Rizzetta & Company

CFM
Community Development District

Board of Supervisors' Meeting
November 19, 2026

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

www.cfmcdd.org

Professionals in Community Management

CFM
COMMUNITY DEVELOPMENT DISTRICT

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

www.cfmcdd.org

Board of Supervisors	Sue Streeter	Chair
	Todd Gile	Vice Chairman
	James Keneth Pate	Assistant Secretary
	Kimberly Earl	Board Supervisor
	Mary Lieberman	Board Supervisor
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.

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November 12, 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, November 19, 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 October 15, 2026 ..... Tab 1

4. BUSINESS ITEMS
- A. Consideration of Resolution 2027-01, Redesignating Officers of the District ..... Tab 2
- B. Consideration of First Addendum to Professional Engineering Services Agreement with APEX Companies ..... Tab 3

5. STAFF REPORTS
- A. Landscape Inspection Services
  - 1. October 30, 2026 Landscape Inspection Report..... Tab 4
- 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, October 15, 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. (Via Teams)**
Tucker Mackie	**District Counsel, Kutak Rock, LLP (via teams)**
Christian Mumme	**District Engineer, Johnson Engineering**
Dylan Campbell	**Community Asset Manager**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Blandon called the meeting to order at 11:30 a.m. and read roll call.

SECOND ORDER OF BUSINESS **Public Comment**

There were no audience members present. Therefore, public comment was closed.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors’ Meeting held on August 20, 2026**

Ms. Blandon presented the Minutes of the Board of Supervisors’ meeting held on August 20 ,2026, and asked if there were any questions, comments, or changes to the minutes. There were none.

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On a Motion by Mr. Gile, seconded by Ms. Lieberman, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 20, 2026, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS **Consideration of the Minutes of the Audit Committee Meeting held on August 20, 2026**

Ms. Blandon asked if there were any questions regarding the minutes. There were no questions.

On a Motion by Ms. Streeter seconded by Ms. Lieberman with all in favor, the Board Approved the Minutes of the Audit Committee Meeting held on August 20, 2026 for the CFM Community Development District.

FIFTH ORDER OF BUSINESS **Ratification of Expenditures for Sidewalk Repairs**

Ms. Blandon discussed the sidewalk repair expenditure that was approved outside of the meeting. The Board also discussed the proposals presented by Mettauer for the installation of additional buffer signage that is required by the South Florida Water Management District. The proposals presented by Mettauer Environmental for the signage totaled $9,240.0. The Board discussed this matter in detail with both the District Engineer and District Counsel.

On a Motion by Mr. McGibbon seconded by Mr. Pate, with all in favor, the Board Ratified the Sidewalk Expenditure and Approved the Signage Proposal from Mettauer, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS **Ratification of the Operations and Maintenance Expenditures for the Month of August and September 2026**

Ms. Blandon presented the expenditures for August and September 2026. She asked if there were any questions there were none.

On a Motion by Mr. McGibbon seconded by Mr. Pate, with all in favor, the Board Ratified the Operation and Maintenance Expenditures for the Months of August 2026 totaling $66,895.29 and September 2026 totaling $25,567.67, for the CFM Community Development District.

DRAFT

SEVENTH ORDER OF BUSINESS **Discussion Regarding Yellowstone's Performance and Ongoing Expectations**

Ms. Blandon opened the discussion and discussed the various ongoing issues and complaints received regarding Yellowstone's performance. Most of the issues are mowing and trimming and the complaints are constant. The Board held extensive discussion with staff regarding the ongoing issues. After discussion the Board directed District Counsel to send a letter to Yellowstone.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Report
Dylan Campbell provided the Board with an overview of his September report. He discussed his concerns regarding weeds and the timing. The Board discussed the ongoing need for trimming, and this will be a part of the notice to Yellowstone.

B. District Counsel
Ms. Mackie discussed the signage issue with the Board.

C. District Engineer
The Board examined urgent environmental compliance requirements from the South Florida Water Management District (SFWMD), including conservation signage and structural buffers across developer parcels. The district faces a noncompliance deadline of November 18. After discussion, the District Engineer advised that he would contact the point of contact from the SFWMD to verify any prior sign offs. The District Engineer advised that the cracked sidewalk repair has been completed and the materials for the washout were scheduled for delivery on October 15th.

D. District Manager
The District Manager discussed the Holiday Lighting and color changes. After discussion it was agreed that Supervisor Gile would change the lighting colors. The District Manager will obtain the remotes. The District Manager also discussed the colors of the flowers at the entrance. The Board agreed they would be red and white.

NINTH ORDER OF BUSINESS **Supervisor Requests and Comments**

Ms. Blandon opened the floor to Supervisor requests and comments. There were none.

TENTH ORDER OF BUSINESS **Public Comment**

There were no public comments.

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ELEVENTH ORDER OF BUSINESS **Adjournment**

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

On a Motion by Ms. Streeter, seconded by Mr. Gile, with all in favor, the Board Adjourned the meeting at 12:58 p.m., for the CFM Community Development District.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

DRAFT

Tab 2

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CFM Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to redesignate Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Belinda Blandon is appointed Assistant Secretary.
Melissa Dobbins is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman and Assistant Secretary; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolutions.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF NOVEMBER, 2026.

CFM COMMUNITY DEVELOPMENT DISTRICT

_____
CHAIRMAN / VICE CHAIRMAN

ATTEST:

_____
SECRETARY / ASSISTANT SECRETARY

Tab 3

FIRST AMENDMENT TO PROFESSIONAL ENGINEERING SERVICES AGREEMENT

THIS FIRST AMENDMENT TO PROFESSIONAL ENGINEERING SERVICES AGREEMENT ("First Amendment"), dated the _____ day of _____, 2026, is by and between:

CFM COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Lee County, Florida, and whose mailing address is 11000 Prosperity Farms Road, Suite 104, Palm Beach Gardens, Florida 33410 (the "District"); and

and

APEX COMPANIES, LLC, a Delaware limited liability company, registered to do business in the State of Florida, whose corporate address is 2101 Gather Road, Suite 500, Rockville, Maryland 20850, and whose local address is _____ (the "Engineer").

WITNESSETH:

WHEREAS, the District and JOHNSON ENGINEERING, INC., a Florida corporation, entered into an Agreement on May 17, 2007, for the Engineer to act as the District Engineer and provide services accordingly (the "Agreement"); and

WHEREAS, JOHNSON ENGINEERING, INC., transitioned to APEX COMPANIES, LLC and has requested that the Agreement be assigned to APEX COMPANIES, LLC and also for increase in certain hourly personnel billing rates and staff classifications; and

WHEREAS, the District and Engineer have agreed to this First Amendment to assign the Agreement and to provide for the hourly personnel billing rates, attached hereto as Schedule "A".

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed herein between the District and the Consultant hereto as follows:

Section 1. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibit, into and form a material part of this First Amendment.

Section 2. The District agrees to the assignment of the Agreement from JOHNSON ENGINEERING, INC. to APEX COMPANIES, LLC.

Section 3. Schedule "A" Hourly Personnel Billing Rates attached as an Exhibit to the Agreement is hereby amended and replaced with the attached updated Schedule "A" to this First Amendment.

Section 4. That Article 23. Notice of the Agreement is hereby revised to provide for APEX COMPANIES, LLC, 2101 Gaither Road, Suite 500, Rockville, Maryland 20850, Attention: Erik L. Howard, P.E.

Section 5. The parties hereby agree that this First Amendment shall be effective on October 26, 2026.

Section 6. In all other respects not specifically amended by this First Amendment, the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties execute this First Amendment and further agree that it shall take effect as of the effective date provided herein.

Attest:

_____
Print name:_____
Assistant Secretary

CFM COMMUNITY DEVELOPMENT DISTRICT

_____
Print name: _____
Chairperson

_____ day of _____, 2026

APEX COMPANIES, LLC., a Delaware corporation, registered to do business in the State of Florida

_____
By: _____

_____
Print Name

Print Name:_____

Title: _____

_____
Print Name

_____ day of _____, 2026

EXHIBIT "A"

SCHEDULE OF HOURLY PERSONNEL BILLING RATES

Standard Billing Rates*

Florida

*Effective until March 2027

Category	Hourly Rate
Principal Engineer	$330
Principal Scientist Principal Planner	$310
Sr. Engineering Manager Sr. Project Manager	$275
Sr. Lead Scientist	$265
Sr. Survey Manager	$240
Sr. Construction Manager Project Manager	$235
Lead Scientist Associate Project Manager Sr. Project Engineer	$225
Engineering Manager	$220
Sr. Landscape Designer Sr. Planner	$210
Sr. Technician	$205
Sr Project Scientist	$200
Sr. CAD/GIS Technician Project Engineer	$190
Sr. Environmental Technician	$185

Category	Hourly Rate
Project Scientist	$180
CEI Project Administrator	$175
Staff Engineer	$170
Planner 3 Technician 3 Staff Scientist	$165
Contract Support Specialist	$160
Planning Technician 3 CAD/GIS Technician 2	$150
Sr. Construction Engineer	$145
Sr. Construction Inspector CAD/GIS Technician 1	$140
Construction Inspector	$125
Project Administrator	$120
Administrative Services Manager Intern	$115
Office Manager Construction Technician	$110
Administrative	$100

Category	Hourly Rate
4-Person Field Crew	$300
3-Person Field Crew	$260
2-Person Field Crew	$205
1-Person Field Crew	$155

Reimbursable expenses are billed at cost plus 18 percent. Mileage is billed at the current IRS mileage rate.

Tab 4

MAGNOLIA LANDING

CFM CDD

COMMUNITY ASSET REPORT



October 30, 2026

Rizzetta & Company

Arturo Gandarilla & Dylan Campbell

– Community Asset Managers

Rizzetta & Company

Professionals in Community Management

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 1,1>) Not completed.**



2. Avenida Del Vera: Please trim the ornamental grasses located in the center island jut before Castle Pines, as they are currently extending over the curb. Trimming will improve the overall appearance and help from vehicles getting hit..**(Pic 2)**





3. Avenida Del Vera: The dead pine tree that was reported on the last inspection report, has been completed.

4. Castle Pine Ct: remove the dead plant material in the first island on Castle Pine Ct. Treat the weeds throughout the bed and prune the dead palm fronds in front of 20788 Castle Pines. **(Pic 4>)**



5. Rolling Water Way: At the corner of RWW & Castle Pines Ct,the tree rings and landscape in front of the lift-station need to be soft-edged to have a define line around the tree rings and beds. **(Pic 5,5>)**



6. ADV Tree rings: The tree Rings along Avenida De Vera heading South towards the roundabout need to be soft-edged, during the inspection I observed a couple of trees that have lost the ring because of the weed growth. Please treat the weeds and create clear define ring.

7. ADV Roundabout: Remove the vines that are growing in between the ornamental grasses and treat the weeds in the beds as well, soft-edge the bed to create a clear define ring.
(Pic 7)





8. **Avenida Del Vera:** The Magnolia tree that was reported on last months inspection report that is leaning on the corner of ADV, has not been completed.

9. **Cherry Flower Ct:** At the end of Cherry Flower Ct, remove the vines growing through the ornamental grasses and soft-edge the landscape bed in the roundabout.



10. **Camino Torcido:** The roundabout at the end of Camino Torcido needs to be soft-edged as grass runners are beginning to encroach into the landscape bed.

11. **Lift Station:** The lift station off Camino Torcido Loop is well maintained. **(Pic 11)**



12. **Avenida Del Vera:** The landscape beds along the westside of Avenida Del Vera heading North up to the stop sign of Magnolia Landing have significant weed growth. Remove and treat the weeds throughout the bed, this was on last inspection report. **(Pic 12A,12B)**





13. **Avenida Del Vera:** The beds along ADV really need attention. There are a significant amount of weeds throughout the bed and growing in between the plant material. It appears this area has been missed for several weeks, as there are no signs of recent detail work. Please make sure this area is scheduled for your next detail service week. Need to see progress in this area.

14 Sky Meadow Ln: The bed located in between 20502 and 20492 Sky Meadow Ln, has weed growth and dead plant material. Treat the weeds and remove the dead plant material. **(Pic 14A,14B)**





15 Sky Meadow Ln: Trim the firebush on both sides of SML just before Magnolia Landing Ln to maintain a consistent appearance. **(Pic 15>)**

16. Chestnut Ridge: The pocket park is being well maintained overall. The weeds that were previously growing throughout and on top of the Mexican petunias have been removed. The hedges are nicely trimmed, and the landscape beds are being properly maintained with clean, defined edges. **(Pic 16A,16B)**







17. Arboricola Hedge: The previously reported vines growing over the Arboricola at the corner of long Pond Rd, and Magnolia Landing Ln have been removed. **(Pic 17)**



18. Sweetbay Dr: The previously reported trimming of the Gold-mound in the roundabout has been completed, and is well maintained. **(Pic 18)**



19. Long Pond Rd: The hedge located on the berm next to 20550 Long Pond Rd, has vines growing up the hedge and is now also beginning to grow onto the homeowner's magnolia tree, Please address during the next detail service. **(Pic 19>)**

20. Magnolia Landing ln: Vines are growing up the magnolia tree across from Fiddlewood Ave. please remove the vine from the tree. Remove the vines growing on top of the tall hedge along the fence on the North side of Magnolia landing from Plumwood Loop up to the guard house. **(Pic 120A,20B)**







21. Magnolia Landing Ln: Although removing all the vines growing the throughout the oak tree may not be practical, the low-hanging grapevine hanging from the tree needs to be trimmed or pulled **(Pic 21)**



22. Magnolia Landing Ln: As reported in previous Cam report, weds growing throughout the plant material still need to be removed and treated. **(Pic 22A,22B>)**



23. Magnolia Landing Ln: remove any dead plant material throughout the ROW along the North side of Magnolia and any brown off the plant material. **(Pic 23>)**





24. GuardHouse: The Bougainvillea surrounding the guardhouse was trimmed and is well maintained and fertility is good along with being weed free.

25. Community Monument: Weeds are growing throughout the landscape bed at the front entrance, on the exit side just in front of the monument sign. Treat the weeds in the bed and rock bed once weeds have died off crew will have to either burn down the weeds or hand pull.

26. Magnolia Tree: straighten the magnolia tree on the South side of the entrance.

27. 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.













