



Rizzetta & Company

CFM **Community Development District**

Board of Supervisors' Meeting
October 15, 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.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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Mailing Address · 3434 Colwell Avenue · Suite 200 · Tampa · Florida 33614

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October 8, 2026

**Board of Supervisors
CFM Community
Development District**

AGENDA

Dear Board Members:

The Special meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, October 15, 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 August 20, 2026 Tab 1
 - B. Consideration of the Audit Committee Minutes of the Audit Committee Meeting Held on August 20, 2026 Tab 2
 - C. Ratification of the Operations and Maintenance Expenditures for the Months of August and September 2026 Tab 3
 - D. Ratification of Expenditures for Sidewalk Repairs Tab 4
- 4. BUSINESS ITEMS**
 - A. Discussion Regarding Yellowstone's Performance and Ongoing Expectations
- 5. STAFF REPORTS**
 - A. Landscape Inspection Services
 1. Community Asset Reports from August 27, 2026, and September 30, 2026 Tab 5
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
- 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, August 20, 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
Brian McGibbon	Board Supervisor, Assistant Secretary
Mary Lieberman	Board Supervisor, Assistant Secretary
James "Ken" Pate	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Kutak Rock, LLP
	(via teams)
Christian Mumme	District Engineer, Johnson Engineering – Via
	Speakerphone
Dylan Campbell	Landscape Inspection Specialist
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order at 11:40 a.m. and read roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment.

Mr. Terry Joe Gile addressed the Board regarding percentages in the increase of financials and asked the board to monitor.

Ms. Blandon closed the floor to public comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
June 11, 2026**

Ms. Bandon presented the Minutes of the Board of Supervisors' meeting held on June 11, 2026, and asked if there were any questions, comments, or changes to the minutes. There were none.

On a Motion by Ms. Streeter, seconded by Ms. Lieberman, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on June 11, 2026, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of the Operations and Maintenance Expenditures for the Month of June 2026

Ms. Bandon asked if there were any questions regarding the expenditures. There were no questions.

On a Motion by Mr. Gile seconded by Mr. McGibbon with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of June 2026, totaling \$123,501.74, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Acceptance of the Audit for Fiscal Year End 2025

Ms. Bandon informed the Board that the audit was clean and there were no findings for the district from this fiscal year or the prior year. She asked if there were any questions, there were none.

On a Motion by Mr. Pate seconded by Ms. Lieberman with all in favor, the Board Ratification the Acceptance of the Audit for Fiscal Year End 2025, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budget and Assessments

Ms. Bandon reviewed the public hearing process and asked for a motion to open the Public Hearing. Ms. Mackie advised that the two public hearings, one related to the Budget and the other related to the Assessments, would be held at once.

On a Motion by Mr. Gile seconded by Mr. Pate with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budgets and Assessments, for the CFM Community Development District.

Ms. Bandon explained that the public hearings would be for both the budget and the assessments. Ms. Bandon opened up the floor to public comments.

80
81 The first speaker was Dr. Cladie Sheilds. She had questions regarding the
82 proposed assessment for fiscal 2025 increase. She asked if there was a reserve study.
83 Ms. Bandon clarified that there is a reserve study and that the increases that are outlined
84 in the budget are for additional infrastructure that the district has acquired additional
85 maintenance responsibilities.

86
87 The board discussed irrigation issues and timeline of when the irrigation issues
88 would be resolved. They also discussed who is responsible for what property in the
89 community. Ms. Bandon gave insight into checking the community website for
90 information as to when the meetings to discuss these issues are held. Ms. Bandon asked
91 if there were any further public comments, there were none.
92

On a Motion by Mr. Pate seconded by Lieberman with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budgets and Assessments, for the CFM Community Development District.

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94 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04
related to the Annual Appropriations
and Adopting the Budget for Fiscal
Year 2026/2027**

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99 Ms. Bandon presented the Resolution and asked the board if there are any
100 questions or concerns. There were no questions.
101

On a Motion by Ms. Streeter seconded by Mr. McGibbon with all in favor, the Board Adopted Resolution 2026-04, Related to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026/2027, for the CFM Community Development District.

102
103 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05
Providing Funding for the Fiscal Year
2026-2027 Adopted Budget: Providing
for the Collection and Enforcement of
Special Assessments; Certifying an
Assessment Roll**

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110 Ms. Bandon presented the Resolution and asked if there are any questions or
111 concerns. There were no questions.
112

On a Motion by Mr. Gile seconded by Ms. Lieberman with all in favor, the Board Adopted Resolution 2026-05, Providing Funding for the Fiscal Year 2026-2027 Adopted Budget: Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Adopting a Meeting Schedule for
Fiscal Year 2026/2027**

Ms. Bandon presented the Resolution and asked the board if there are any questions or concerns. There were no questions.

On a Motion by Mr. Gile seconded by Mr. Pate with all in favor, the Board Adopted Resolution 2026-06, Adopting Meeting Schedule for Fiscal Year 2026/2027, for the CFM Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Resetting the Public Hearing on the
Revised Rules of Procedure**

Ms. Bandon presented the Resolution and stated that the meeting would be held at the next onset meeting. She asked the board if there were any questions or concerns. There were no questions.

On a Motion by Ms. Streeter seconded by Mr. Pate with all in favor, the Board Adopted Resolution 2026-07, Resetting the Public Hearing on the Revised Rules of Procedure, for the CFM Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of LLS Tax Solutions
Arbitrage Rebate Report of Capital
Improvement Revenue Bonds Series
2021**

Ms. Bandon presented the arbitrage rebate report related to Capital Improvement Revenue Bonds, Series 2021 and asked the board if there are any questions or concerns. There were no questions.

On a Motion by Mr. Gile seconded by Mr. McGibbon with all in favor, the Board Approved the LLS Tax Solutions Arbitrage Rebate Report of Capital Improvement Revenue Bond Series 2021, for the CFM Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendations**

Ms. Bandon presented the recommendations. The audit committee has recommended that the board engage the services of Grau and Associates for audit services. Ms. Bandon asked if there were any questions, there were none.

On a Motion by Mr. Gile seconded by Ms. Lieberman with all in favor, the Board Accepted the Recommendation of the Audit Committee to Enter into a Contract with Grau & Associates for Audit Services, for the CFM Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Addendum to
Contract for Professional District
Management Services**

Ms. Bandon stated that this addendum incorporates the increase that was in the adopted budget and asked if there were any questions. There were no questions.

On a Motion by Mr. Gile seconded by Mr. McGibbon with all in favor, the Board Approved the Second Addendum to Contract for Professional District Management Services, for the CFM Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Addendum to
Contract for Professional Technology
Services**

Ms. Bandon presented the proposed contract addendum and asked if there were any questions. There were no questions.

On a Motion by Ms. Streeter seconded by Mr. Gile with all in favor, the Board Approved the Second Addendum to Contract for Professional Technology, for the CFM Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

Ms. Bandon informed the Board that Spencer Gonzales resigned and introduced Dylan Campbell. Dylan provided the Board with his report. He had reported the most recent fertilization and stated that he has a small note, indicating that the next fertilizations are on hold like all in October. It's going to be pretty much everything on property as far as I can tell, all the way from turf to shrubs, trees, and ground covers across the property. He noticed throughout the property was consistent intrusion of turf, grasses and weeds within a lot of ornamental beds. That's very common at this time of year. Consistent rain we're getting now and the sun being bright and with the heat they will be fighting. He also mentioned that Avenue of Del Vera has some failing stakes on some trees as well as in Camino Torcido. There is also torpedo grass growing within the hedging. Torpedo grass is highly competitive. It really likes to beat out other things and soak up all the nutrients and water it can. Dylan requested prompt removal and treatment as highly recommended by Penn State Med. He also stated that at Castle Pines Court, there is a failing tree within the CDD landscape area.

184 B. District Counsel

185 Ms. Mackie advised that she spoke with Mary from Four Star. They spoke about
186 conduit that comes out of the ground, as well as preservation signage that may be
187 missing and getting documentation together, to make sure that the electrical
188 associated with the pumps are operational. Ms. Mackie stated that she was able
189 to update Mary on the second lift of asphalt is going to be in on the final phase
190 element. She also advised the Board that she is working with Mary on the pending
191 transition punch list items.

192
193 C. District Engineer

194 The District Engineer reported that – Regarding the notice of Noncompliant ERP
195 permits, he informs that within 90 days all requirements should have been met.
196 The District Engineer advised that a walk through was conducted of the conservation
197 areas to determine the number of signs needed due to the notice of non-compliance. He
198 reported that Mettauer is working on quantities of the signs and the structural buffer that
199 needs to be installed according to the South Florida Water Management District's
200 inspection reports. The District Engineer provided the Board with a report on the roadway
201 striping and signage project. He informed the Board that weather permitting the work
202 would be completed this week.

203 D. District Manager

204 The District Manager advised the Board that there was a lightning strike hitting an
205 oak tree on Fiddlewood. The tree uprooted, damaged irrigation, and the lake bank.
206 There was a substantial number of damages. The HOA had Sunrise on site. They
207 shut off the irrigation. The irrigation lines were damaged. The HOA had the
208 irrigation lines repaired. The oak tree was removed. We then had Mettauer go in
209 and repair the lake bank. We had no choice but to move forward and repair the
210 bank because of additional erosion due to the constant rain. The District Manager
211 reported that requests were received to add aeration on lake #162. After
212 discussion, the board agreed for Solitude to review this lake and provide
213 recommendations. The District Manager discussed the medians with the
214 Board. After discussion, the Board requested proposals from Yellowstone for
215 options including the entrance. The Board discussed the request from the HOA
216 regarding landscaping. Supervisor Streeter agreed that she would communicate
217 with the HOA President on this matter. District Counsel will send a summary to
218 Supervisor Streeter on this matter.

219
220 **SIXTEENTH ORDER OF BUSINESS**

Supervisor Requests and Comments

221
222 Ms. Bandon opened the floor to Supervisor requests and comments. There were
223 none.

224
225 **SEVENTEENTH ORDER OF BUSINESS**

Public Comment

226
227 Ms. Bandon opened the floor to public comment.

228
229 Ms. Gile Addressed the Board. She thanked the Board and inquired as to what

230 kind of signage was addressed at the last meeting. The Board clarified that they will be
231 adding traffic signage to the CFM community. She suggested and asked if there is any
232 way to add CDD information to the weekly agenda.
233

234 There were no further public comments.
235

236 **EIGHTEENTH ORDER OF BUSINESS Adjournment**
237

238 Ms. Blandon advised there is no further business to come before the Board and
239 asked for a motion to adjourn.
240

On a Motion by Mr. McGibbon, seconded by Ms. Lieberman, with all in favor, the Board Adjourned the meeting at 12:57 p.m., for the CFM Community Development District.

241 _____
242
243 Secretary/Assistant Secretary
244

Chairman/Vice Chairman

Tab 2

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 Audit Committee meeting of the CFM Community Development District was held on **Thursday, August 20, 2026 at 11:30 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Sue Streeter	Committee Member
Mary Lieberman	Committee Member
Todd Gile	Committee Member
Brian McGibbon	Committee Member
James "Ken" Pate	Committee Member

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Kutak Rock (Via Teams)
Dylan Campbell	Landscape Inspection Services
Christian Mumme	District Engineer
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Proposal Received
for Audit Services**

Ms. Blandon discussed criteria presented for consideration; and asked the Board if they would like to score as a group or individually. The Board decided to score as a group.

On a Motion by Ms. Streeter, seconded by Mr. Gile., with all in favor, the Audit Committee Recommended that the Board of Supervisors enter into a Contract with Grau & Associates, for Auditing Services, for the CFM Community Development District.

THIRD ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Streeter, seconded by Mr. Gile, with all in favor, the Audit Committee Meeting was Adjourned at 11:38 a.m., for the CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 3

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 August 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: \$ 66,895.29

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Fountains & Equipment, LLC	100745	2026-360	Fountain Repair # 05 and 6 08/26	\$ 226.50
Fort Myers Tent & Party Rental	100744	2026081201	30 chairs 08/26	\$ 100.00
Henderson, Franklin, Starnes & Holt, P.A.	100743	841322	Legal Services 03/26	\$ 104.00
Kutak Rock, LLP	100739	3779558	Legal Services 05/26	\$ 4,485.00
Kutak Rock, LLP	100739	3779559	Legal Services 06/26	\$ 2,873.50
LCEC	20260818-1	6571809552-072826 ACH	Electric Summary 07/26	\$ 16,056.20
Mettauer Environmental Inc.	100746	4154	Quarterly Conservation Area Maintenance 08/26	\$ 10,250.75
Rizzetta & Company, Inc.	100738	INV0000111342	Administrative Services 08/26	\$ 4,754.67
Rizzetta & Company, Inc.	100742	INV0000111454	Mass Mailing - Budget Notice 08/26	\$ 1,783.79
Solitude Lake Management, LLC	100740	PSI286428	Fountain/Aerator Service & Repairs 07/26	\$ 300.00
Sweeperman of SW FL, Inc	100747	506MAGL	Sweeping Services 07/26	\$ 2,940.00
USA TODAY Media Corp	100741	0007822227	Legal Advertising 07/26	\$ 1,445.88

CFM Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	100748	1221746	Landscape Enhancement 07/26	\$ 2,535.00
Yellowstone Landscape	100748	1238962	Monthly Landscape Maintenance 08/26	<u>\$ 19,040.00</u>
Report Total				<u>\$ 66,895.29</u>

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

Operation and Maintenance Expenditures September 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: \$ 25,567.67

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Apex Companies LLC	100755	1196457	Magnolia Landing WUP 08/26	\$ 1,997.50
Brian McGibbon	100750	BM082026	Board of Supervisors Meeting 08/20/26	\$ 200.00
James Kenneth Pate	100751	JP082026	Board of Supervisors Meeting 08/20/26	\$ 200.00
Kutak Rock, LLP	100756	3811017	Legal Services 07/26	\$ 1,068.00
Mary Elaine Lieberman	100752	ML082026	Board of Supervisors Meeting 08/20/26	\$ 200.00
Paramount Asphalt Sealcoating Corporation	100757	8153	Concrete Grinding on Sidewalk - Trip Hazard 05/26	\$ 1,500.00
Rizzetta & Company, Inc.	100749	INV0000112153	Accounting Services 09/26	\$ 19,754.67
Spectrum Nightscapes, LLC	100758	378	Troubleshoot and Repair Programmed Fixtures 07/26	\$ 247.50
Sue Streeter	100753	SS082026	Board of Supervisors Meeting 08/20/26	\$ 200.00
Todd Andrew Gile	100754	TG082026	Board of Supervisors Meeting 08/20/26	\$ 200.00
Report Total				<u>\$ 25,567.67</u>

Tab 4



PO Box 1030, Alva, FL 33920 · (239) 728-1814 · www.me-fl.com
 Certified General Contractor CGC1523027 · Certified Stormwater Inspectors

October 2, 2026

Client	Magnolia Landing C/O Belinda Blandon Phone: (239)936-0913 Email: bblandon@rizzetta.com
Project	Parcels B and D – Supply and Install Buffer Zone Planting and Preserve Signs

Scope of Work

Mettauer Environmental will supply and install missing buffer zone planting and preserve signs around parcel B and D.

Task 1

Supply and install approx. 250 plants into the buffer zone. There is an area approx. 150' that will require the removal of the old buffer zone plants that are dead so that the new can be planted.

Task 2

Supply and install approx. 42 preserve signs along the perimeter of the preserve along the homeowners' property and common areas.

Lump Sum: \$9,240.00

Payment Terms:

Check or Cash Accepted, no Credit Card Payments
 Maximum Allowable Late Fees Apply to Payments Received 20 Days Beyond Date of Invoice

Exclusions & Notes:

- Watering is not included in this pricing.
- All equipment will be operated with caution and using industry-standard best practices to avoid unintended impact on nearby vegetation or structures.
- Any unforeseen site conditions that affect scope, safety, or access may result in additional charges or schedule adjustments. Clients will be notified promptly in such cases.
- Work schedule may be adjusted in the event of weather or site conditions that make clearing unsafe or ineffective.

Acceptance

Signature: _____ Date: _____

Print Name: _____ Title: _____

MEBID26133



PO Box 1030, Alva, FL 33920 · (239) 728-1814 · www.me-fl.com
Certified General Contractor CGC1523027 · Certified Stormwater Inspectors

September 16, 2026

Client	Magnolia Landing C/O Christian Mumme, Project Engineer, Apex Engineering Phone: (239) 517-6105 Email: bblandon@rizzetta.com
Project	Washout repair across from Maintenance Building

SCOPE OF WORK:

Repair 6 LF of Berm Erosion to Original Condition

Recover eroded soil from original berm.

Install additional import fill to fill the washout under the sidewalk and at the berm slope.

Plant mature cordgrass to match existing.

Lump Sum: \$3,361.50

OPTION 1: BERM TURF REINFORCEMENT

Install a layer of Non-woven 6oz Geotextile Fabric over the top of repaired berm for added structural support during downpour or minor flooding event.

Additional Price: \$500.00

To Accept Option 1 and the Additional Price Please Initial Here: _____

OPTION 2: DRAINAGE ENHANCEMENT

Install 10' of 6-inch DuraSlot ADS drainage pipe with (2) 6' Drain outlets into wetland under berm during washout repair. Price includes top of grate visual inspection and pine straw removal at time of quarterly wetland maintenance events for as long as ME is the wetland or lake maintenance contractor.

Additional Price: \$1,800.00

To Accept Option 2 and the Additional Price Please Initial Here: _____

Payment Terms

Billing Price Will Reflect Original Scope of Work Plus All Accepted Options

Check or Cash Accepted, no Credit Card Payments

Maximum Allowable Late Fees Apply to Payments Received 20 Days Beyond Date of Invoice

Acceptance Signature:

Signature: _____ Date: _____

Print Name: _____ Title: _____



PO Box 1030, Alva, FL 33920 · (239) 728-1814 · www.me-fl.com
 Certified General Contractor CGC1523027 · Certified Stormwater Inspectors

October 2, 2026

Client	Magnolia Landing C/O Belinda Blandon Phone: (239)936-0913 Email: bblandon@rizzetta.com
Project	Parcels A – Supply and Install Preserve Signs

Scope of Work

Mettauer Environmental will supply and install missing preserve signs around parcel A.

Task 1

Supply and install approx. 21 preserve signs along the perimeter of the preserve along the homeowners' property and common areas.

Lump Sum: \$4,620.00

Payment Terms:

Check or Cash Accepted, no Credit Card Payments

Maximum Allowable Late Fees Apply to Payments Received 20 Days Beyond Date of Invoice

Exclusions & Notes:

- Watering is not included in this pricing.
- All equipment will be operated with caution and using industry-standard best practices to avoid unintended impact on nearby vegetation or structures.
- Any unforeseen site conditions that affect scope, safety, or access may result in additional charges or schedule adjustments. Clients will be notified promptly in such cases.
- Work schedule may be adjusted in the event of weather or site conditions that make clearing unsafe or ineffective.

Acceptance

Signature: _____ Date: _____

Print Name: _____ Title: _____

Tab 5

MAGNOLIA LANDING

CFM CDD

COMMUNITY ASSET REPORT



August 27, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Fertilizer Summary, Avenida Del Vera

General Updates, Recent & Upcoming Maintenance Events

- **Upcoming Fertilizations:** The next scheduled fertilization for the community will take place in October and will include all Bahia and St. Augustine turf, as well as shrubs, trees, and groundcovers throughout the property.

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. **Avenida Del Vera:** The previously reported bare area has been replanted, with all plant material performing well and only minimal weed presence observed. Request continued monitoring and routine weed removal.

(Pic 1>)



2. **Avenida Del Vera:** The previously reported dead tree directly across from Castle Pines Ct. remains present along the east side of the roadway. Request removal to address potential safety concerns and maintain a clean landscape appearance. (Pic 2>)



3. **Avenida Del Vera:** Minor edging deficiencies observed along the roadway north of Castle Pines Ct. (Pic 3)



4. **Castle Pines Ct:** Previously reported weeds within the southern roundabout appear to have been treated, with the area showing noticeable improvement since the previous inspection. Request continued monitoring to prevent reestablishment. **(Pic 4>)**



5. **Crosswater Dr:** Previously reported low-hanging limbs along the east side of the north cul-de-sac remain unaddressed. Request pruning to restore adequate clearance and improve the overall appearance of the area. **(Pic 5>)**



6. **Crosswater Dr:** Considerable weed growth was observed within a magnolia tree ring at the north end of the cul-de-sac, with nearby hedging also exhibiting signs of decline. Request weed removal and inspection of the hedges for contributing factors. **(Pic 6>)**



7. **Avenida Del Vera:** A tree along the west side of the roadway, just south of Crosswater Dr., was observed leaning and in need of additional support. Request proper staking to correct its growth and encourage upright establishment. **(Pic 7)**



- 8. Crosswater Dr:** Where the roadway intersects with Rollingwater Way there is a section of missing turf with exposed sand and soil between the two sections of houses. **(Pic 8)**



- 11. Cherry Flower & Cherry Palm:** Both ponds were well maintained, with turf uniformly mowed as close to the water's edge as reasonably possible, providing a clean and consistent appearance. **(Pics 11A & 11B)**



- 9. Avenida Del Vera:** While the southernmost roundabout within the roadway has been detailed and has healthy turf surrounding its plant bed weeds were observed growing within the plantings. Request prompt removal to limit competition. **(Pic 9)**



- 10. Avenida Del Vera:** Turf grass intrusion remains present within the median just south of Camino Torcido. Request prompt treatment and removal to reduce competition with the established plantings. **(Pic 10>)**



Camino Torcido Loop

12. Camino Torcido Lp: Several trees between the roadway and the ponds with failing stakes remain present. Request re-staking to provide proper support and encourage upright growth. **(Pics 12A & 12B)**



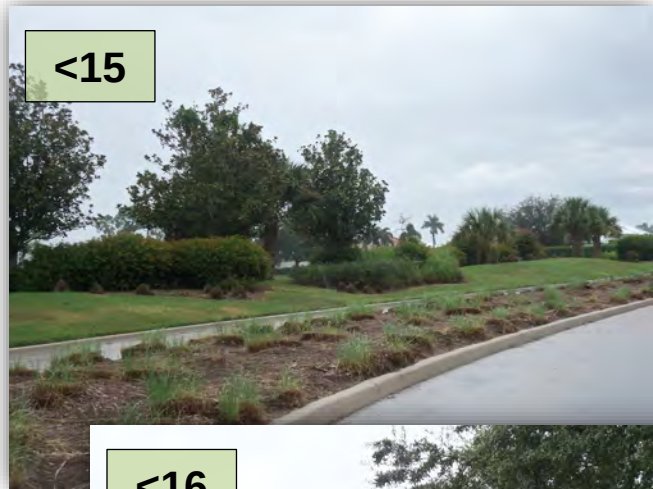
14. Camino Torcido Lp: The pump station privacy hedging requires additional detailing to restore a uniform appearance. Separately, considerable weed growth was observed within the nearby utility area mulch bed request removal. **(Pics 14A & 14B)**



13. Camino Torcido Lp: The roundabout landscape bed at the south end of the roadway has been detailed and weeded, resulting in a noticeable improvement since the previous inspection. Overall, the area now presents a cleaner and more polished appearance. **(Pic 13>)**



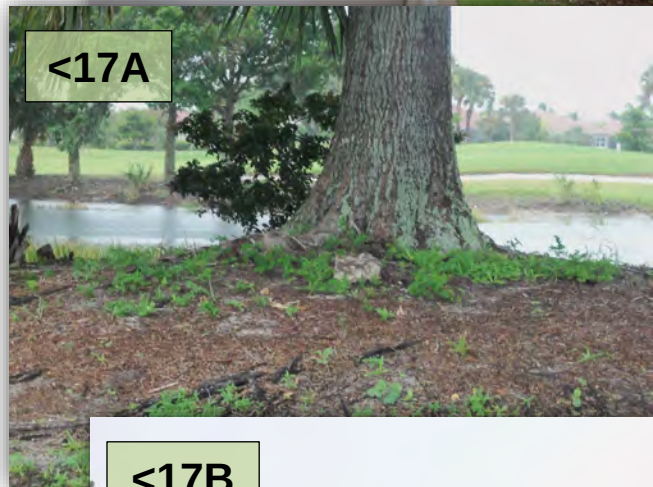
15. Avenida Del Vera: Recent cutbacks were performed on the median plantings north of Camino Torcido Lp. The pruning should encourage fresh, uniform growth and improve the overall appearance as the plantings fill back in. **(Pic 15>)**



16. Magnolia Landing Ln: Low-hanging tree limbs were observed extending over the roadway just outside Avenida Del Vera from a CDD-maintained landscape area on the south side of the roadway. Request pruning to restore appropriate roadway clearance. **(Pic 16>)**



17. Skymeadow Ln: Soft-edging deficiencies and weed presence remain within the mulch beds along the south side of the roadway. Request proper edging and weed removal to restore a clean, maintained appearance. **(Pics 17A> & 17B>)**



- 19. Chestnut Ridge Dr:** Overgrown hedging was observed encroaching onto the sidewalk and restricting portions of the pedestrian walkway. Request pruning and cutbacks to restore appropriate clearance and maintain safe, unobstructed pedestrian access. (Pic 19)



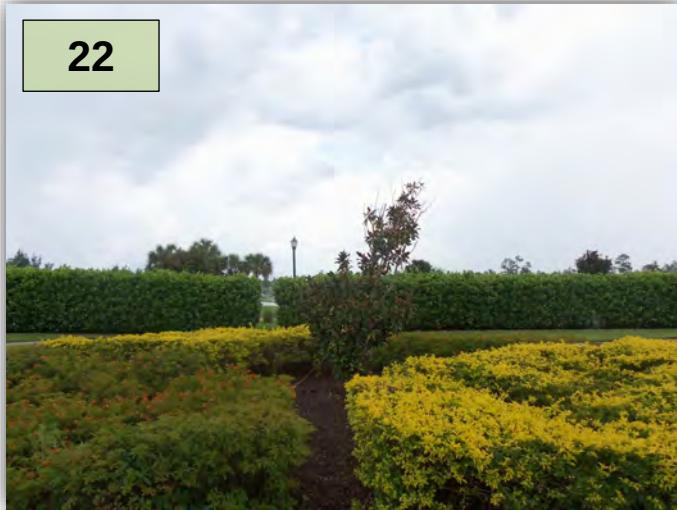
- 21. Magnolia Landing Ln:** Turf dieback running out from the hedging outside of Chestnut Ridge Drive remains, though it has not worsened. Request monitoring and assessing this area to ensure it the decline does not spread further. (Pic 21)



- 20. Chestnut Ridge Dr:** Vining weeds remain present within the northeast roundabout plantings and have increased in number since the previous inspection. Request prompt treatment and removal to reduce competition and prevent further establishment. (Pics 20A, 20B>, & 20C>)



22. Sweetbay Dr: The CDD-owned landscape areas between Ponds 162 and 165 were generally well maintained, with no failing plantings observed. Minor grass intrusion and minimal weed presence were noted within the beds; request routine treatment and removal. **(Pic 22)**



24. Magnolia Landing Ln: Thinning and browning turf was observed within the CDD-owned landscape area east of the Chestnut Ridge Drive intersection, with established weeds present in areas of turf loss. Request treatment and a recovery plan to restore uniform turf coverage. **(Pics 24A & 24B)**



23. Long Pond Rd & Pigeon Plum Way: Both roundabouts were well maintained and detailed, with healthy plant material and no notable turf issues or dieback observed. Minor grass intrusion was present within the beds; request routine removal to maintain proper bed definition and appearance. **(Pics 23A & 23B>)**



25. Magnolia Landing Ln: Hedging along the north side of the roadway exhibited visible runners and inconsistent detailing. Request pruning and shaping to restore a clean, uniform appearance throughout the area.
(Pics 25A> & 25B>)

26. Magnolia Landing Ln: In addition to the detailing concerns noted in the previous item, vining weeds were observed intermittently throughout the hedging along the north side of the roadway, with several sections exhibiting particularly dense growth covering portions of the established hedges. Request prompt treatment and removal of the vining weeds to reduce competition for water, nutrients, sunlight, and growing space and to prevent the underlying hedging from becoming stressed or declining.
(Pic 26A> & 26B>)

27. Magnolia Landing Ln: Previously declined turf along the north side of the roadway, which was confirmed to have been impacted by insufficient irrigation, is beginning to recover naturally. Healthy turf is gradually filling into the affected areas; request continued monitoring as recovery progresses.
(Pic 27)



Magnolia Landing Lane, Magnolia Landing(Exterior)

28. Magnolia Landing Ln: Considerable turf grass intrusion was observed within the north roadway landscape beds. Request prompt treatment and removal to reduce competition with the already stressed groundcover.
(Pics 28A & 28B)



29. Magnolia Landing Ln: A larger section of turf dieback remains present along the north side of the roadway near the guardhouse. Due to the size of the affected area, request continued monitoring for natural recovery. If adequate fill-in does not begin in the near future, consideration should be given to sod replacement. (Pic 29>)

30. Magnolia Landing(Exterior): Considerable moss accumulation was observed on two trees located on the hill just outside of the guardhouse. Request de-mossing to help reduce stress on the trees and support their continued health and development.
(Pics 30A & 30B)



Magnolia Landing(Exterior), General Note

31. Magnolia Landing(Exterior): Vining weeds were still present within the ornamental plant bed funning along the south end of the entryway. Request removal to limit competition for nutrients and water. **(Pic 31)**



32. Magnolia Landing(Exterior): Annuals at the entryway to the community were well maintained and healthy aside from a minimal number of them exhibiting stress and decline pictured below. Overall a beautiful entryway monument. **(Pics 32A & 32B)**



33. General Note: Perimeter mowing behind the residential properties and vegetation cutbacks along the preserves were found to be consistently maintained throughout the inspection. Maintained property lines were clearly defined, with preserve vegetation appropriately cut back and turf areas mowed to a clean, uniform standard. No notable areas of excessive overgrowth, preserve encroachment, or missed mowing were observed. **(Pics 33A, 33B, & 33C)**



General Note, Pond Mowing

34. General Note, Pond Mowing: Pond banks throughout the community were found to be well maintained and consistently mowed, with no notable overgrowth or missed areas observed. Overall, the pond edges presented a clean and uniform appearance.
(Pics 34A, 34B, 34C, 34D, & 34E)

34A



34B



34C



34D



34E



MAGNOLIA LANDING

CFM CDD

COMMUNITY ASSET REPORT



September 30, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Fertilizer Summary, Avenida Del Vera, Castle Pines

General Updates, Recent & Upcoming Maintenance Events

- **St Augustine & Bahia Fertilizer Guidelines(October):** A complete fertilizer formulated according to soil test results, along with a pre-emergent (Pre-M), will be applied to the St. Augustine and Bahia sod. The fertilizer will provide necessary nutrients to support healthy growth, improved color, density, and overall turf vigor, while the pre-emergent will help suppress annual weed establishment and reduce competition within the turf.

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. **Avenida Del Vera:** The landscape bed along the west side of the roadway, across from the Castle Pines entryway, was healthy and well maintained overall. Several large weeds were observed along the bed border. Request treatment and removal to maintain a clean, defined appearance. **(Pic 1>)**
2. **Avenida Del Vera:** The previously reported dead tree across from the Castle Pines entryway remains and has not been removed. Request prompt removal. **(Pic 2>)**
3. **Castle Pines:** The CDD-owned landscape area at the southern roundabout has improved, though small clusters of turf weeds remain. Request continued treatment and removal. **(Pic 3)**



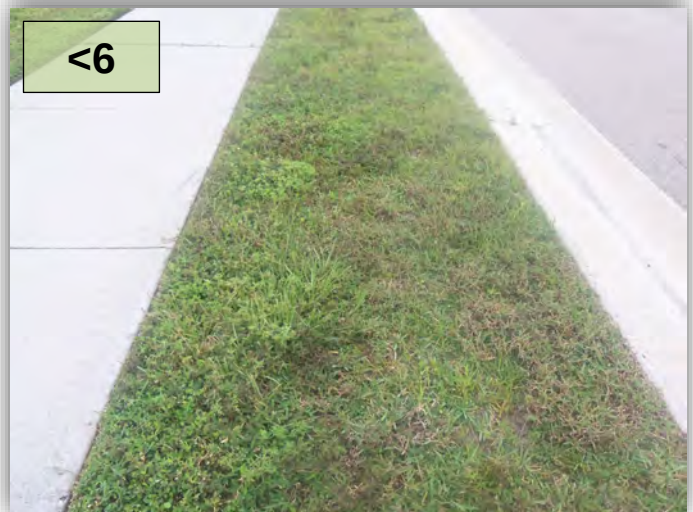
4. **Crosswater Dr:** The landscape bed behind the northernmost cul-de-sac has improved, with only minor turf grass and weed intrusion remaining. Request continued treatment and removal to maintain the improved condition. (Pic 4>)



5. **Crosswater Dr:** Previously reported hedging surrounding the magnolia at the north end of Crosswater Drive remains in decline, with weeds present throughout. Request treatment and removal of weeds and continued monitoring of the hedging. (Pic 5>)



6. **Crosswater Dr:** Considerable turf weed growth was observed within the easement at the northern intersection with Rollingwater Way. Request treatment and removal to reduce competition and prevent further spread. (Pic 6>)



7. **Avenida Del Vera:** The previously reported tree along the west side of the roadway, just south of Crosswater Dr., is still leaning and in need of additional support. Request proper staking to correct its growth and encourage upright establishment. (Pic 7)



- 8. Avenida Del Vera:** The pump station across from Cherry Palm Drive was well maintained and detailed, with only minimal weed intrusion observed. Request routine treatment and removal. **(Pic 8)**



- 11. Avenida Del Vera:** Considerable weed and turf grass intrusion was observed within the southern roundabout landscape bed. Request thorough treatment and removal. **(Pics 11A & 11B)**



- 9. Cherry Flower Ct:** The roundabout turf and landscape bed were well maintained and properly detailed, with no observable weed or turf grass intrusion. **(Pic 9)**



- 10. Cherry Palm Dr:** The turf surrounding the center roundabout bed is largely populated by turf weeds, with limited desirable grass remaining. Request treatment and removal of the weeds to reduce competition and encourage natural turf recovery. **(Pic 10>)**



12. Cherry Palm Dr: Although few in number, weeds were found within the plantings of the roundabout plant bed. Request treatment and removal. **(Pic 12)**



14. Avenida Del Vera: Within the median south of CTL there is a substantial number of weeds and torpedo grass growing within the plantings. Request prompt treatment and removal to limit competition and prevent decline. **(Pics 14A & 14B)**



13. Avenida Del Vera: Within the median north of CTL, recent cutbacks have been performed, allowing the plantings to begin regrowing with a more uniform appearance. Minor torpedo grass intrusion was observed throughout portions of the recovering plantings. Request prompt treatment and removal to reduce competition for water, nutrients, and growing space and provide the recently cut-back plant material the best opportunity for healthy, uniform regrowth. **(Pics 13A & 13B>)**



15. Camino Torcido Lp: The roundabout plant bed at the south end of the roadway was well maintained and detailed with no observable weeds. **(Pic 15>)**



16. Magnolia Landing Ln: Hedging on the south corner at the intersection with Avenida Del Vera has a substantial amount of torpedo grass growing within the plantings, request treatment and removal. **(Pic 16>)**



17. Skymeadow Ln: Weed presence within the mulched area running along the south side of the roadway north of Pond 161 remains. Request removal of weeds to present a cleaner appearance. **(Pics 17>)**



18. Skymeadow Ln: The landscape beds between Ponds 162 and 165 have improved with only minimal turf grass and weed intrusion within them. Request continued monitoring to maintain the improvements made to this area. **(Pic 18>)**



19. Chestnut Ridge Dr: Hedging on the south side of the roundabout area of the roadway was observed to be well detailed and maintained with only minimal weeds throughout. **(Pic 19)**



19. Chestnut Ridge Dr: Vining weeds remain within the northeast roundabout plantings and have increased since the previous inspection. Request prompt treatment and removal to prevent further spread and reduce competition with the intended plant material. (Pics 19A> & 19B>)



20. Magnolia Landing Ln: At the east intersection with Chestnut Ridge Drive dieback on the North easement of the roadway remains. Request treatment of weeds within the struggling area to allow the turf to naturally recover unimpeded. **(Pic 20)**



21. Magnolia Landing Ln: Along the north easement of the roadway, slightly east of the previously referenced area, vining weed growth was observed throughout the ornamental plantings, consistent with the conditions noted at the Chestnut Ridge Drive roundabout. Request prompt treatment and removal to reduce competition with the intended plant material, prevent further establishment, and maintain a clean, well-detailed appearance. **(Pic 21>)**



Magnolia Landing Ln, Long Pond Rd

22. Magnolia Landing Ln: Throughout the long stretch of the corridor between the separate sections of the community only minimal weed presence was observed within the roadside plantings. **(Pic 22)**



25. Long Pond Rd: Hedging on either side of the beginning of the roadway having vining weeds throughout them. Request treatment and removal to limit competition and prevent potential decline. **(Pics 25A & 25B)**



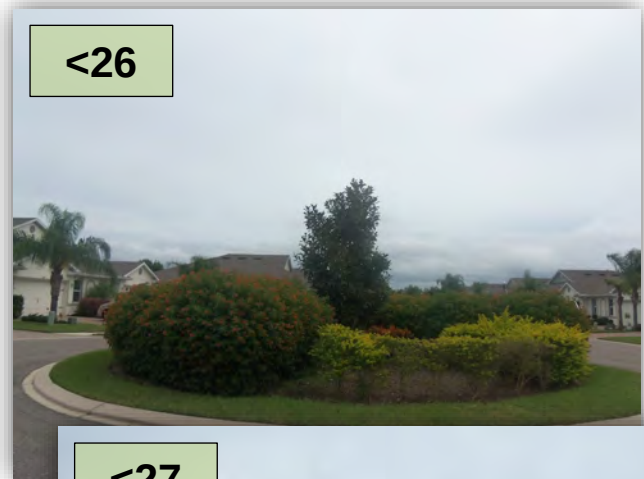
23. Magnolia Landing Ln: While there were weeds intermittently within the sidewalk areas on the side of the long corridor of the roadway they were treated, just not yet hand pulled. **(Pic 23)**



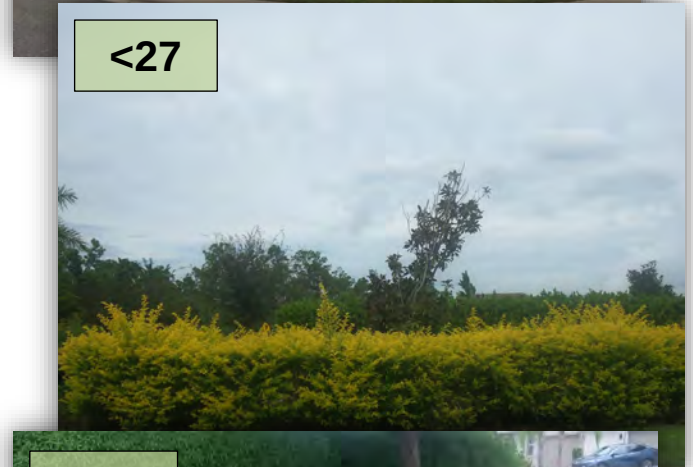
24. Long Pond Rd: Overall the roundabout is healthy, although it is lacking detailing with runners reaching up from the hedges within. Request additional detailing in this area to return this area to a clean appearance. **(Pic 24>)**



26. Pidgeon Plum Way: The roundabout at the end of the roadway has grown non-uniform and undetailed since the previous inspection. Request cutbacks and additional detailing to bring this area back to a uniform, clean appearance. **(Pic 26>)**



27. Sweetbay Dr: The roundabout at the north end of the roadway needs additional detailing with runners rising up from the plantings giving it an unkempt appearance. **(Pic 27>)**



28. Plumwood Lp: Torpedo grass intrusion was observed within the roadway entryway landscape bed. Request prompt treatment and removal to reduce competition with the intended plantings and prevent further spread. **(Pic 28>)**



29. Magnolia Landing Ln: The previously reported vining weeds intruding on along the hedges on the north side of the roadway seems to have intensified since the previous inspection. Request removal to limit competition and prevent potential decline. **(Pics 29A & 29B>)**



Magnolia Landing Lane, Magnolia Landing(Exterior)

30. Magnolia Landing Ln: Within the multiple groundcover beds on the north side of the roadway east of the guardhouse grass and weed intrusion were rampant through nearly all of them. Request treatment and removal to prevent loss of intended plantings. (Pics 30A & 30B)



32. Magnolia Landing(Exterior): Ornamental plantings along the south side of the roadway west of the guardhouse have vining weeds remaining throughout them. Request removal. (Pics 32A & 32B)



31. Magnolia Landing Ln: While the previously reported areas of turf dieback along the north easement of the roadway remain, improvement was observed. Request consistent removal and treatment of weeds to allow the turf to recover unimpeded. (Pic 31>)



Magnolia Landing(Exterior), Guard House

33. Magnolia Landing(Exterior): Annual Plantings at the front entrance of the community were healthy and blooming, with only a minimal number of them having failed. Request replacement of failed annual plantings. (Pics 33A & 33B)

33A



33B



34. Guard House & Surrounding Area: Detail was lacking throughout the many plantings and hedges surrounding the guardhouse area. Request more consistent detailing and weed removal in the area to present a cleaner, more uniform appearance for the entryway into the community. (Pics 33A, 33B, & 33C)

33A



33B



33C



General Note, Pond Mowing

34. General Note, Pond & Perimeter Mowing:

Overall, the pond banks and perimeter areas throughout the community were found to be well maintained and consistently serviced. Turf along the pond banks was uniformly mowed, while vegetation along the community perimeter was appropriately cut back from maintained areas. No notable areas of excessive overgrowth, missed mowing, or vegetation encroachment were observed at the time of inspection.

