalks (High Emphasis)	LF	456	456	\$2.50	\$1,140.00
5	White, Solid 24", For Crosswalks (High Emphasis)	LF	439	439	\$5.00	\$2,195.00
6	White, Solid 12", For Crosswalks (Transverse)	LF	996	996	\$2.50	\$2,490.00
7	White, Solid 12", For Golf Cart Crossing	LF	534	534	\$2.50	\$1,335.00
8	White, Solid 24", For Stop Bars	LF	410	410	\$5.00	\$2,050.00
9	Arrows (Right, Left)	EA	9	9	\$45.00	\$405.00
10	Median Sign w/Ornamental Pole	EA	1	1	\$1,237.50	\$1,237.50
11	Pedestrian Sign w/Ornamental Poles	EA	8	8	\$1,470.00	\$11,760.00
12	Diagonal Arrow Sign w/Ornamental Poles	EA	8	8	\$295.00	\$2,360.00
13	Stop Sign w/Ornamental Poles	EA	4	4	\$2,420.00	\$9,680.00
14	Painted Arrow (Straight)	EA	1	1	\$45.00	\$45.00
15	Stop Sign (No Ornamental Pole)	EA	1	1	\$1,083.50	\$1,083.50
16	RPM's W/R	LS	1	1	\$30.00	\$30.00
17	RPM's Y/Y	LS	1	1	\$5,415.00	\$5,415.00
18	RPM's Blue (Fire Hydrants)	LS	1	1	\$50.00	\$50.00
19	Durable Paint – Yellow (Bullnose/Median Nose)	LS	1	1	\$701.25	\$701.25
20	Detectable Warnings / ADA Mats	LS	1	1	\$6,500.00	\$6,500.00
21	Existing ADA Concrete Mats (To be painted yellow)	LS	1	1	\$780.00	\$780.00
22	Grinding Existing Pavement Markings at Crosswater Dr. Diagonal Golf Cart Crossing	LS	1	1	\$137.50	\$137.50
23	Mobilization	LS	1	1	\$890.00	\$890.00
24	Maintenance and Protection of Traffic	LS	1	1	\$4,200.00	\$4,200.00
25	Clearing and Grubbing	LS	1	1	\$395.00	\$395.00
BID TOTAL =						\$70,691.00

BID ALTERNATE #1

ALTERNATE BID SUMMARY DOUBLE YELLOW LINE & RPMS FROM HOUSE NO. 3200 MAGNOLIA LANDING LN. TO AVENIDA DEL VERA					
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Yellow, Solid 6" Proposed from House No. 3200 Magnolia Landing Ln. to Avenida Del Vera	LF	6,914	\$1.25	\$8,642.50
2	RPM's Y/Y	LS	1	\$1,725.00	\$1,725.00
BID TOTAL =					\$ 10,367.50

BID ALTERNATE #2

ALTERNATE BID SUMMARY THERMOPLASTIC PAVEMENT MARKINGS					
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Thermoplastic, Yellow, Solid 6" from U.S. 41 to House No. 3200 Magnolia Landing Ln.	LF	10,560	\$2.75	\$29,040.00
2	Thermoplastic, Yellow, Solid 6" Proposed from House No. 3200 Magnolia Landing Ln. to Avenida Del Vera	LF	6,914	\$2.75	\$19,013.50
3	Thermoplastic, Yellow, Solid 12", For Diagonals	LF	932	\$5.25	\$4,893.00
4	Thermoplastic, White, Solid 6"	LF	225	\$2.75	\$618.75
5	Thermoplastic, White, Solid 12", For Crosswalks (High Emphasis)	LF	456	\$5.25	\$2,394.00
6	Thermoplastic, White, Solid 24", For Crosswalks (High Emphasis)	LF	439	\$9.50	\$4,170.50
7	Thermoplastic, White, Solid, 12" for Crosswalk (Transverse)	LF	996	\$5.25	\$5,229.00
8	Thermoplastic, White, Solid 12", For Golf Cart Crossing	LF	534	\$5.25	\$2,803.50
9	Thermoplastic, White, Solid 24", For Stop Bars	LF	410	\$9.50	\$3,895.00
10	Thermoplastic, Arrows (Right, Left)	EA	9	\$125.00	\$1,125.00
11	Thermoplastic, Painted Arrow (Straight)	EA	1	\$125.00	\$125.00
BID TOTAL =					\$73,307.25

BID ALTERNATE #3

ALTERNATE BID SUMMARY MEDIAN SIGNS & YIELD SIGNS/LINES					
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Median Sign w/Ornamental Poles	EA	3	\$1,237.50	\$3,712.50
2	Yield Sign w/Ornamental Poles	EA	10	\$1,622.50	\$16,225.00
3	Yield Line	EA	10	\$145.00	\$ 1,450.00
BID TOTAL =					\$ 21,387.50

2.02 EXTRA WORK

To do any and all extra work, as defined in the General Conditions, which may be ordered by the Engineer or the Owner and to accept as full compensation, therefore such prices as are determined pursuant to the provisions of the General Conditions.

Alternates are items of work which at the direction of the Engineer may replace or be required to be performed. The selection of an alternate material or procedure is to be performed in the same workmanlike manner as the standard bid items. The contractor may be requested to provide a unit price to perform or provide an alternate item(s).

2.03 COMPLETION SCHEDULE

Award Contract: April 6, 2026
 Commence Construction: April 20, 2026
 Substantial Completion: May 13, 2026
 Construction Completion: May 20, 2026

2.04 SUBCONTRACTOR LISTING

To employ the following listed Subcontractors for the following enumerated classes of work:

SUBCONTRACTOR	CLASS OF WORK
N/A	N/A

2.05 INCIDENTAL WORK

Items of work or materials required whether or not shown on the Contract Plans for the proper installation and construction of items bid under this contract and for which no units are listed on the proposal shall be considered as incidental to the items bid and the cost included therein. IN WITNESS WHEREOF, the Proposal is executed this 5TH day of MARCH, 2026

(NOTE: Attach any necessary Power of Attorney.)

IN THE PRESENCE OF:

**Southern Striping Solutions, LLC
(CONTRACTOR)**

By: J. Alex DeMarco, CEO

Printed Name & Title

Address 16900 Gator Rd

Address Fort Myers, FL 33912

Email: alex@collierpave.com

Phone: 239-591-5903

By: 
Witness Arianne Ribera

By: 
(Signature)