



Rizzetta & Company

Madeira Community Development District

**Special Board of Supervisors' Meeting
September 30, 2025**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.madeiracdd.org

**MADEIRA
COMMUNITY DEVELOPMENT DISTRICT**

St. Augustine - St. Johns County Airport Authority 4730 Casa Cola Way

St. Augustine, FL 32095

www.madeiracdd.org

Board of Supervisors	Brian Riddle Michael Guida Gary Brownell Orville Dothage, III Laurie Collier	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Ben Pfuhl Lesley Gallagher	Rizzetta & Company, Inc. Rizzetta & Company, Inc
District Counsel	Wes Haber	Kutak Rock, LLP
District Engineer	Alex Acree Mike Silverstein	Matthews - DCCM Matthews – DCCM

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.madeiracdd.org

**Board of Supervisors
Madeira Community
Development District**

September 22, 2025

FINAL AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of Madeira Community Development District will be held on **September 30, 2025, at 10:00 a.m.** at the St. Augustine - St. Johns County Airport Authority 4730 Casa Cola Way St. Augustine, FL 32095.

BOARD OF SUPERVISORS MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held July 22, 2025..... Tab 1
 - B. Consideration of the Minutes of the Board of Supervisor's Meeting held on August 26,2025 Tab 2
 - C. Ratification of Operation & Maintenance Expenditures for June through August 2025..... Tab 3
4. **STAFF REPORTS - PART A**
 - A. District Engineer
 - B. Landscape Manager – Yellowstone Report..... Tab 4
 - C. Pond Report
5. **BUSINESS ITEMS**
 - A. Consideration of Gate Replacement Proposals Tab 5
 - B. Consideration of Holiday Lighting Proposal Tab 6
 - C. Acceptance of Final Arbitrage Rebate Report for Series 2007AB..... Tab 7
 - D. Consideration of Arbitrage Engagement Letters for Series 2025..... Tab 8
 - E. Consideration of Blue Water Erosion Control/Shoreline Stabilization Proposal Tab 9
 - F. Consideration of Resolution 2025-15; Setting Date, Time and Location of Regular Meetings FY 2025/2026..... Tab 10
 - G. Discussion Regarding Access to Accounting System
 - H. Discussion Regarding Entry Pavers
 - I. Discussion Regarding ADA Crosswalk Warning Pads
 - J. Discussion Regarding Storm Drains/Catch Basins
 - K. Discussion Regarding Potholes/Road Repairs
 - L. Discussion Regarding Benches and Trash Cans
 - M. Ratification of District's Insurance Policy Renewal FY 2025/2026 Tab 11
5. **STAFF REPORTS – PART B**
 - A. District Counsel
 - B. District Manager
6. **SUPERVISOR REQUESTS & AUDIENCE COMMENTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Sincerely,

Ben Pfuhl

District Manager

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.

**MADEIRA
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of Madeira Community Development District was held on **July 22, 2025, at 10:00 a.m.** at the St. Augustine - St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, FL 32095.

Attendance:

Brian Riddle	Board Supervisor, Chairman
Michael Guida	Board Supervisor, Vice Chairman
Gary Brownell	Board Supervisor, Assistant Secretary
Laurie Collier	Board Supervisor, Assistant Secretary

Also present were:

Ben Pfuhl	District Manager, Rizzetta & Company, Inc.
Kyle Magee	District Counsel, Kutak Rock, LLP
Brandon Nelson	Account Manager, Yellowstone
John Pastore	Account Manager, JAX Blue Water

Audience present.

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. Riddle called the meeting to order at 10:00 a.m. and read the roll.

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON AGENDA
ITEMS**

An audience member raised a concern about agenda items being placed “under separate cover”.

An audience member highlighted various grammatical and spelling errors with the meeting minutes.

An audience member raised a concern regarding the financial audit and questioned if all of the bond documents had been finalized.

47 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
48 **of Supervisors' Meeting held May 20,**
49 **2025**
50

51 The Board requested more specificity in the minutes during discussion items.
52
53

On a motion by Mr. Guida, seconded by Ms. Collier, the Board approved the minutes of the meeting held on May 20, 2025, as amended, for Madeira Community Development District.

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55
56 **FOURTH ORDER OF BUSINESS** **RATIFICATION OF OPERATION &**
57 **MAINTENANCE EXPENDITURES FOR**
58 **MAY AND JUNE 2025**
59

60 Mr. Pfuhl reviewed the expenditures, found under Tab 2 of the Agenda, with the Board.
61

On a motion by Ms. Collier, seconded by Mr. Guida, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2025 in the amount of \$26,457.22 and June 2025 in the amount of \$11,794.79, for Madeira Community Development District.

62
63 **FIFTH ORDER OF BUSINESS** **RATIFICATION OF ACCEPTANCE OF**
64 **THE FINANCIAL AUDIT FOR PERIOD**
65 **ENDING SEPTEMBER 30, 2024**
66

67 Mr. Pfuhl reviewed the audit, found under Tab 3 of the Agenda, with the Board.
68

On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board ratified the acceptance of the Financial Audit for Period Ending September 30, 2024, for Madeira Community Development District.

69
70 **SIXTH ORDER OF BUSINESS** **ACCEPTANCE OF ARBITRAGE**
71 **REBATE REPORT 2007A AND SERIES**
72 **2007B ENDING APRIL 30, 2025**
73

74 Mr. Pfuhl reviewed the arbitrage rebate report, found under Tab 4 of the Agenda, with the
75 Board.
76

On a motion by Mr. Guida seconded by Ms. Collier, with all in favor, the Board ratified the acceptance of the Arbitrage Rebate Report 2007A and Series 2007B, ending April 30, 2025, for Madeira Community Development District.

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118 The Board discussed not wanting to wait until the next meeting for repairs and requested
119 that following the assessment the District Engineer create a bid packet to have
120 contractors complete the necessary repairs at 152/164 Portada.
121

On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board directed the District Engineer to create a bid packet following the assessment at 152/164 Portada, and authorized Ms. Collier to accept a bid for the work setting a not to exceed amount of \$25,000, for the Madeira Community Development District.

122
123 **TENTH ORDER OF BUSINESS** **DISCUSSION REGARDING COMMUNITY**
124 **NEWSLETTER**

125
126 Mr. Riddle discussed a request from the HOA to have a joint CDD/HOA newsletter.
127
128 Mr. Riddle expressed his concern with having a joint newsletter, highlighting the importance
129 of residents understanding that the HOA and the CDD are separate entities.

130
131 **ELEVENTH ORDER OF BUSINESS** **CONSIDERATION OF ACQUISITION OF**
132 **IMPROVEMENTS FROM DEVELOPER**

133
134 Mr. Magee reviewed the District's agreement with the developer, to acquire the
135 improvements in assessment area two, and requested the Board authorize the Chair to sign
136 the authorization in its final form.
137

On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board authorized the Chairman to approve the acquisition in final form, for the Madeira Community Development District.

138
139 **TWELFTH ORDER OF BUSINESS** **OLD BUSINESS UPDATES**

140
141 Mr. Guida introduced Mr. Pastore from Jax Blue Water who presented his SOX Erosion
142 Control & Shoreline Stabilization proposal with the Board (Exhibit A).

143
144 The Board requested that Mr. Pastore return to the next meeting with proposals for the areas
145 of immediate concern for them to consider.

146
147 The Board questioned the current water quality of the ponds and Mr. Pastore stated the
148 quality was good throughout the community.

149
150 Mr. Riddle raised a request to install two additional dog waste stations in the community,
151 highlighting that this would cause the District to enter into a new two year contract with
152 Doody Daddy.
153
154
155

On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board authorized the installation of two additional dog waste stations and appointed Mr. Riddle to determine their locations, for the Madeira Community Development District.

THIRTEENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mr. Magee reviewed his report with the Board, highlighting the fire damage that occurred on July 4th to the wooden bridge.

The Board discussed the concern of fireworks being shot in the community and reviewed how the District does not have authority over private property, including vacant lots that are owned by the developer or any of the homebuilders.

The Board agreed that the issue of fireworks is a responsibility of the HOA and not the CDD.

B. District Engineer

The District Engineer was not present, but their attendance was requested for the next meeting.

C. District Manager

Mr. Pfuhl reviewed his report with the Board, highlighting that the Approved Proposed Budget had been sent to the City of St. Augustine (found under Tab 7 of the Agenda) and that the letter to residents was scheduled to be sent later that day.

D. Landscape Manager

Mr. Nelson reviewed his report with the Board (Exhibit B), highlighting that with the frequent heavy rains his crews have been having difficulty getting the weeds under control throughout the community.

FOURTEENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS & AUDIENCE COMMENTS

Supervisor:

Ms. Collier stated she was disappointed that the District Engineer was not requested to attend this meeting, and requested they be present at the next meeting.

Mr. Brownell questioned if he would be able to review all contracts prior to them being signed and provide comments to the District Manager who then would provide them to the other Board Members.

199 Mr. Magee explained that staff can not act as a conduit between Board members outside of
200 a meeting but can collect comments and present them at the next public meeting.

201
202 Mr. Guida raised a concern regarding communication and misunderstandings with the
203 District Manager.

204
205 Mr. Riddle requested a change in the assigned District Manager and requested that Ms.
206 Gallagher attend the next Board meeting.

207
208 **Audience:**

209
210 An audience member requested the creation of committees to help facilitate the work in the
211 District.

212
213 **FIFTEENTH ORDER OF BUSINESS** **ADJOURNMENT**

214
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On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board adjourned the meeting at 1:00 p.m., for Madeira Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A



100 Aquatic Drive
St. Augustine, FL 32084
Office: 904-880-1817
Web: soxmaster.com
Email: erosion@bluewaterjax.com

SOX Erosion Control & Shoreline Stabilization

Preliminary Proposal- Non Final

Prepared for

Madeira of St. Augustine CDD
St. Augustine FL 32084

May 20, 2025



EROSION CONTROL / SHORELINE STABILIZATION

This agreement dated _____, is made between BLUE WATER ENVIRONMENTAL of FLORIDA, INC and CUSTOMER: MADEIRA OF ST. AUGUSTINE CDD.

Shoreline Stabilization and Erosion Control Specifications

Pond #6 Lake Bank:

1. Repair approximately 450 linear feet of lake bank at \$92.00 / per linear foot. (See aerial map)
2. Prep area removing tree stumps and root systems.
3. Fill Dredge SOX with organic materials hydraulically dredges from the lake..
4. Materials will consist of the following: 6' wide Dredge SOX mesh, Basalt* anchor stakes, diamond braided anchor rope, and biodegradable bamboo sod stakes.
5. Estimated Sod installation is 6.5 pallets of St. Augustine grass..
6. It will be the responsibility of the Customer to irrigate the new sod/planted area once installed.
7. It is the responsibility of Landscaper Service Providers to protect the sod from physical and chemical damage. It will be their responsibility to replace any damaged sod immediately. Exposed Dredge SOX from physical or chemical sod damage will not be covered under the warranty.

Pond #9 Lake Bank:

1. Repair approximately 1,000 linear feet of lake bank at \$92.00 / per linear foot. (See aerial map)
2. Prep area removing tree stumps and root systems.
3. Fill Dredge SOX with organic materials hydraulically dredges from the lake..
4. Materials will consist of the following: 6' wide Dredge SOX mesh, Basalt* anchor stakes, diamond braided anchor rope, and biodegradable bamboo sod stakes.
5. Estimated Sod installation is 15 pallets of St. Augustine grass..
6. It will be the responsibility of the Customer to irrigate the new sod/planted area once installed.
7. It is the responsibility of Landscaper Service Providers to protect the sod from physical and chemical damage. It will be their responsibility to replace any damaged sod immediately. Exposed Dredge SOX from physical or chemical sod damage will not be covered under the warranty.

NOTE Bluewater Proprietary Basalt Anchor Stakes have a tense strength of 52,000 pounds per square inch, replacing the original wooden stakes recommended by the manufacturer, creating a 100% non-biodegradable system.*



CERTIFIED
SERVICE PROVIDER

Pond #11 Lake Bank:

1. Repair approximately 1,430 linear feet of lake bank at \$92.00 / per linear foot. (See aerial map)
2. Prep area removing tree stumps and root systems.
3. Fill Dredge SOX with organic materials hydraulically dredges from the lake..
4. Materials will consist of the following: 6' wide Dredge SOX mesh, Basalt* anchor stakes, diamond braided anchor rope, and biodegradable bamboo sod stakes.
5. Estimated Sod installation is 22 pallets of St. Augustine grass..
6. It will be the responsibility of the Customer to irrigate the new sod/planted area once installed.
7. It is the responsibility of Landscaper Service Providers to protect the sod from physical and chemical damage. It will be their responsibility to replace any damaged sod immediately. Exposed Dredge SOX from physical or chemical sod damage will not be covered under the warranty.

NOTE Bluewater Proprietary Basalt Anchor Stakes have a tense strength of 52,000 pounds per square inch, replacing the original wooden stakes recommended by the manufacturer, creating a 100% non-biodegradable system.*

Customer Responsibilities:

CUSTOMER is responsible for the permits that may be required by the CDD prior to commencement of work. Blue Water Environmental will procure the LETTER OF DETERMINATION with the SJRWMD permitting department to procure the project at no additional cost.

Sprinkler heads will be marked by **MADEIRA OF ST. AUGUSTINE CDD** otherwise **BLUE WATER ENVIRONMENTAL** will not be responsible for damage to them during the course of work. **BLUE WATER ENVIRONMENTAL** will repair any flagged sprinkler heads damaged during erosion work in a timely manner.

A staging area for materials and equipment will be required. **BLUE WATER ENVIRONMENTAL** will access the lake at designated areas and re-sod any damaged grass in the ingress.

(NOTE: CUSTOMER is responsible for maintenance of sod once installed)

BLUE WATER ENVIRONMENTAL is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-built or not located by Florida Locating Services 811 (where digging is necessary)

Proposal Acceptance

The specifications, pricing and conditions outlined within this proposal are hereby agreed upon and accepted. Additional terms and conditions must be in agreement by both BWE and Customer and addendum(s) included within the original proposal.

SOX Investments:

Pond #6 North Lake Bank: 450' > \$44,400.00

Pond #9 Entire Lake Bank: 1000' > \$92,000.00

Pond #11 Entire Lake Bank: 1430' > \$131,560.00

Investment includes material, equipment, and labor to complete the project.

Time to completion depends upon environmental conditions and dredge sediment consistency.

SCHEDULE OF PAYMENT : *Per Individual Stabilization Site.*

40% Mobilization Deposit and Commencement

40% Upon Installation of DredgeSox

20% Upon Sod Installation and Final Inspection.

CUSTOMER:

Madeira of St. Augustine CDD
St. Augustine, FL 32084

Signature: _____

Printed Name: _____

Date: _____

John Pastore / President-Owner
Blue Water Environmental of Florida, Inc.
100 Aquatic Drive
St. Augustine, FL 32084
Office: 904-880-1817
Fax: 904-880-1339

Signature: _____

Printed Name: _____

Date: _____

The Manufacturer's warranty/guarantee for SOX material is for Five (5) years provided the material is properly covered by living sod at all times. The labor warranty for any manual adjustments needed is for a one (1) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, fire, hurricanes, or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of our organization. As the Stormwater maintenance vendor, Blue Water will extend our performance warranty for ten years after the installation date.



CERTIFIED
SERVICE PROVIDER

CONDITIONS

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless BLUE WATER ENVIRONMENTAL for the consequences of such services.
2. BLUE WATER ENVIRONMENTAL shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.
3. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances.
4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
5. This proposal shall be valid for 30 days.
6. If BLUE WATER ENVIRONMENTAL is required to enroll in any third-party compliance programs, invoicing or payment plans that asses fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to BLUE WATER ENVIRONMENTAL.
7. BLUE WATER ENVIRONMENTAL will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both BLUE WATER ENVIRONMENTAL and the CUSTOMER.
9. Customer shall permit BWE without additional consideration to Customer, to take photographs or video at the project site of both completed work and work in progress.



CONDITIONS CONTINUED

10. Severability. If any part of this Agreement is determined to be invalid or illegal by any court or agency of competent jurisdiction, then that part shall be limited or curtailed to the extent necessary to make such provision valid, and all other remaining terms of this Agreement shall remain in full force and effect.
11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument;
12. No Third-Party Beneficiary. The terms and provisions of this Agreement are intended solely for the benefit of each party hereto and their respective successors or permitted assigns, and it is not the intention of the parties to confer third-party beneficiary rights upon any other person or entity,
13. Waiver. The waiver of any breach of any provisions of this Agreement will not operate or be construed as a waiver of any subsequent breach of the same or other provision of this Agreement.
14. No Rights of Set-Off. In no event shall Customer be entitled to offset against any payment due or to become due to BWE under this Agreement;
15. Attorney's Fees. In the event any party shall be forced to enforce this Agreement, whether or not through litigation, the prevailing party shall be entitled to receive reasonable attorney's fees and all costs incurred in connection with such enforcement, including fees and costs of appeal.

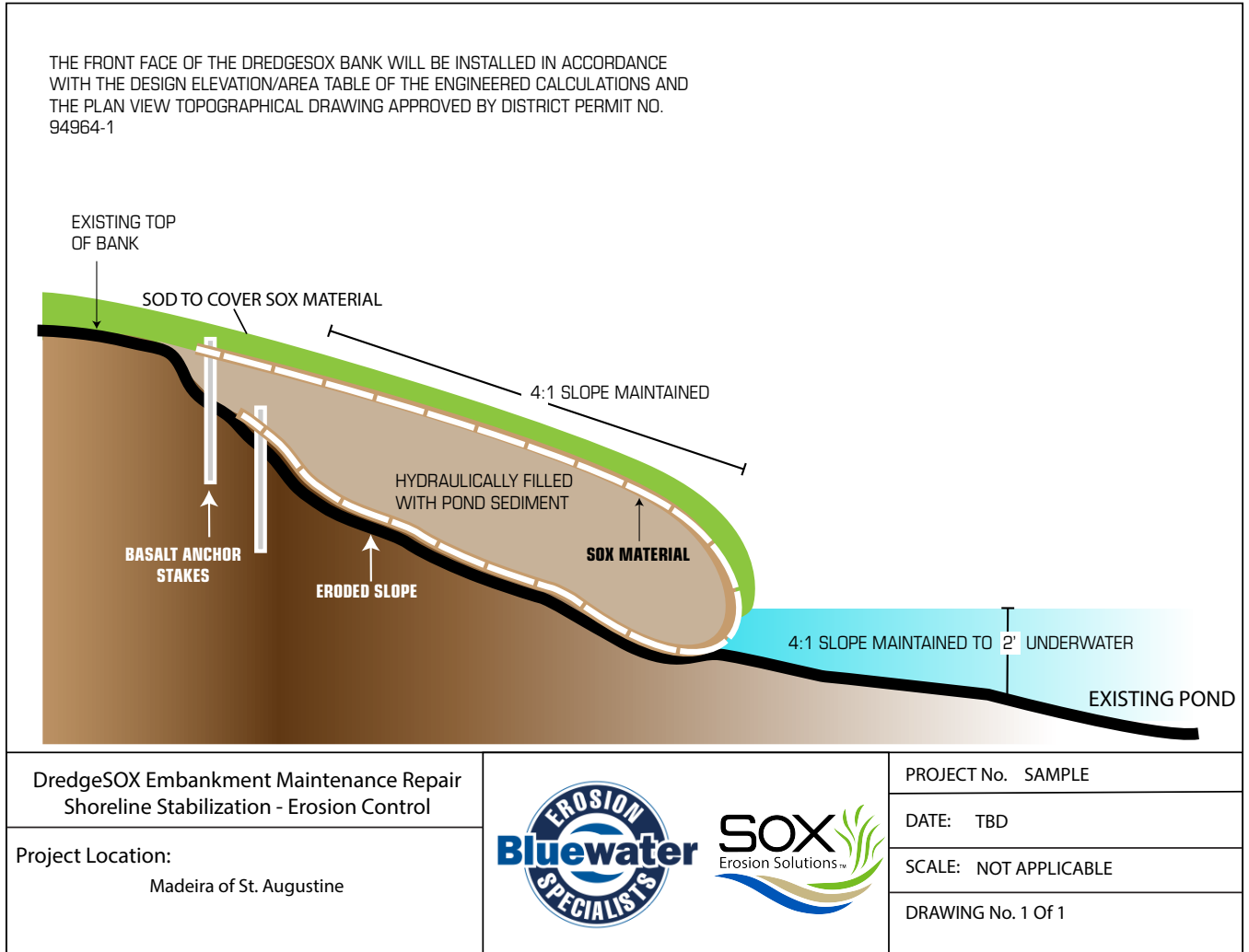


Figure No. 1: Sideview illustration and engineering of the DredgeSox installation.



Figure No. 2: Pond #6 Lake bank area exhibiting slope issues cause by erosion.



Figure No. 3 - Pond #6 irregular shoreline due to loss of bank sediment.



Figure No. 4 - Pond #9 shoreline erosion exhibited by irregular bank topography.



Figure No. 5.- Pond #9 bank separation from the submerged invert.



Figure No. 6.- Pond #11 various levels of erosion effects along the entire embankment.



Figure No. 7- Pond #11 undetermined end of bank due to lack of proper vegetation maintenance.



Figure No. 8.- Aerial Map depicting the waterways of erosion concerns.

Exhibit B



Mowing Services

Mowing St Augustine	6-5 S	6-12 H	6-19 S	6-26 H	7-3 S	7-10H											
Mowing Bahia	5-Jun	12-Jun	19-Jun	26-Jun	3-Jul	10-Jul											
Edging	S	H	S	H	S	H											
Blowing	Y	Y	Y	Y	Y	Y											
Weeding	N	N	N	P	P N	P N											

s= soft edge H=hard edge N= non selective P=pulling

Detail Services

Trimming	10-Jun	24-Jun	2-Jul														
Weeding	6-10 N		7-2 P														

Agronomic Services

Fertilization	6-27 T	7-1 T															
Insecticide																	
Fungicide																	
Herbicide	6-27T	6-1T															

T=Turf S=Shrub

Irrigation Service

Inspection Date	4-Jun																

Comments: rain and weed pressure have increased, pulling and spraying is taking place every week.

Turf fertilization and herbicide took place on June 27th and finished on July 1st.

Irrigation Inspection completed on June 4th and another on July 14th.

Pine Straw installation was completed and well as front entrance enhancement.

Tab 2

1 **MINUTES OF MEETING**

2
3 *Each person who decides to appeal any decision made by the Board with respect to any*
4 *matter considered at the meeting is advised that the person may need to ensure that a*
5 *verbatim record of the proceedings is made, including the testimony and evidence upon*
6 *which such appeal is to be based.*

7
8 **MADEIRA**
9 **COMMUNITY DEVELOPMENT DISTRICT**

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11 The meeting of the Board of Supervisors of Madeira Community Development
12 District was held on **August 26, 2025, at 10:00 a.m.** at the St. Augustine - St. Johns
13 County Airport Authority, 4730 Casa Cola Way, St. Augustine, FL 32095.

14
15 Attendance:

16
17 Michael Guida **Board Supervisor, Vice Chairman**
18 Orville Dothage **Board Supervisor, Assistant Secretary** *(via speakerphone)*
19 Gary Brownell **Board Supervisor, Assistant Secretary**
20 Laurie Collier **Board Supervisor, Assistant Secretary**

21
22 Also present were:

23
24 Ben Pfuhl **District Manager, Rizzetta & Company, Inc.**
25 Wes Haber **District Counsel, Kutak Rock, LLP**
26 Mike Silverstein **District Engineer, Matthews Design**
27 Brandon Nelson **Account Manager, Yellowstone**
28 John Pastore **Account Manager, JAX Blue Water**

29
30 Audience present.

31
32 **FIRST ORDER OF BUSINESS**

CALL TO ORDER/ROLL CALL

33
34 Mr. Guida called the meeting to order at 10:00 a.m. and read the roll.

35
36 **SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS ON AGENDA
ITEMS**

37
38
39 An audience member raised a concern about the amount of weeds at Tesoro Park.

40
41 An audience member commented on the improvement in the condition of the ponds
42 throughout the community.

43
44 An audience member raised a concern about the lights being broken at Tesoro Park.

45
46 **The Board moved to agenda item 4-A (Staff Reports – Part A – District Engineer)*

THIRD ORDER OF BUSINESS

STAFF REPORTS – PART A

A. District Engineer

Mr. Silverstein reviewed the scope of work for the underdrain repair at 152/164 Portada Drive, found under Tab 3 of the Agenda, with the Board.

Mr. Silverstein reviewed the summary of the bids received (Exhibit A).

On a motion by Ms. Collier, seconded by Mr. Guida, with all in favor, the Board approved Ground Control’s proposal for underdrain repairs at 152/164 Portada drive in the amount of \$17,050, and set a total not to exceed amount for the project of \$28,000, appointing Ms. Collier to approve, for Madeira Community Development District.

Mr. Silverstien reviewed Matthew’s proposal for drainage inspections throughout the District, found under Tab 3 of the Agenda, with the Board.

On a motion by Ms. Collier, seconded by Mr. Brownell, with all in favor, the Board approved Matthews’s proposal for drainage inspections in the amount of \$6,000, for Madeira Community Development District.

**The Board moved to agenda item 5-F (Business Items – Public Hearing on Fiscal Year 2025/2026 Budget*

FOURTH ORDER OF BUSINESS

**PUBLIC HEARING ON FISCAL YEAR
2025/2026 BUDGET AND PUBLIC
HEARING ON IMPOSING SPECIAL
ASSESSMENTS**

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, the Board opened both the Public Hearing on Fiscal Year 2025/2026 Budget and the Public Hearing on Imposing Special Assessment, for Madeira Community Development District.

Ms. Collier read a comment she received from a resident with concern about the amount in the Reserve Fund.

On a motion by Ms. Collier, seconded by Mr. Brownell, with all in favor, the Board closed both the Public Hearing on Fiscal Year 2025/2026 Budget and the Public Hearing on Imposing Special Assessment, for Madeira Community Development District.

78 **1.) Consideration of Resolution 2025-13; Adopting Fiscal Year 2025/2026**
79 **Proposed Budget**
80

On a motion by Ms. Collier, seconded by Mr. Brownell, with all in favor, the Board adopted Resolution 2025-13; Adopting Fiscal Year 2025/2026 Proposed Budget, for Madeira Community Development District.

81 **2.) Consideration of Resolution 2025-14; Imposing Special Assessments**
82
83

On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board adopted Resolution 2025-14; Imposing Special Assessments, for Madeira Community Development District.

84
85 **The Board moved to agenda item 5-A (Business Items – Consideration of Gate*
86 *Replacement Proposals)*

87
88 **FIFTH ORDER OF BUSINESS**

**CONSIDERATION OF GATE
REPLACEMENT PROPOSALS**

89
90
91 Mr. Brownell reviewed the proposals, found under Tab 5 of the Agenda, with the Board,
92 and stated that he was gathering more information and hopes to have it by the next Board
93 Meeting.

94
95 **The Board moved to agenda item 4-B (Staff Reports – Part A – Landscape Manager)*
96

97 **SIXTH ORDER OF BUSINESS**

STAFF REPORTS – PART A

98
99 **B. Landscape Manager**

100
101 Mr. Nelson reviewed his report with the Board.

102
103 Mr. Nelson reviewed the tree trimming proposal, found under Tab 4 of the Agenda, with
104 the Board.
105

On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board approved the Yellowstone tree trimming proposal in the amount of \$2,735, for Madeira Community Development District.

106
107 **The Board moved to agenda item 5-A (Staff Reports – Part B – District Counsel)*
108
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SEVENTH ORDER OF BUSINESS

STAFF REPORTS – PART B

A. District Counsel

Mr. Haber reviewed the requisition agreement (Exhibit B) with the Board.

On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board authorized the chair to sign the final form of the requisition agreement and authorized the staff to release the funds to the developer, for Madeira Community Development District.

**The Board moved to agenda item 5-C (Staff Reports – Part A – Pond Maintenance)*

EIGHTH ORDER OF BUSINESS

STAFF REPORTS – PART A

C. Pond Maintenance

Mr. Pastore reviewed his proposal for erosion control with the Board.

The Board tabled this item until the next meeting.

**The Board moved to agenda item 7 (Adjournment)*

NINTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Ms. Collier, seconded by Mr. Guida, with all in favor, the Board continued the Board of Supervisors Meeting until September 16, 2025, at 10:00 a.m., at the St. Augustine- St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, FL 32095, for Madeira Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A



Ground Control of Florida, LLC.

3545 US 1 South, St. Augustine, FL 32086

CUC1226031

Date: 8/26/25

Portada Drive Repair Work

Our scope of work includes:

Storm Drain System:

- Includes plugging MES 186 and pump down system as stated in provided bid package.
- Includes exposure of existing underdrain and removal of pavers, if necessary, as noted in the provided bid package. Does not include replacement of pavers.
- Includes abandonment and grout fill of existing underdrain as noted in provided bid package.
- Includes coring into inlet 184 and 185 and install new 6" perforated underdrains as stated in provided bid package.
- Includes backfilling and grading around pipe as described in provided bid package.
- Includes demolition of curb inlet aprons and 20' additional feet of curb at inlet 185 as stated in provided bid package.
- Includes sodding green areas disturbed by work performed as described in provided bid package.
- Includes backfilling and grading around pipe as described in provided bid package.

Storm Drainage: \$ 17,050

Total Project Lump Sum: \$ 17,050

Estimated Project Duration: 1 Week

Qualifications / Additional Exclusions:

- Does not include any fencing removal or replacement.
- Does not include any cutting/capping or replacement of irrigation.
- Does not include construction permits or fees.
- Does not include performance or payment bonds.
- All material onsite is assumed to be suitable for backfill.


Submitted By: Jacob Palmer

Accepted By / Date

Exhibit B

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.madeiracdd.org

September 04, 2025

U.S. BANK NATIONAL ASSOCIATION

Madeira Capital Improvement Revenue Bonds (Assessment Area 2), Series 2025
Corporate Trust Services
Attention: Lori Pardee-Cushing
60 Livingston Avenue, 3rd Floor
EP-MN-WS3T
St. Paul, MN 55107

RE: Madeira Community Development District
Capital Improvement Revenue Bonds (Assessment Area 2), Series 2025

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Acquisition & Construction Fund #292221005.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE

REQUISITION NO.	PAYEE	AMOUNT
CR 1	Ponce Associates, LLC	\$3,701,890.61

If you have any questions regarding this request, please do not hesitate to call me at (904) 436-6270. Thank you for your prompt attention to this matter.

Sincerely,

MADEIRA COMMUNITY
DEVELOPMENT DISTRICT

Benjamin Pfuhl
District Manager

**MADEIRA COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS
(ASSESSMENT AREA 2) SERIES 2025**

(Assessment Area 2 Acquisition and Construction Account)

The undersigned, a Responsible Officer of the Madeira Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of March 1, 2025, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2025 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: CR 1
- (B) Identify Acquisition Agreement, if applicable; *Agreement between the Madeira Community Development District and Ponce Associates, LLC Regarding the Acquisition of Certain Work Product and Infrastructure dated March 28, 2025*
- (C) Name of Payee: *Ponce Associates, LLC*
- (D) Amount Payable: *\$3,701,890.61*
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): *Acquisition of Assessment Area 2 Project Infrastructure Improvements*
- (F) Fund or Account and subaccount, if any, from which disbursement to be made: *Assessment Area 2 Acquisition and Construction Account.*

The undersigned hereby certifies that:


1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Assessment Area 2 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area 2 Project; and
4. each disbursement represents a Cost of the Assessment Area 2 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

MADEIRA COMMUNITY
DEVELOPMENT DISTRICT

By: 
Brian D Riddle (Sep 4, 2025 09:05:48 EDT)
Responsible Officer

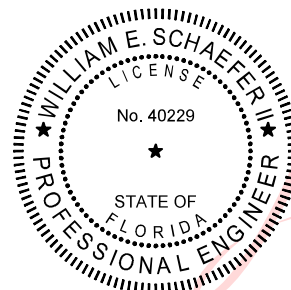
Date: Sep 4, 2025

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the Assessment Area 2 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the Assessment Area 2 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the Assessment Area 2 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the Assessment Area 2 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Assessment Area 2 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Assessment Area 2 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

William Schaefer, PE

Consulting Engineer



William E. Schaefer II, PE
This item has been digitally signed
and sealed by WILLIAM E
SCHAEFER II, PE on the date
adjacent to the seal. Printed
copies of this document are not
considered signed and sealed and
the signature must be verified on
any electronic copies.
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PONCE
—◆—
ASSOCIATES

August 14, 2025
Madeira Community Development District
c/o Benjamin Pfuhl, District Manager
2806 N. Fifth Street, Suite 403
St. Augustine, FL 32084

RE: Acquisition of Madeira CDD Public Infrastructure Improvements – Roadway, Stormwater, Water / Sewer Utility, and Landscape / Hardscape Improvements (Madeira at St. Augustine Phase 3)

Dear Mr. Pfuhl:

As you know, Madeira Community Development District (the “**District**”) issued its Capital Improvement Revenue Bonds (Assessment Area 2), Series 2025 (the “**Series 2025-AA2 Bonds**”) in March 2025. Proceeds of the Series 2025-AA2 Bonds are held in the Acquisition and Construction Fund to acquire a portion of the District’s capital improvement program (the “**Assessment Area 2 Project**”).

Pursuant to the Agreement Between the Madeira Community Development District and Ponce Associates, LLC Regarding the Acquisition of Certain Work Product and Infrastructure dated March 28, 2025 (the “**Acquisition Agreement**”), you are hereby notified that Ponce Associates, LLC (the “**Developer**”) has completed a portion of the Assessment Area 2 Project including certain roadway, stormwater, utility, and landscape / hardscape improvements, as described in **Exhibit A** attached hereto (the “**Phase 3 District Improvements**”) for acquisition by the District (the “**Phase 3 Acquisition**”). Subject to the provisions of the Acquisition Agreement, the following terms shall govern the proposed Phase 3 Acquisition:


- As consideration for the Phase 3 Acquisition, the District agrees to pay from the Acquisition and Construction Fund the amount of \$3,701,890.61 which represents the actual reasonable cost incurred by the Developer for the Phase 3 District Improvements and the Work Product.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Phase 3 District Improvements.
- The Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Phase 3 District Improvements.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens for non-payment are placed on the Phase 3 District Improvements.

To the extent reasonably necessary, the Developer agrees to assist the District with the turn-over from the District and to the appropriate City/County/Utility all of the District's rights, title and interest in the utility improvements, including but not limited to completing any agreed upon punch list items at the Developer's expense, warranting any such Improvements to the extent required by the City/County/Utility, and posting and maintaining any required maintenance bonds.

If the District is in agreement with the terms stated herein, please return an executed copy of this letter agreement and proceed with the Phase 3 Acquisition.

Sincerely,

PONCE ASSOCIATES, LLC

By: 
Name: William R. Lanus
Title: President

Agreed to by:
MADEIRA COMMUNITY DEVELOPMENT DISTRICT


By: 
Name: Brian D Riddle
Title: Chairman

EXHIBIT A
MADEIRA COMMUNITY DEVELOPMENT DISTRICT
MADEIRA AT ST. AUGUSTINE PHASE 3
ROADWAY, STORMWATER, UTILITY AND LANDSCAPE / HARDSCAPE
IMPROVEMENTS

Description of Phase 3 District Improvements

Roadway Improvements

Contractor: Jax Utilities Management, Inc.

Contract Title & Date: Construction Agreement - Madeira Phase 3 (dated February 29, 2024)

Roadway Improvements

Roadway improvements including paving, curb, gutter, and sidewalks constructed in and for the development located in the public right-of-way more particularly described and as shown on the plat known as Madeira at St. Augustine Phase 3, recorded in the Official Records of St. Johns County, Florida at Plat Book 129, Pages 24-31.

Roadway Improvements	CDD Eligible Amount	Amount Paid to Date	Balance Owed
TOTAL:	\$953,883.86	\$0.00	\$953,883.86

Stormwater Management Improvements

Contractor: Jax Utilities Management, Inc.

Contract Title & Date: Construction Agreement - Madeira Phase 3 (dated February 29, 2024)

Stormwater Management Improvements

All stormwater management systems, including but not limited to drainage access easements, lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components for the development, all as shown on the plat known as Madeira at St. Augustine Phase 3, recorded in the Official Records of St. Johns County, Florida at Plat Book 129, Pages 24-31.

Stormwater Management Improvements	CDD Eligible Amount	Amount Paid to Date	Balance Owed
TOTAL:	\$1,365,211.77	\$0.00	\$1,365,211.77

Water / Sewer Utility Improvements

Contractor: Jax Utilities Management, Inc.

Contract Title & Date: Construction Agreement - Madeira Phase 3 (dated February 29, 2024)

Water / Sewer Utility Improvements

All water mains, water services between mains and water meters, fire hydrants and all sewer mains, manholes, and sewer services between mains constructed in and for the development as shown on the plat known as Madeira at St. Augustine Phase 3, recorded in the Official Records of St. Johns County, Florida at Plat Book 129, Pages 24-31.

Water / Sewer Improvements	CDD Eligible Amount	Amount Paid to Date	Balance Owed
TOTAL:	\$1,165,544.60	\$0.00	\$1,165,544.60

Landscape & Hardscape Improvements

Contractor: Various

Contract Title & Date: Various

Landscape & Hardscape Improvements

All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and hardscape including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property more particularly described as Tracts 2 and 3 as shown on the plat known as Madeira at St. Augustine Phase 3, recorded in the Official Records of St. Johns County, Florida at Plat Book 129, Pages 24-31.

Landscape / Hardscape Improvements	CDD Eligible Amount	Amount Paid to Date	Balance Owed
TOTAL:	\$217,250.38	\$0.00	\$217,250.38

**GRAND TOTAL OF BALANCE OWED
FOR IMPROVEMENTS AND WORK PRODUCT: \$3,701,890.61**

**AFFIDAVIT REGARDING COSTS PAID
MADERIA COMMUNITY DEVELOPMENT DISTRICT
MADEIRA AT ST. AUGUSTINE PHASE 3
ROADWAY, STORMWATER, UTILITY AND LANDSCAPE / HARDSCAPE
IMPROVEMENTS**

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I, William R. Lanius, of Ponce Associates, LLC, a Florida limited liability company (“**Developer**”), being first duly sworn, do hereby state for my affidavit as follows:


1. My name is William R. Lanius and I am President of the Ponce Associates, LLC with authority to provide this Affidavit on behalf of the Developer.
2. I have personal knowledge of the matters set forth in this Affidavit.
3. Developer is the developer of certain lands within the Madeira Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The District’s *Third Supplemental Engineer’s Report - Madeira at St. Augustine, dated February 4, 2025* (the “**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate or maintain pursuant to Chapter 190, *Florida Statutes*.
5. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date.
6. Developer has expended funds of \$3,701,890.61 to develop and/or acquire certain of the public infrastructure improvements described in the Engineer’s Report and more specifically described in **Exhibit A**. Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
7. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

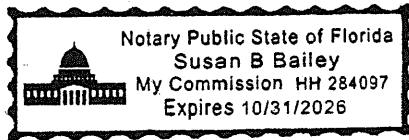
Executed this 12th day of August, 2025.

PONCE ASSOCIATES, LLC

By: 
Name: William R. Lanius
Title: President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence this 12th day of August, 2025 by William R. Lanius as President of Ponce Associates, LLC, and with authority to execute the foregoing on behalf of the entity identified above, and who appeared before me this day in person, and who is personally known to me.



(NOTARY SEAL)


NOTARY PUBLIC, STATE OF FLORIDA

Name: Susan B Bailey
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Improvements

EXHIBIT A

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

MADEIRA AT ST. AUGUSTINE PHASE 3

ROADWAY, STORMWATER, UTILITY AND LANDSCAPE / HARDSCAPE IMPROVEMENTS

Description of Improvements

All roadway improvements, stormwater management improvements, water & sewer utility improvements and landscape & hardscape improvements as more particularly described below and according to the plat known as MADEIRA AT ST. AUGUSTINE PHASE 3 (the "Development"), as recorded in Map Book 129, Pages 24 through 31, of the Public Records of ST. JOHNS County, Florida (the "Plat").

Roadway Improvements

Roadway improvements including paving, curb, gutter, and sidewalks constructed in and for the Development located in the public right-of-way shown on the Plat.

Stormwater Management Improvements

All stormwater management systems, including but not limited to drainage access easements, lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components for the Development, all located on portions of the real property more particularly designated Tract 2 as shown on the Plat.

Water & Sewer Utility Improvements

All water mains, water services between mains and water meters, fire hydrants and all sewer mains, manholes, and sewer services between mains constructed in and for the Development located in the public right-of-way shown on the Plat.

Landscape & Hardscape Improvements

All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings and hardscape including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property designated Tracts 2 and 3 as shown on the Plat.

DISTRICT ENGINEER'S CERTIFICATE
MADEIRA COMMUNITY DEVELOPMENT DISTRICT
MADEIRA AT ST. AUGUSTINE PHASE 3 ROADWAY, STORMWATER,
UTILITY AND LANDSCAPE/HARDSCAPE IMPROVEMENTS

Board of Supervisors
Madeira Community Development District

Re: Madeira Community Development District (St. Augustine, Florida) Acquisition of Improvements – Roadway, Stormwater, Utility, and Landscape/Hardscape Improvements

Ladies and Gentlemen:

The undersigned, a representative of Dominion Engineering Group, Inc. ("**District Engineer**"), as engineer for the Madeira Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), as further described in **Exhibit A**, and in a "**Bill of Sale**" dated April 18, 2025. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the *Third Supplemental Engineer's Report Madeira at St. Augustine* dated February 4, 2025 and prepared by District Engineer, and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are \$3,701,890.61. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 14th day of August, 2025.

DOMINION ENGINEERING GROUP, INC.

By: [Signature]
Name: William E. Schaefer II
Florida Registration No. 40229
District Engineer

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of August, 2025, by Bill Schaefer as Principal of Dominion Engineering Group, Inc., and with authority to execute the foregoing on behalf of the entity identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

Cynthia Mardis
NOTARY PUBLIC, STATE OF FLORIDA
Name: Cynthia Mardis

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

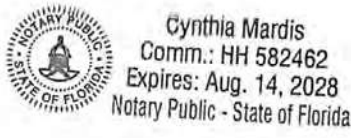


EXHIBIT A

MADEIRA AT ST. AUGUSTINE PHASE 3 ROADWAY, STORMWATER, UTILITY AND LANDSCAPE/HARDSCAPE IMPROVEMENTS

Description of Improvements

All roadway improvements, stormwater management improvements, water & sewer utility improvements and landscape & hardscape improvements as more particularly described below and according to the plat known as MADEIRA AT ST. AUGUSTINE PHASE 3 (the "Development"), as recorded in Map Book 129, Pages 24 through 31, of the Public Records of ST. JOHNS County, Florida (the "Plat").

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All stormwater management systems, including but not limited to drainage access easements, lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components for the Development, all located on portions of the real property more particularly designated Tract 2 as shown on the Plat.

Water & Sewer Utility Improvements

All water mains, water services between mains and water meters, fire hydrants and all sewer mains, manholes, and sewer services between mains constructed in and for the Development located in the public right-of-way shown on the Plat.

Landscape & Hardscape Improvements

All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings and hardscape including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property designated Tracts 2 and 3 as shown on the Plat.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that **PONCE ASSOCIATES, LLC**, a Florida LLC, whose address is 1548 The Greens Way, Suite 6, Jacksonville Beach, FL 32250, party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to it paid by **MADEIRA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the said party of the second part, the following goods and chattels:

THOSE CERTAIN UTILITIES INSTALLED ON, OVER OR UNDERNEATH THE PROPERTY DESCRIBED IN EXHIBIT "A", AND AS DEFINED ON THE SCHEDULE OF VALUES IN EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD the same unto the said party of the second part forever.

And it does covenant to and with the said party of the second part that it is the lawful owner of the said goods and chattels, that it has good right to sell the same as aforesaid, and that it will warrant and defend the sale of said property, goods and chattels hereby made, unto the said party of the second part, against the lawful claims and demands of all persons whomsoever.

Party of the second part, by its acceptance of this Bill of Sale, hereby assumes all responsibility for the maintenance and repair of the above described personal property, except that party of the first part agrees to provide a one-year warranty against materials and workmanship defects.

Party of the second part further agrees to restore the property described above to the condition existing prior to any installation, construction or repair performed by the party of the second part on the personal property conveyed herein.

IN WITNESS WHEREOF, the authorized representatives of the party of the first part have hereunto set their hands and seals, this 18th day of April, 2025.

Witness: *John P. Moore*
Name (Print) John P. Moore

William R. Lanus
Name (Print) William R. Lanus

Ponce Associates, LLC
(PRINTED NAME OF LLC)
Douglas Maier
BY: Douglas Maier, Vice President
(Printed Name and Title)

STATE OF FLORIDA
COUNTY OF Duval

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, by means of physical presence or online notarization, Douglas Maier, who is personally known to me or who has produced _____ as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 18th day of April, 2025.

Susan B Bailey
Notary Public, State of Florida

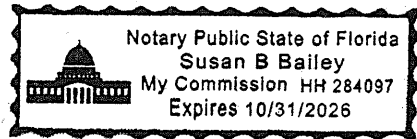


Exhibit A

Description of Utilities

All roadway improvements, stormwater management improvements, water & sewer utility improvements and landscape & hardscape improvements as more particularly described below and according to the plat known as MADEIRA AT ST. AUGUSTINE PHASE 3 (the “Development”), as recorded in Map Book 129, Pages 24 through 31, of the Public Records of ST. JOHNS County, Florida (the “Plat”).

Roadway Improvements

Roadway improvements including paving, curb, gutter, and sidewalks constructed in and for the Development located in the public right-of-way shown on the Plat.

Stormwater Management Improvements

All stormwater management systems, including but not limited to drainage access easements, lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components for the Development, all located on portions of the real property more particularly designated Tract 2 as shown on the Plat.

Water & Sewer Utility Improvements

All water mains, water services between mains and water meters, fire hydrants and all sewer mains, manholes, and sewer services between mains constructed in and for the Development located in the public right-of-way shown on the Plat.

Landscape & Hardscape Improvements

All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings and hardscape including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property designated Tracts 2 and 3 as shown on the Plat.

**ACKNOWLEDGMENT AND RELEASE
MADEIRA COMMUNITY DEVELOPMENT DISTRICT
MADEIRA AT ST. AUGUSTINE PHASE 3
ROADWAY, STORMWATER AND WATER & SEWER UTILITY IMPROVEMENTS**

This Acknowledgment and Release (this “**Release**”) is made the 31st day of July, 2025, by **JAX UTILITIES MANAGEMENT, INC.** (“**Contractor**”), a Florida Corporation, whose address is 5465 Verna Boulevard, Jacksonville, FL 32205, in favor of the **Madeira Community Development District** (the “**District**”), which is a local unit of special-purpose government situated in City of St. Augustine, St. Johns County, Florida, and having offices at 2806 N. Fifth Street, Suite 403, St. Augustine, FL 32084.

RECITALS

WHEREAS, pursuant to that certain Construction Agreement - Madeira Phase 3 (the “**Contract**”), dated February 29, 2024, by and between Contractor and Ponce Associates, LLC, a Florida limited liability company (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** (the “**Improvements**”); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

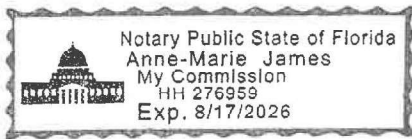
JAX UTILITIES MANAGEMENT, INC.

By: *[Signature]*
Its: Thomas R Johns, vice President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31st day of July, 2025, by Thomas R Johns as vice President of Jax Utilities Management, Inc., and with authority to execute the foregoing on behalf of the entity identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Anne-Marie James

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
MADEIRA COMMUNITY DEVELOPMENT DISTRICT
MADEIRA AT ST. AUGUSTINE PHASE 3 IMPROVEMENTS
Description of Improvements

All roadway improvements, stormwater management improvements and water & sewer utility improvements as more particularly described below and according to the plat known as MADEIRA AT ST. AUGUSTINE PHASE 3 (the “Development”), as recorded in Map Book 129, Pages 24 through 31, of the Public Records of ST. JOHNS County, Florida (the “Plat”).

Roadway Improvements

Roadway improvements including paving, curb, gutter, and sidewalks constructed in and for the Development located in the public right-of-way shown on the Plat.

Stormwater Management Improvements

All stormwater management systems, including but not limited to drainage access easements, lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components for the Development, all located on portions of the real property more particularly designated Tract 2 as shown on the Plat.

Water & Sewer Utility Improvements

All water mains, water services between mains and water meters, fire hydrants and all sewer mains, manholes, and sewer services between mains constructed in and for the Development located in the public right-of-way shown on the Plat.

**ACKNOWLEDGMENT AND RELEASE
MADEIRA COMMUNITY DEVELOPMENT DISTRICT
MADEIRA AT ST. AUGUSTINE PHASE 3
LANDSCAPE & HARDSCAPE IMPROVEMENTS**

This Acknowledgment and Release (this “**Release**”) is made the 11th day of August, 2025, by **YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC** (“**Contractor**”), a Florida LLC, whose address is 1965 State Road 207, St. Augustine, FL 32086, in favor of the **Madeira Community Development District** (the “**District**”), which is a local unit of special-purpose government situated in City of St. Augustine, St. Johns County, Florida, and having offices at 2806 N. Fifth Street, Suite 403, St. Augustine, FL 32084.

RECITALS

WHEREAS, pursuant to that certain Services & Goods Order Agreement (the “**Contract**”), dated April 11, 2025, by and between Contractor and Ponce Associates, LLC, a Florida limited liability company (“**Developer**”), Contractor has constructed for Developer certain landscape & hardscape improvements, as described in **Exhibit A** (the “**Improvements**”); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC

By: [Signature]
Its: BRANCH MANAGER

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of August, 2025, by Stephen Stershic as Branch Manager of Yellowstone Landscape-Southeast, LLC, and with authority to execute the foregoing on behalf of the entity identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: Vanessa Fernandez

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

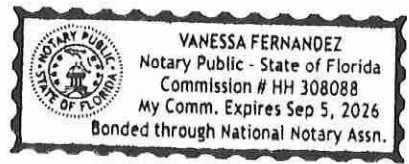


EXHIBIT A
MADEIRA COMMUNITY DEVELOPMENT DISTRICT
MADEIRA AT ST. AUGUSTINE PHASE 3 IMPROVEMENTS
Description of Improvements

All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and hardscape including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property more particularly described as Tracts 2 and 3 as shown on the plat known as Madeira at St. Augustine Phase 3, recorded in the Official Records of St. Johns County, Florida at Plat Book 129, Pages 24-31.

Tab 3

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

District Office - St. Augustine, Florida - (904)-436-6270
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
madeiracdd.org

Operation and Maintenance Expenditures June 2025 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,794.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of St. Augustine	300089	1622607	Account# 37545 - 21 Portada Dr. Water Services 05/25	\$ 1.87
City of St. Augustine	300088	1622609	Account# 37572 - 12 Pescado St. Water Services 05/25	\$ 193.73
COMCAST	20250616-1	8495 74 310	Internet Services 06/25	\$ 116.85
Doody Daddy, LLC	300090	1318970 06/25 2506-M	Pet Waste Station Service 06/25	\$ 585.00
Florida Power & Light Company	20250603-1	17027-26132	Electric Services 05/25	\$ 31.88
Florida Power & Light Company	20250630-1	69300-92066	Electric Services 05/25	\$ 27.15
Florida Power & Light Company	20250624-1	Monthly Summary	Electric Services 05/25	\$ 2,451.43
Gannett Florida LocalIQ	300087	05/25 ACH 0007145358	Account# 765191 Legal Advertising 05/25	\$ 80.88
Gary J. Brownell	300083	GB052025	Board of Supervisors Meeting 05/20/25	\$ 200.00
Hidden Eyes, LLC	300091	754958	Monthly Services 06/25	\$ 2,442.00
Laurean J. Collier	300084	LC052025	Board of Supervisors Meeting 05/20/25	\$ 200.00
Michael P. Guida	300085	MG052025	Board of Supervisors Meeting 05/20/25	\$ 200.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300082	INV0000099672	District Management Fees 06/25	\$ 5,014.00
The Gate Store, Inc.	300092	30842	Service Call 05/25	<u>\$ 250.00</u>
Report Total				<u>\$ 11,794.79</u>

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

District Office - St. Augustine, Florida - (904)-436-6270

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

madeiracdd.org

Operation and Maintenance Expenditures

July 2025

Presented For Board Approval

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

The total items being presented: **\$40,032.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of St. Augustine	300100	1640645	Account# 37545 - 21 Portada Dr. Water Services 06/25	\$ 1.87
City of St. Augustine	300099	1640647	Account# 37572 - 12 Pescado St. Water Services 06/25	\$ 113.03
COMCAST	20250714-1	8495 74 310 1318970 07/25	Internet Services 07/25	\$ 116.85
Doody Daddy, LLC	300102	2507-M	Pet Waste Station Service 07/25	\$ 585.00
Florida Power & Light Company	20250703-1	17027-26132 06/25 ACH	Electric Services 06/25	\$ 33.84
Florida Power & Light Company	20250729-1	69300-92066 06/25 ACH	Electric Services 06/25	\$ 27.15
Florida Power & Light Company	20250723-1	Monthly Summary 06/25 ACH 381	Electric Services 06/25	\$ 2,458.05
Gary J. Brownell	300104	GB072225	Board of Supervisors Meeting 07/22/25	\$ 200.00
Hidden Eyes, LLC	300103	756083	Monthly Services 07/25	\$ 2,450.00
Hidden Eyes, LLC	300093	756944	Monthly Services 06/25-07/25	\$ 32.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	300094	3584481	Legal Services 04/25	\$ 1,875.09
Laurean J. Collier	300105	LC072225	Board of Supervisors Meeting 07/22/25	\$ 200.00
LLS Tax Solutions, Inc.	300095	003784	Special Assessment Bond Series 2007A & 2007B PE 04/30/25	\$ 500.00
Michael P. Guida	300106	MG072225	Board of Supervisors Meeting 07/22/25	\$ 200.00
Rizzetta & Company, Inc.	300097	INV0000100486	District Management Fees 07/25	\$ 5,014.00
Rizzetta & Company, Inc.	300107	INV0000101152	Mass Mailing - Budget Notice 07/25	\$ 992.36
St. Johns County Airport Authority	300098	072225 BOS	BOS Meeting Room Fee 07/25	\$ 100.00
The Gate Store, Inc.	300096	30852	Service Call 05/25	\$ 350.00
The Gate Store, Inc.	300096	30896	Service Call 05/25	\$ 350.00
Yellowstone Landscape	20250716-1	934549 ACH	Front Entrance Revamp 06/25	\$ 8,089.20

Madeira Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	20250716-1	934550 ACH	Irrigation Repairs 06/25	\$ 677.50
Yellowstone Landscape	20250730-1	938670 ACH	Landscape Maintenance 07/25	\$ 7,833.33
Yellowstone Landscape	20250730-1	952391 ACH	Landscape Maintenance 06/25	<u>\$ 7,833.33</u>
Report Total				<u>\$ 40,032.60</u>

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

District Office - St. Augustine, Florida - (904)-436-6270

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

madeiracdd.org

Operation and Maintenance Expenditures

August 2025

Presented For Board Approval

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

The total items being presented: **\$43,195.90**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of St. Augustine	300117	1658745	Account# 37545 - 21 Portada Dr. Water Services 07/25	\$ 1.87
City of St. Augustine	300116	1658747	Account# 37572 - 12 Pescado St. Water Services 07/25	\$ 104.49
COMCAST	20250814-1	8495 74 310 1318970 08/25	Internet Services 08/25	\$ 116.85
Doody Daddy, LLC	300119	2508-2M	Pet Waste Station Service (Prorated) 08/25	\$ 75.00
Doody Daddy, LLC	300119	2508-M	Pet Waste Station Service 08/25	\$ 585.00
Florida Power & Light Company	20250805-1	17027-26132 07/25 ACH	Electric Services 07/25	\$ 33.95
Florida Power & Light Company	20250827-1	69300-92066 07/25 ACH	Electric Services 07/25	\$ 27.15
Florida Power & Light Company	20250827-1	Monthly Summary 07/25 ACH 381	Electric Services 07/25	\$ 3,091.80
Gannett Florida LocaliQ	300112	0007249136	Account# 765191 Legal Advertising 07/25	\$ 621.98
Gary J. Brownell	300123	GB082625	Board of Supervisors Meeting 08/26/25	\$ 200.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hidden Eyes, LLC	300120	757281	Monthly Services 08/25	\$ 2,466.00
Hidden Eyes, LLC	300120	758060	Monthly Services 07/25-08/25	\$ 16.00
John Pastore	300109	29210	Aquatic Vegetation and Algae Management 04/25-05/25	\$ 3,080.00
John Pastore	300121	29330	Aquatic Vegetation and Algae Management 07/25	\$ 1,540.00
Kept Companies, Inc.	300110	7073248	Pressure Washing 05/25	\$ 11,645.82
Kutak Rock, LLP	300122	3612334	Legal Services 05/25-06/25	\$ 2,114.00
Laurean J. Collier	300124	LC082625	Board of Supervisors Meeting 08/26/25	\$ 200.00
Matthews Design Group, Inc.	300118	193654	Engineering Services 07/25	\$ 2,178.66
Michael P. Guida	300125	MG082625	Board of Supervisors Meeting 08/26/25	\$ 200.00
Orville Lynne Dothage, II	300126	OD082625	Board of Supervisors Meeting 08/26/25	\$ 200.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300115	081525 Estoppel	Reimbursement - Estoppel that was combined in Homeowner's Check 08/25	\$ 100.00
Rizzetta & Company, Inc.	300108	INV0000101214	District Management Fees 08/25	\$ 5,014.00
St. Johns County Airport Authority	300113	082625 BOS	BOS Meeting Room Fee 08/25	\$ 100.00
The Gate Store, Inc.	300114	31262	Service Call 07/25	\$ 250.00
Waterout of Northeast Florida, Inc	300111	06-0524-942	Service Call 06/25	\$ 1,400.00
Yellowstone Landscape	20250829-1	958725 ACH	Landscape Maintenance 08/25	<u>\$ 7,833.33</u>
Report Total				<u>\$ 43,195.90</u>

Tab 4



YELLOWSTONE
LANDSCAPE

Property

Madeira CDD

August

Mowing Services

Mowing St Augustine	8-7s	8-14h	8-21s															
Mowing Bahia	8-7s	8-14h	8-21s															
Edging	y	y	y															
Blowing	y	y	y															
Weeding	n	p	n															

s= soft edge H=hard edge N= non selective P=pulling

Detail Services

Trimming	8-Aug																	
Weeding	8-Aug																	

Agronomic Services

Fertilization	22-Aug																	
Insecticide																		
Fungicide																		
Herbicide	22-Aug																	

T=Turf S=Shrub

Irrigation Service


Inspection Date	25-Aug																	

Comment weed pressure is still an issue.pulling and spraying is taking place every week.

Turf fertilization took place on July 1st and weed treatment for turf is scheduled 8/22

Trimming of Front Entrance Islands scheduled for 8/22

Tab 5

	Sunbelt Gated Access Systems of Florida	License ##ES12000933
	<u>North Florida/Billing Location</u> 9774 Florida Mining Blvd W, Suite 701 Jacksonville, FL 32257	<u>South FL Location</u> 2085 Calumet St Clearwater, FL 33765

Attn: Madeira CDD Phone: 9004-436-6270 Email: lgallagher@rizzetta.com Company: Madeira CDD Address: 2806 N 5th St suite 403, St. Augustine, FL 32084	REP: Ron Thomas Date: Aug 7, 2025 Estimate #: 10070369 Property: Madeira CDD Address: 38 Maralinda Dr, St. Augustine, FL 32095
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SCOPE OF WORK

Replace Existing DoorKing 6100 Swing Gate Operators with New All-O-Matic Swing Gate Operators and Necessary Accessories. LED Light Strips(5' Long Each) to be Installed Under Each Gate Leaf as Well as on the End of Each Gate Leaf. Existing Gates to be Replaced with New Gates. New Gates to be as Follows:

1 - Ornamental Aluminum Swing Vehicular Gates; Bi-Parting Gate Leafs; 72" Tall x 103.5" Long; Black Powder Coat Finish; Gate Design E-101, E-102 or E-105 to be Determined Upon Quotation Approval - Resident Entrance Lane

2 - Ornamental Aluminum Swing Vehicular Gates; Single Gate Leaf; 72" Tall x 126" Wide; Black Powder Coat Finish; Gate Design E-101, E-102 or E-105 to be Determined Upon Quotation Approval - Visitor Entrance Lane

3 - Ornamental Aluminum Swing Vehicular Gates; Bi-Parting Gate Leafs; 72" Tall x 107.5" Long; Black Powder Coat Finish; Gate Design E-101, E-102 or E-105 to be Determined Upon Quotation Approval - Exit Lane

Existing DoorKing 6100 Swing Gate Operators and Battery Back-Up Inverters to be Removed. Existing Buried Wire Loops and Access Controls to be Hooked-Up and Utilized. The System will be Fully Tested and Left in Operational Condition.

ITEMS

Swing Gate Operators and Accessories

Material Description	Qty
SWGO 24 VDC Brushless	5
Pad Mount Kit -SW325DC	5
Universal UL325 Retro Reflective Photo Eye Kit (includes Photo Eye, Reflector, Mounting Hardware, Reflector Hood) Operating Range: 5' - 60'	3
ALL-O-MATIC Plug in Loop Detector	7
Ditek Parallel AC Surge Protector; 120VAC Protection Includes Ground Rod, #6 Ground Wire and Clamp	5
LED LIGHT KIT FOR 5' DBL-SWING GATE	5
Miscellaneous Install Supplies; Includes Conduit Fittings, Low Voltage Electrical Junction Boxes, Connectors, Sleeve Anchors, Custom Mounting Brackets, Etc.	3

Labor **Qty**

Ornamental Aluminum Swing Gates

Material Description	Qty
Ornamental Aluminum Swing Vehicular Gates	2
Ornamental Aluminum Swing Vehicular Gates	1

Ornamental Aluminum Swing Vehicular Gates 2
Labor Qty

Labor and Mobilization

Material Description Qty

Labor Qty

Install Labor 42

Material Description Qty

Installation Mobilization Charge for Trip to Job Site in Baker, Clay, Nassau or St Johns County 2

Base Charge for Onsite Service Call - Baker, Clay, Nassau or St Johns County; Covers Travel, Truck and First 1/2 Hour Labor on Site 2

Lot Price - Delivered & Installed - \$52,214.00 1

Labor Qty

Total Proposal as Outlined Above..... \$52,214.00

Sincerely,

Ron Thomas
ronthomas@sunbeltsys.com
9043547060

Please note that by accepting this estimate you are agreeing to the terms listed below and that you have read and understand all of the provided information.

DISCLAIMERS

- Quotation/Proposal does not cover any unforeseen problems existing in completion of job that are not noted by customer or salesman prior to the order being placed.
- Quoted prices are based on the plans and specifications received as of the quotation/proposal date.
- Any changes or revisions to the plans or specifications that alter our scope of work may result in additional charges.
- This quotation requires all telephone lines/internet connections if required, any necessary permits and/or government fees, all 120VAC electrical circuits and low voltage electrical conduit requirements including all phone/data lines provided and installed by customer or customer's electrician.
- WARRANTY: Manufacturer Warranty on New Equipment/Parts and 90 days on workmanship from date of acceptance of installation by owner or beginning of constructive use of equipment, whichever shall come first.
- Sunbelt Gated Access Systems is a licensed contractor in the State of Florida (License #ES12000933) and this license covers the proposed work herein. Using an unlicensed contractor for this project is a crime subject to fines up to \$10,000 and could result in condemnation of the completed work. We encourage you to visit www.myfloridalicense.com to verify the license status of your chosen contractor before issuing any purchase orders or contracts for this work.

NOTE:

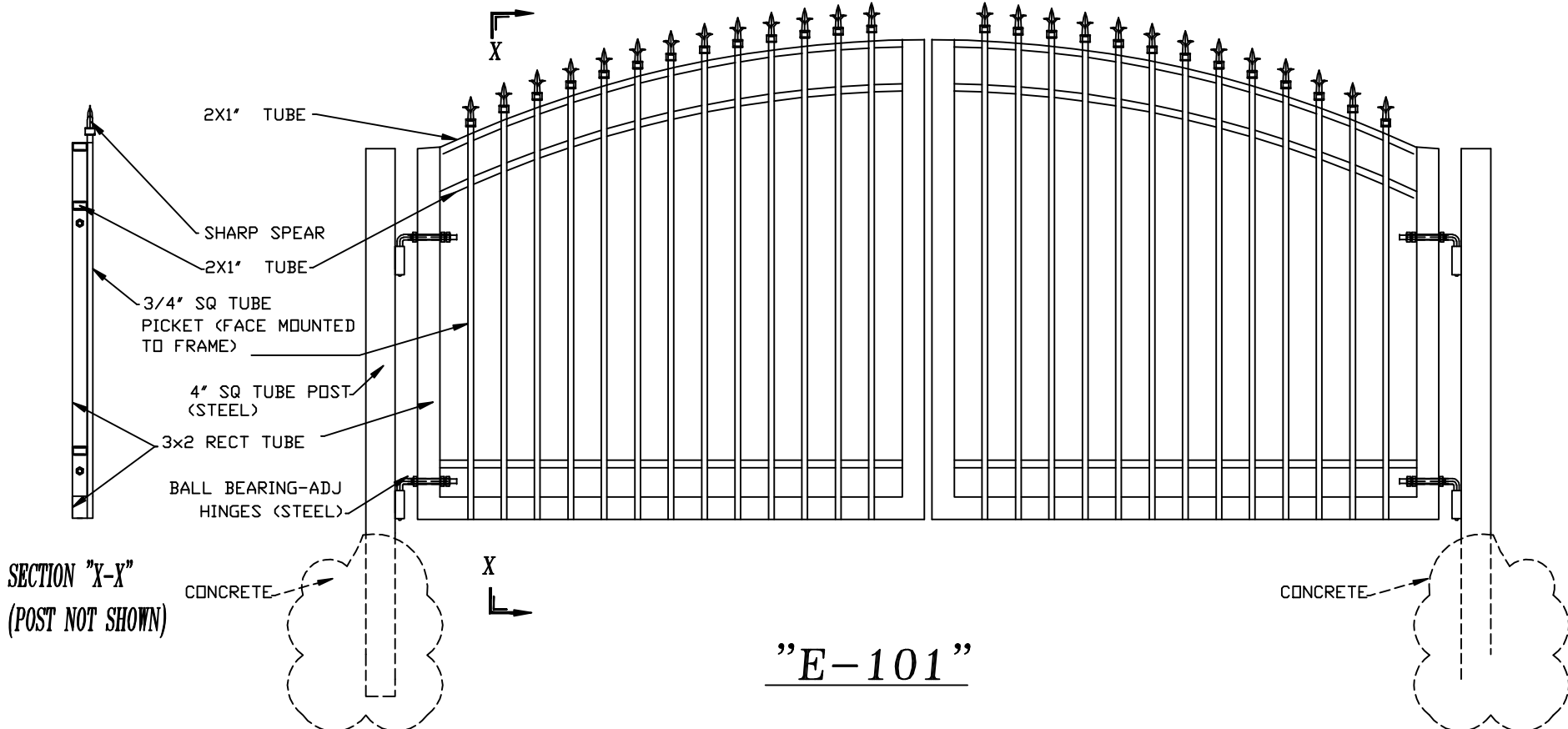
Warning: To reduce the risk of injury or death:

- Do not operate the gate unless area around gate is in full view.
- Do not allow children to play in the gate area.
- Periodically test the obstruction sensitivity to assure safe and proper operation.
- Always keep people and objects away from the gate.
- No person should cross the path of a moving gate. The entrance is for vehicles only. Pedestrians must use a separate entrance.
- Sunbelt Gated Access Systems of FL, LLC shall accept NO responsibility for gate closure on pedestrians and/or vehicles, nor be held responsible in the event that any Emergency vehicle is delayed or denied access due to a closed gate.

By ordering any of our services, you agree to be bound by these terms & conditions:

- All work to be completed in a workmanlike manner according to standard practices;
- Estimates and/or proposals for work are valid for thirty (30) days from date of estimate;
- Contract acceptance requires a signed estimate or written approval and may require a deposit, otherwise payment terms are COD or due upon completion;
- Any alteration or deviation from the said specifications involving extra costs will be done only upon a written change order and the costs will become an extra charge over and above the original estimate;
- The estimate does not include additional labor which may be required should unforeseen problems arise after the work has started and Sunbelt Gated Access Systems reserves the right to amend any information without prior notice.

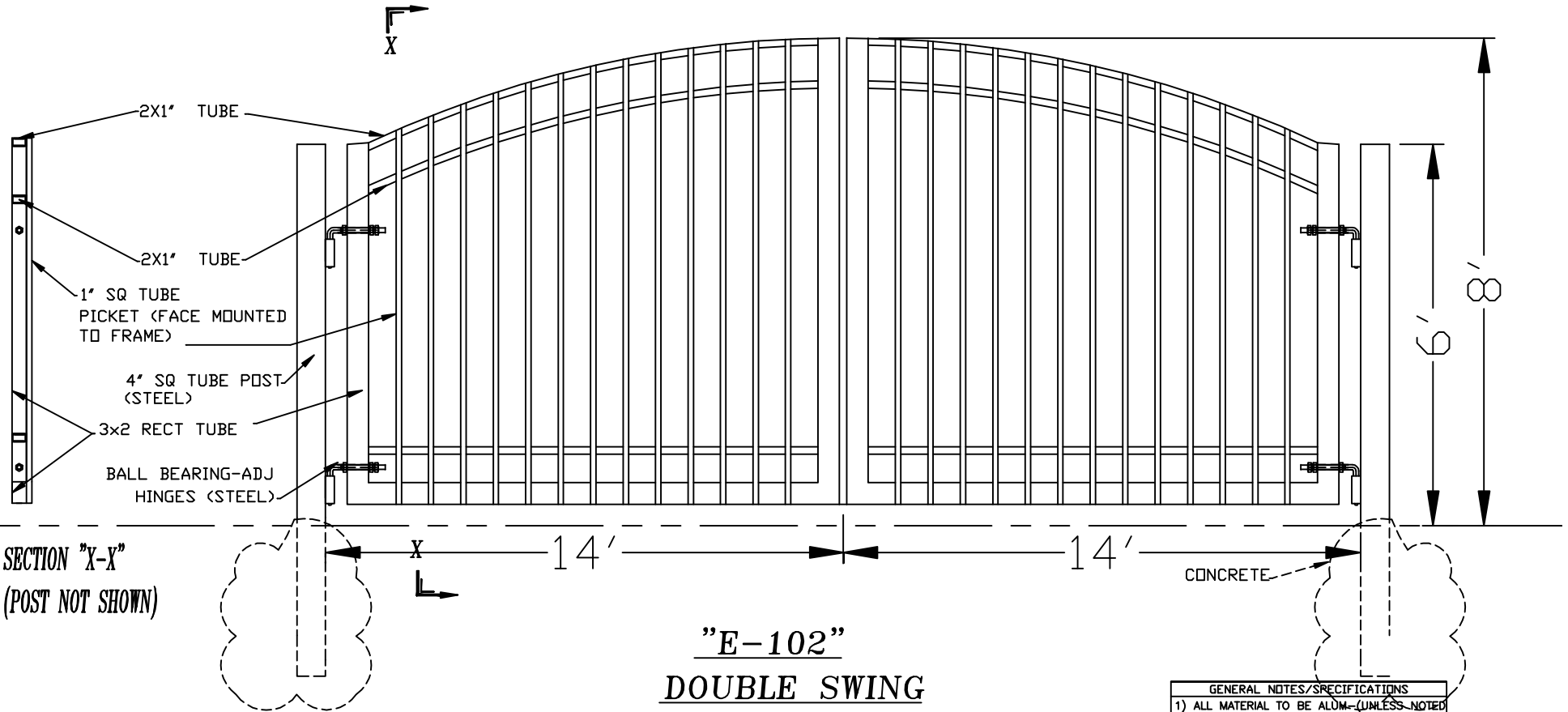
**Sunbelt Gated Access Systems is a licensed contractor in the State of Florida
(License #ES12000933) and this license covers the proposed work herein**



SECTION "X-X"
(POST NOT SHOWN)

"E-101"

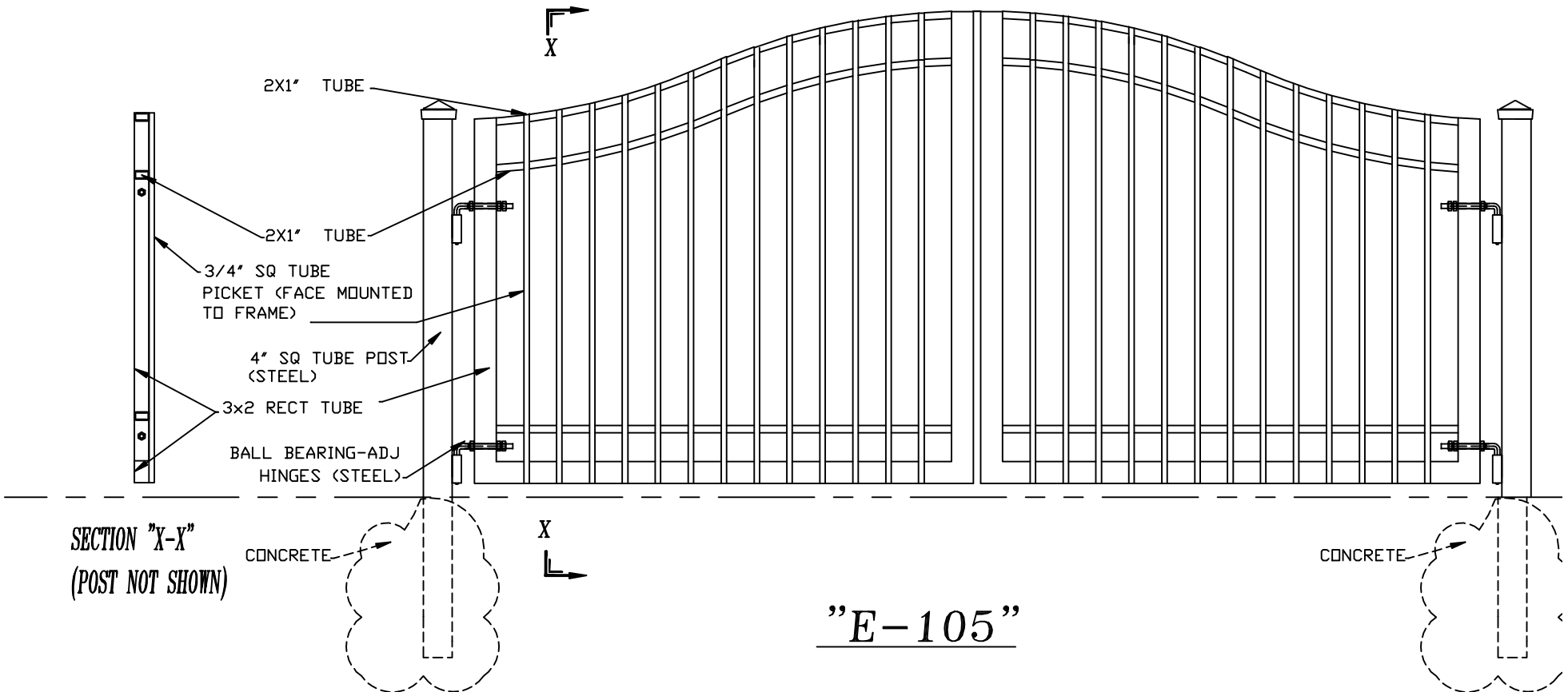
GENERAL NOTES/SPECIFICATIONS			
1) ALL MATERIAL TO BE ALUM-(UNLESS NOTED OTHERWISE)			
2) ALL EXPOSED WELDS FINISHED TO NOMMA #2			
3) EATMON WELDING TO FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION			
4) ALL ITEMS DELIVERED & INSTALLED			
5) ALL NEW ITEMS POWDER COATED			
EATMON WELDING INC 8975 W BEAVER ST JACKSONVILLE, FL. 32220 (904) 781-4382 Phone			
PROJECT NAME GATE # E-101			
PROJECT NO.			
CONTRACTOR			
DATE		REVISED	
DRAWN BY	A.R.B.	CK'D BY	
SUBMITTAL DRAWING	X	FABRICATION DRAWING	
SHEET NO. <i>E-E-101</i>			



SECTION "X-X"
(POST NOT SHOWN)

"E-102"
DOUBLE SWING
(NOT TO SCALE)

GENERAL NOTES/SPECIFICATIONS			
1) ALL MATERIAL TO BE ALUM-(UNLESS NOTED OTHERWISE)			
2) ALL EXPOSED WELDS FINISHED TO NOMMA #2			
3) EATMON WELDING TO FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION			
4) ALL ITEMS DELIVERED & INSTALLED			
5) ALL NEW ITEMS POWDER COATED			
EATMON WELDING INC			
JACKSONVILLE, FL. 32220 (904) 781-4382 Phone			
PROJECT NAME		GATE # E-102	
LAKE VIEW @ RIVERCITY			
PROJECT NO.			
CONTRACTOR			
DATE	6-12-2017	REVISED	
DRAWN BY	A.R.B.	CK'D BY	
SUBMITTAL DRAWING	X	FABRICATION DRAWING	
SHEET NO.		E-E-102 DS	



SECTION "X-X"
(POST NOT SHOWN)

"E-105"

GENERAL NOTES/SPECIFICATIONS			
1) ALL MATERIAL TO BE ALUM-(UNLESS NOTED OTHERWISE)			
2) ALL EXPOSED WELDS FINISHED TO NOMMA #2			
3) EATMON WELDING TO FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION			
4) ALL ITEMS DELIVERED & INSTALLED			
5) ALL NEW ITEMS POWDER COATED			
EATMON WELDING INC 8975 W BEAVER ST JACKSONVILLE, FL. 32220 (904) 781-4382 Phone			
PROJECT NAME		GATE # E-105	
PROJECT NO.			
CONTRACTOR			
DATE		REVISED	
DRAWN BY	A.R.B.	CK'D BY	
SUBMITTAL DRAWING	X	FABRICATION DRAWING	
SHEET NO.		<i>E-E-105</i>	



The Gate Store, Inc.
 1230 N US Highway 1, Unit 11
 Ormond Beach, FL 32174
 thegatestoreinc@gmail.com
 386-333-9375
 www.tgsgates.com
 LIC# ES12002412

Proposal

DATE	Proposal No.
8/7/2025	7023-B

NAME / ADDRESS
Madeira CDD c/o Rizzetta & Company, 3434 Colwell Ave Suite 200 Tampa. FL 33614

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from spec's below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

ITEM	DESCRIPTION	QTY	COST	Total
	PROPOSAL FOR BUDGETING PURPOSES TO REPLACE THE SWING GATES WITH DECORATIVE GATES, NEW OPERATORS, AND SAFETY FEATURES (NO BARRIER ARMS)			
Labor	To remove the existing gates, laser level the existing hinges, remove the existing gate operators, and prep for the new installation. Move the existing exit lighting to the new gate.	32	100.00	3,200.00
Manufacturing	Aluminum swing gates for the driveways. Double gates for the visitors and exit. Single leaf for the residents lane. Gates to be arched to approx 7' tall in the center. Heavy duty frames with 1" pickets, large spears, and ball caps. Powder coated	5	5,000.00	25,000.00
Manufacturing	Aluminum gate posts, 6x6 with 1/4" wall. (IF WE DO NOT USE THE EXISTING POSTS) (SOME CONSTRUCTION WORK MAY BE REQUIRED DUE TO SHORTENED SPACE - PRICE MAY CHANGE) REMOVED ON 4/16/25 CDD WILL PAINT THE EXISTING POSTS AND USE THE EXISTING HINGES	0	1,500.00	0.00
CSW24UL-MC	LM Commercial swing gate operator w/BBU (\$5,457.16)	5	4,800.00	24,000.00
LOOPDETLM	LiftMaster plug-in loop detector for CSW24v	7	246.52	1,725.64
Manufacturing	Aluminum clamp assemblies for the operator/gate arm attachment	5	210.00	1,050.00
misc	Stainless steel hardware, conduits, and installation supplies. New concrete pads (WHERE APPLIED), conduits to the new swings (AS REQUIRED), and safety photo cells.	1	3,120.00	3,120.00
UPS	Freight or shipping in	1	434.36	434.36
Manufacturer...	AS OF APRIL 14TH, 2025. Please be aware that a tariff surcharge may be added to any approved orders, based on supplier tariff surcharges. Ranging from 5% to 110%.		0.00	0.00

Subtotal
Sales Tax (6.5%)
Total

Acceptance of Proposal

Signature:



The Gate Store, Inc.
 1230 N US Highway 1, Unit 11
 Ormond Beach, FL 32174
 thegatestoreinc@gmail.com
 386-333-9375
 www.tgsgates.com
 LIC# ES12002412

Proposal

DATE	Proposal No.
8/7/2025	7023-B

NAME / ADDRESS
Madeira CDD c/o Rizzetta & Company, 3434 Colwell Ave Suite 200 Tampa. FL 33614

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from spec's below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

ITEM	DESCRIPTION	QTY	COST	Total
	<p>PRICE DOES NOT INCLUDE:</p> <ol style="list-style-type: none"> Any removal or alterations to the existing gate columns, existing gate posts, mobile welding, or replacement of the existing hinges. Any access control, key pads, cameras, emergency services devices, replacement road loops, or additional road loops. New concrete pads (for the swing ops), replacement wire, or repairs to any of the listed items. Electricians fee to run wiring for the new arm operators (electrician may be required, this service may be added expense) Conduit or wiring that may be required for the new swing gate operators that may be required after the proposal is approved and a closer inspection is completed. (Price may be adjusted for this) Additional lighting for the entrance gates (SEE SEPARATE QUOTE) <p>TERMS:</p> <ol style="list-style-type: none"> A 50% deposit is required to begin. The remaining balance is due upon completion. Price is good for 15 days from the date printed above. <p>IF TARIFFS TAKE EFFECT THERE COULD BE A ADDED SURCHARGE - PLEASE BUDGET HIGHER THAN THE PRICE PRINTED ON THIS PAGE AS PRICE IS SUBJECT TO CHANGE</p>			

Subtotal	\$58,530.00
Sales Tax (6.5%)	\$0.00
Total	\$58,530.00

Acceptance of Proposal

Signature:



The Gate Store, Inc.
 1230 N US Highway 1, Unit 11
 Ormond Beach, FL 32174
 thegatestoreinc@gmail.com
 386-333-9375
 www.tgsgates.com
 LIC# ES12002412

Proposal

DATE	Proposal No.
8/7/2025	7022-B

NAME / ADDRESS
Madeira CDD c/o Rizzetta & Company, 3434 Colwell Ave Suite 200 Tampa. FL 33614

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from spec's below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

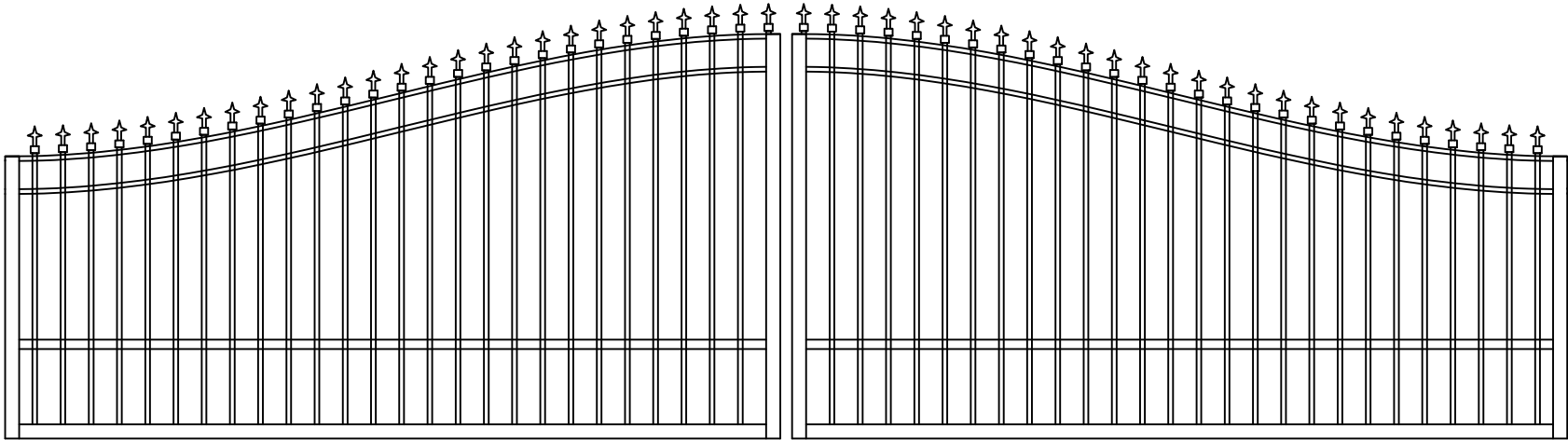
ITEM	DESCRIPTION	QTY	COST	Total
Labor	10' RED AND GREEN LED STRIPS FOR THE HINGE POST AND ALONG THE TOP OF THE THREE ENTRY GATES. MOVE AND REINSTALL THE EXISTING EXIT LIGHTS TO THE NEW GATES/POSTS. To install LED strips for three entry hinge posts and gates. Set parameters, testing and adjusting.	1	750.00	750.00
Equipment	Dual 10' LED track with controller kit for one leaf swing gate. SWINGGATEKIT10DBL	3	1,100.00	3,300.00
misc	Mounting hardware, connectors, low voltage cables, junctions, conduits, Misc. service supplies, etc.	1	200.00	200.00
Shipping		1	110.00	110.00
NOTES QUOTE DOES NOT INCLUDE 1. Repairs to current gates, fence or structures. 2. High voltage wiring. Must be done by a licensed electrician. TERMS AND CONDITIONS 1. Price is good 60 days from above date.				

Subtotal	\$4,360.00
Sales Tax (6.5%)	\$0.00
Total	\$4,360.00

Acceptance of Proposal

Signature:

DESIGN AS PROPOSED



ALL WELDED, T6 ALUMINUM, HEAVY DUTY GATE FRAME. ALL $\frac{1}{8}$ " WALL THICKNESS ON ALL TUBING. 3X3 FRAME, 1X2 TOP RAILS, 2X2 MID RAIL, AND 1" PICKETS. LARGE IMPERIAL SPEARS ALL WELDED. POWDER COATED DURABLE BLACK

CSW24UL SWING GATE OPERATOR

SECTION 32 31 00



KEY FEATURES

BATTERY BACKUP	Up to 24 days of standby power or 146 cycles when the power is down
REMOTE CONTROL ACCESS	Security+ 2.0® 3-channel receiver will handle up to 50 remote controls (unlimited remotes with 811LM/813LM)
INTERNET CONNECTIVITY	MyQ® technology monitors and controls the operator through the MyQ app
MONITORED SAFETY INPUTS	6 inputs (main and expansion board)
SOLAR-POWER CAPABILITIES	Yes. Reference detailed solar chart on product page at LiftMaster.com
DIAGNOSTIC DISPLAY	LED diagnostic display
WIRELESS DUAL-GATE COMMUNICATION	Eliminates expensive conduit costs and unsightly driveway scars
FIRE DEPARTMENT COMPLIANT	Allows gate to auto open upon loss of AC power or battery depletion
LIMIT SETTING	Electronic
DUAL GATE CONTROL	Bi-part delay or synchronized close
PROGRAMMABLE AUXILIARY RELAYS	Easily add additional features, such as warning lights/alarms
UNAUTHORIZED ACCESS PREVENTION	Can be programmed with anti-tailgate or quick close capabilities
HOMELINK® COMPATIBLE	Version 4 and higher

SPECIFICATIONS

OPERATOR SPEED	90-degree opening in 15 seconds
POWER	120V/230VAC single phase
ACCESSORY POWER	24VDC, 500mA output; switched and unswitched power
OPERATOR WEIGHT	206 lbs.
WARRANTY	5 years commercial, 7 years residential
TEMPERATURE SPECIFICATIONS	Without heater: -4°F (-20°C) to 140°F (60°C); with optional heater: -40°F (-40°C) to 140°F (60°C)
UL USAGE CLASSIFICATION	UL 325 & UL 991 listed – class I, II, III and IV

CONSTRUCTION

MOTOR	24VDC motor with soft start/stop
OPERATOR DUTY RATING	Continuous duty
CHASSIS/FRAME	Constructed with 1/4 in. gold zinc-plated steel for rust prevention
GEAR REDUCTION	900:1 worm gear reducer in synthetic oil bath
COVER	High-density, UV-resistant polycarbonate 2-piece cover for excellent heat and corrosion resistance
RECOMMENDED CAPACITIES	Rated for gates up to 18 ft. in length or weighing up to 1,600 lbs.

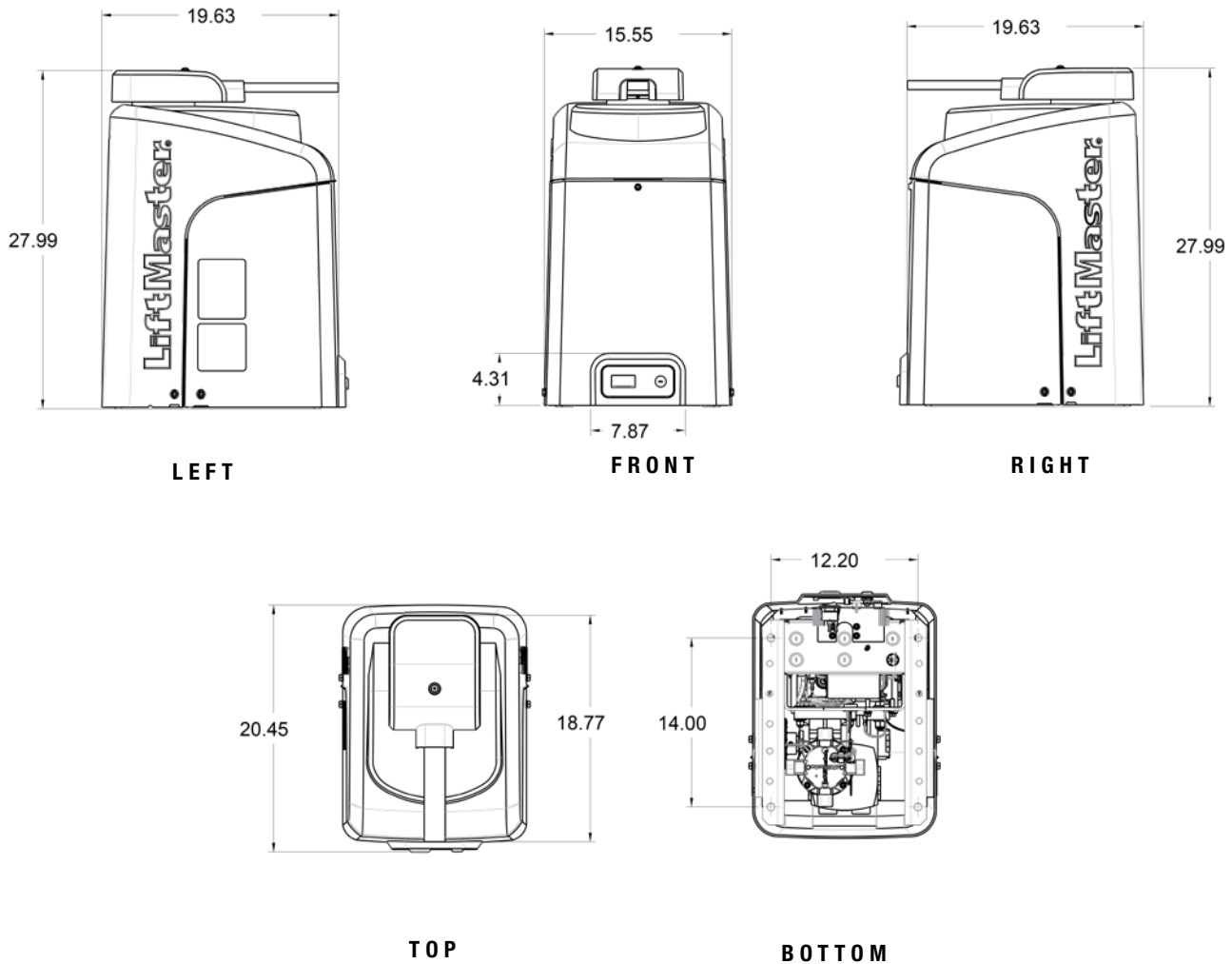
DATA SHEET
SWING GATE OPERATOR

LiftMaster

CSW24UL SWING GATE OPERATOR

SECTION 32 31 00

DIMENSIONS

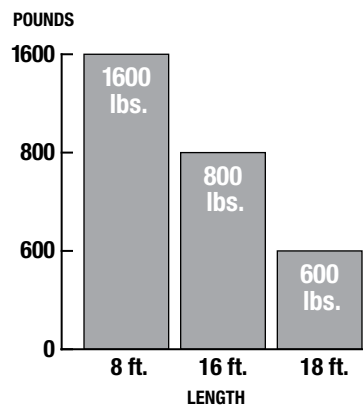


CAPACITY

BATTERY BACKUP OPERATION

BATTERY	CYCLES	STANDBY TIME
(2) 7Ah	146	24 Days
(2) 33Ah	876	105 Days

RECOMMENDED CAPACITY



Tab 6



JoyLights

830 A1A North A1A North | Suite 278 | Ponte Vedra Beach, Florida 32082
 904-474-1768 | joylights@webringthejoy.com |
<https://www.webringthejoy.com/>

RECIPIENT:

Madeira CDD, Ben Pfuhl, District Manager
 38 Maralinda Drive
 St. Augustine, Florida 32095

Quote #924	
Sent on	Jul 10, 2025
Total	\$4,622.86

Product/Service	Description	Qty.	Unit Price	Total
SEASONAL QUOTE	QUOTE ONLY - Holiday 2025	1	\$0.00	\$0.00*
Scope of work	Design and install holiday lighting to customer preference *Madeira tower uplit with 2 (one red, one green) par lights *60" wreath (pre-lit 5mm warm white lights) with red bow suspended from top of the tower *Lower level shelf wrapped in garland (pre-lit 5mm warm white lights) *Warm white lights on 2 palms at L and R of entrance *2 obelisks at L and R of tower adorned with 24" wreaths (pre-lit 5mm warm white lights) and red bows *Madeira monument in front of tower outlined in warm white C9 lights, 24" wreaths (pre-lit 5mm warm white lights) and red bows on both sides of the monument bookending the "Madeira" letters *5mm warm white lights on every other palm (total of 3) in the median behind the tower *Gate house 3 sides (front, entrance and exit sides) outlined in warm what C9 lights. *Gate house front window adorned with 36" wreath (pre-lit 5mm warm white lights) and red bow. Installation, takedown and storage	1	\$1,200.00	\$1,200.00
60" Mixed Noble wreath, warm white lights, and red nylon bow with gold trim - 24"	Tower, top 60" wreath - LED warm white lights	1	\$450.00	\$450.00
25 LED Wall Washer Round	Uplighting the tower One green, one red 25 LED Round Wall Washer - RGBWW	2	\$200.00	\$400.00
Mixed Noble Garland, 9' x 14" - Warm White LED lights	Tower, lower level round Mixed Noble Garland, 9' x 14" - Warm White LED lights	6	\$120.00	\$720.00



JoyLights

830 A1A North A1A North | Suite 278 | Ponte Vedra Beach, Florida 32082
 904-474-1768 | joylights@webringthejoy.com |
<https://www.webringthejoy.com/>

Product/Service	Description	Qty.	Unit Price	Total
5mm LED minis - warm white	2 palms at L and R of entrance, 20' height (9 strands/tree) 6" spacing, green cord, 25 ft. strand	18	\$26.00	\$468.00
5mm LED minis - warm white	Center median behind tower, 3 palms (every other tree), 20' height (9 strands/tree) 6" spacing, green cord, 25 ft. strand	27	\$26.00	\$702.00
C9 warm white	Entrance monument (lights on both sides) Faceted LED warm white bulb, clip, 15" cord	46	\$4.25	\$195.50
24" Mixed Noble wreath package - warm white lights	Entrance monument, 2 per side 24" mixed pine wreath includes 50 warm white lights and 10" red velvet bow with tails	4	\$85.00	\$340.00
24" Mixed Noble wreath package - warm white lights	Obelisks (L and R) at entrance Includes 50 warm white lights and 10" red velvet bow with tails	2	\$85.00	\$170.00
C9 warm white	Gate house, 3 sides (front, entrance and exit sides) Faceted LED warm white bulb, clip, 15" cord	84	\$4.25	\$357.00
36" Mixed Noble wreath, warm white lights, and 18" red nylon bow	Gate house, front window 36" wreath with LED warm white lights	1	\$145.75	\$145.75
Single Outlet Extension Green Cord - 25'	Single Outlet Extension Green Cord - 25'	3	\$20.00	\$60.00
Outdoor Photocell Timer	Outdoor Photocell Timer - 15 amp - 2 outlets	3	\$15.00	\$45.00

* Non-taxable

A deposit of \$2,311.43 will be required to begin.

Subtotal	\$5,253.25
Discount (12.0%)	- \$630.39
Total	\$4,622.86



JoyLights

830 A1A North A1A North | Suite 278 | Ponte Vedra Beach, Florida 32082
904-474-1768 | joylights@webringthejoy.com |
<https://www.webringthejoy.com/>

This quote is valid for the next 30 days, after which values may be subject to change. All SEASONAL lights and supplies are the property of JoyLights. PERMANENT GEMSTONE lights are property of the customer after installation. 50% deposit is due at time of scheduling. Remaining 50% will be due at time of install. The full amount for materials (lighting and accessories) installation and removal must be paid in full upon completion of the installation. JoyLights is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, damage resulting from landscaping, or acts of god and will make efforts to replace any damaged product for an additional charge. No warranty or complimentary repair service is expressed or implied, unless noted in writing in this agreement. JoyLights will replace any malfunctioning product but does not guarantee that each individual bulb will light for the entire installation period. By signing this contract, the customer acknowledges that JoyLights fills their schedule well in advance, and all cancellations will be charged 50% of the labor charge. All bids are made under the assumption that adequate power supplies and receptacles are available. Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lights. This contract is governed by Florida law, and is the entire contract between the parties. If a dispute arises out of this contract, the parties shall agree to resolve this dispute through arbitration in Saint Johns County before a single arbitrator. Any judgement upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing party in arbitration shall be entitled to its reasonable attorney's fees and costs. By signing below, I agree to the terms of this contract, and accept this proposal on those terms. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances. Gemstone lights carry a 5-year parts warranty and a 2-year labor (service) warranty.

Tab 7



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 17, 2025

Ms. Shandra Torres
Madeira Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

\$45,000,000
Madeira Community Development District
Special Assessment Revenue Bonds,
Series 2007A and Series 2007B (“Bonds”)

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the final period ended March 28, 2025 (“Computation Period”). This report indicates that there is no cumulative rebate requirement liability as of March 28, 2025.

Also, as a portion of the Bonds were refunded, and the remaining balance was cancelled on March 28, 2025, no further arbitrage calculations will be necessary.

If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott
Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Madeira Community Development District

*\$45,000,000 Madeira Community Development District
Special Assessment Revenue Bonds, Series 2007A and
Series 2007B*

For the period ended March 28, 2025



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 17, 2025

Madeira Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: \$45,000,000 Madeira Community Development District Special Assessment Revenue Bonds, Series 2007A and Series 2007B (“Bonds”)

Madeira Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended March 28, 2025 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(12,420,984.86) at March 28, 2025. As such, no amount must be on deposit in the Rebate Fund. Also, as a portion of the Bonds were refunded, and the remaining balance was cancelled on March 28, 2025, no further arbitrage calculations will be necessary.

As specified in the Federal Tax Certificate, the calculations have been performed based upon a Bond Yield of 5.4011%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is May 16, 2007.
2. The end of the first Bond Year for the Bonds is April 30, 2008.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. In order to prepare the Arbitrage Calculation, we have relied on a prior arbitrage report by Deloitte Tax LLP with respect to the Rebate Requirement Liability as of April 30, 2011.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

SOURCE INFORMATION

Bonds

Source

Closing Date

Federal Tax Certificate

Bond Yield

Federal Tax Certificate

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$45,000,000 MADEIRA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2007A AND SERIES 2007B

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

5 / 16 / 2007 ISSUE DATE
5 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
3 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.4011%	ALLOWABLE EARNINGS
5 / 1 / 2022	BEGINNING BALANCE		0.00	53,924.43	62,965.19	9,040.76
5 / 2 / 2022	ACQUISITION & CONSTRUCTION FUND		0.44	0.00	0.00	0.00
6 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		0.46	0.00	0.00	0.00
7 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		11.08	0.00	0.00	0.00
8 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		27.94	0.00	0.00	0.00
9 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		47.21	0.00	0.00	0.00
10 / 3 / 2022	ACQUISITION & CONSTRUCTION FUND		76.80	0.00	0.00	0.00
11 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		88.92	0.00	0.00	0.00
12 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		114.43	0.00	0.00	0.00
1 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		147.54	0.00	0.00	0.00
2 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		163.05	0.00	0.00	0.00
3 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		162.92	0.00	0.00	0.00
4 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		194.41	0.00	0.00	0.00
5 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		191.28	0.00	0.00	0.00
6 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		209.38	0.00	0.00	0.00
7 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		213.40	0.00	0.00	0.00
8 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		223.52	0.00	0.00	0.00
9 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		224.63	0.00	0.00	0.00
10 / 2 / 2023	ACQUISITION & CONSTRUCTION FUND		228.38	0.00	0.00	0.00
11 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		237.85	0.00	0.00	0.00
12 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		231.18	0.00	0.00	0.00
1 / 2 / 2024	ACQUISITION & CONSTRUCTION FUND		240.38	0.00	0.00	0.00
2 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		240.67	0.00	0.00	0.00
3 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		225.71	0.00	0.00	0.00
4 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		241.25	0.00	0.00	0.00
5 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		234.45	0.00	0.00	0.00
6 / 3 / 2024	ACQUISITION & CONSTRUCTION FUND		242.27	0.00	0.00	0.00
6 / 11 / 2024	ACQUISITION & CONSTRUCTION FUND		0.00	(58,143.98)	(60,667.61)	(2,523.63)
7 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		78.41	0.00	0.00	0.00
8 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		0.33	0.00	0.00	0.00
9 / 3 / 2024	ACQUISITION & CONSTRUCTION FUND		0.33	0.00	0.00	0.00
9 / 11 / 2024	ACQUISITION & CONSTRUCTION FUND		0.11	0.00	0.00	0.00
9 / 11 / 2024	ACQUISITION & CONSTRUCTION FUND		0.00	(79.18)	(81.52)	(2.34)
		0.00	4,298.73	(4,298.73)	2,216.06	6,514.79
6 / 11 / 2024	INITIAL DEPOSIT		0.00	58,143.98	60,667.61	2,523.63
7 / 1 / 2024	RESERVE FUND A		156.96	0.00	0.00	0.00

\$45,000,000 MADEIRA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2007A AND SERIES 2007B

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

5 / 16 / 2007 ISSUE DATE
5 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
3 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.4011%	ALLOWABLE EARNINGS
8 / 1 / 2024	RESERVE FUND A		244.43	0.00	0.00	0.00
9 / 3 / 2024	RESERVE FUND A		245.95	0.00	0.00	0.00
10 / 1 / 2024	RESERVE FUND A		238.95	0.00	0.00	0.00
11 / 1 / 2024	RESERVE FUND A		242.49	0.00	0.00	0.00
12 / 2 / 2024	RESERVE FUND A		219.60	0.00	0.00	0.00
1 / 2 / 2025	RESERVE FUND A		218.47	0.00	0.00	0.00
2 / 3 / 2025	RESERVE FUND A		213.18	0.00	0.00	0.00
3 / 3 / 2025	RESERVE FUND A		185.34	0.00	0.00	0.00
3 / 28 / 2025	RESERVE FUND A		0.00	(48,675.00)	(48,675.00)	0.00
3 / 28 / 2025	RESERVE FUND A		0.00	(11,434.35)	(11,434.35)	0.00
		<u>0.00</u>	<u>1,965.37</u>	<u>(1,965.37)</u>	<u>558.26</u>	<u>2,523.63</u>
		<u>0.00</u>	<u>6,264.10</u>	<u>(6,264.10)</u>	<u>2,774.32</u>	<u>9,038.42</u>
	ACTUAL EARNINGS		6,264.10			
	ALLOWABLE EARNINGS		<u>9,038.42</u>			
	REBATE REQUIREMENT		(2,774.32)			
	FUTURE VALUE OF 4/30/2022 CUMULATIVE REBATE REQUIREMENT		(12,411,747.40)			
	FUTURE VALUE OF 4/30/2023 COMPUTATION DATE CREDIT		(2,170.15)			
	FUTURE VALUE OF 4/30/2024 COMPUTATION DATE CREDIT		(2,172.99)			
	COMPUTATION DATE CREDIT		<u>(2,120.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(12,420,984.86)</u>			

Tab 8



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 15, 2025

Madeira Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Madeira Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$4,875,000 Madeira Community Development District Capital Improvement Refunding Revenue Bonds (Assessment Area 1), Series 2025

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning March 28, 2025, through the period ending September 30, 2027, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Madeira Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 15, 2025

Madeira Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Madeira Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$9,625,000 Madeira Community Development District Capital Improvement Revenue Bonds (Assessment Area 2), Series 2025

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning March 28, 2025, through the period ending September 30, 2027, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Madeira Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Tab 9



100 Aquatic Drive
St. Augustine, FL 32084
Office: 904-880-1817
Web: soxmaster.com
Email: erosion@bluewaterjax.com

SOX Erosion Control & Shoreline Stabilization

87 Pintoresco Dr

Prepared for

Madeira of St. Augustine CDD
St. Augustine FL 32084

August 26, 2025



EROSION CONTROL / SHORELINE STABILIZATION

This agreement dated _____, is made between BLUE WATER ENVIRONMENTAL of FLORIDA, INC and CUSTOMER: MADEIRA OF ST. AUGUSTINE CDD.

Project scenerio:

The pond bank fronting 87 Pintosco Drive has suffer erosive effects causing loss of embankment that is encroaching upon the homeowners fence line. On May 17, 2025 a Bluewater service vehicle was implemented to treat the shoreline throughout Pond #3. When the vehicle entered the immediate embankment fronting 87 Pintosco Dr., the bank collapsed due to unforeseen undermining. When a closer examination was performed to identify why the bank did not support the vehicle, it was determined there was a minimum of 2’ void under the embankment. Historic aerial photos retrieved from Google Earth shows the reduction of immediate embankment between November 2015 to present. Factors that could have contributed to the erosion issue are the following; Tilapia fish bedding or over-spray of herbicides scheduled to control invasive grasses and weeds. No one element can be identified as a 100% contributed to the bank erosion

It is recommended to halt the erosion at this particular portion of the embankment to preserve the remaining embankment and restore the loss to widen and stabilize. This can be considered a Saftey issue for service personnel and homeowners alike as there is a false pond bank that is suspended over water. In addition, should this erosion continue to move toward the upper embankment it may undermine the fence supports. A 2.5’ restoration is recommended to prevent any further property damage.

Shoreline Stabilization and Erosion Control Specifications

87 Pintosco Dr Lake Bank:

1. Repair approximately 70 linear feet of lake bank at \$92.00 / per linear foot. (See aerial map)
2. Prep area removing tree stumps and root systems.
3. Fill Dredge SOX with organic materials hydraulically dredges from the lake..
4. Materials will consist of the following: 6’ wide Dredge SOX mesh, Basalt* anchor stakes, diamond braided anchor rope, and biodegradable bamboo sod stakes.
5. Estimated Sod installation is 6.5 pallets of St. Augustine grass..
6. It will be the responsibility of the Customer to irrigate the new sod/planted area once installed.
7. It is the responsibility of Landscaper Service Providers to protect the sod from physical and chemical damage. It will be their responsibility to replace any damaged sod immediately. Exposed Dredge SOX from physical or chemical sod damage will not be covered under the warranty.
- 8.

NOTE Bluewater Proprietary Basalt Anchor Stakes have a tense strength of 52,000 pounds per square inch, replacing the original wooden stakes recommended by the manufacturer, creating a 100% non-biodegradable system.*



Customer Responsibilities:

CUSTOMER is responsible for the permits that may be required by the CDD prior to commencement of work. Blue Water Environmental will procure the LETTER OF DETERMINATION with the SJRWMD permitting department to procure the project at no additional cost.

Sprinkler heads will be marked by **MADEIRA OF ST. AUGUSTINE CDD** otherwise **BLUE WATER ENVIRONMENTAL** will not be responsible for damage to them during the course of work. **BLUE WATER ENVIRONMENTAL** will repair any flagged sprinkler heads damaged during erosion work in a timely manner.

A staging area for materials and equipment will be required. **BLUE WATER ENVIRONMENTAL** will access the lake at designated areas and re-sod any damaged grass in the ingress.
(NOTE: CUSTOMER is responsible for maintenance of sod once installed)

BLUE WATER ENVIRONMENTAL is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-built or not located by Florida Locating Services 811 (where digging is necessary)

Erosion Control and Stabilization Proposal Acceptance

The specifications, pricing and conditions outlined within this proposal are hereby agreed upon and accepted. Additional terms and conditions must be in agreement by both BWE and Customer and addendum(s) included within the original proposal.

Total SOX Investment:

87 Pintoresco Dr Lake Bank: 70 linear feet - \$6,440.00

Investment includes material, equipment, and labor to complete the project.

Time to completion depends upon environmental conditions and dredge sediment consistency.

SCHEDULE OF PAYMENT :

40% Mobilization Deposit and Commencement (\$2,576.00)

40% Upon Installation of DredgeSox (\$2,576.00)

20% Upon Sod Installation and Final Inspection. (\$1,288.00)

CUSTOMER:

Madeira of St. Augustine CDD
St. Augustine, FL 32084

Signature: _____

Printed Name: _____

Date: _____

John Pastore / President-Owner
Blue Water Environmental of Florida, Inc.
100 Aquatic Drive
St. Augustine, FL 32084
Office: 904-880-1817
Fax: 904-880-1339

Signature: _____

Printed Name: _____

Date: _____

The Manufacturer’s warranty/guarantee for SOX material is for Five (5) years provided the material is properly covered by living sod at all times. The labor warranty for any manual adjustments needed is for a one (1) year period. Our guarantee does not include the loss of material due to ‘acts of God’ such as floods, fire, hurricanes, or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of our organization. As the Stormwater maintenance vendor, Blue Water will extend our performance warranty for ten years after the installation date.



CERTIFIED
SERVICE PROVIDER

CONDITIONS

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless BLUE WATER ENVIRONMENTAL for the consequences of such services.
2. BLUE WATER ENVIRONMENTAL shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.
3. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances.
4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
5. This proposal shall be valid for 30 days.
6. If BLUE WATER ENVIRONMENTAL is required to enroll in any third-party compliance programs, invoicing or payment plans that asses fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to BLUE WATER ENVIRONMENTAL.
7. BLUE WATER ENVIRONMENTAL will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both BLUE WATER ENVIRONMENTAL and the CUSTOMER.
9. Customer shall permit BWE without additional consideration to Customer, to take photographs or video at the project site of both completed work and work in progress.



CONDITIONS CONTINUED

10. Severability. If any part of this Agreement is determined to be invalid or illegal by any court or agency of competent jurisdiction, than that part shall be limited or curtailed to the extent necessary to make such provision valid, and all other remaining terms of this Agreement shall remain in full force and effect.
11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument;
12. No Third-Party Beneficiary. The terms and provisions of this Agreement are intended solely for the benefit of each party hereto and their respective successors or permitted assigns, and it is not the intention of the parties to confer third-party beneficiary rights upon any other person or entity,
13. Waiver. The waiver of any breach of any provisions of this Agreement will not operate or be construed as a waiver of any subsequent breach of the same or other provision of this Agreement.
14. No Rights of Set-Off. In no event shall Customer be entitled to offset against any payment due or to become due to BWE under this Agreement;
15. Attorney's Fees. In the event any party shall be forced to enforce this Agreement, whether or not through litigation, the prevailing party shall be entitled to receive reasonable attorney's fees and all costs incurred in connection with such enforcement, including fees and costs of appeal.

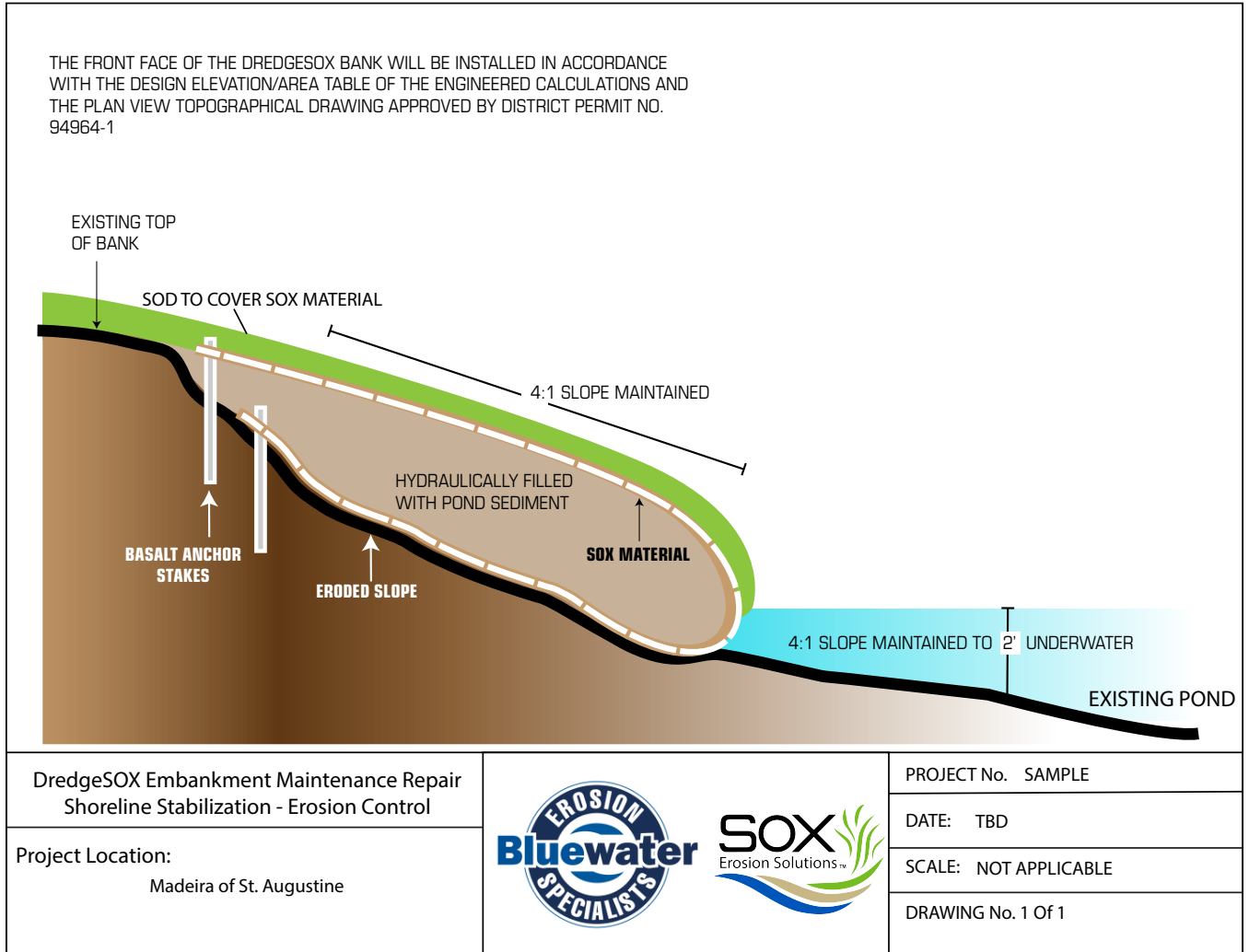


Figure No. 1: Sideview illustration and engineering of the DredgeSox installation.

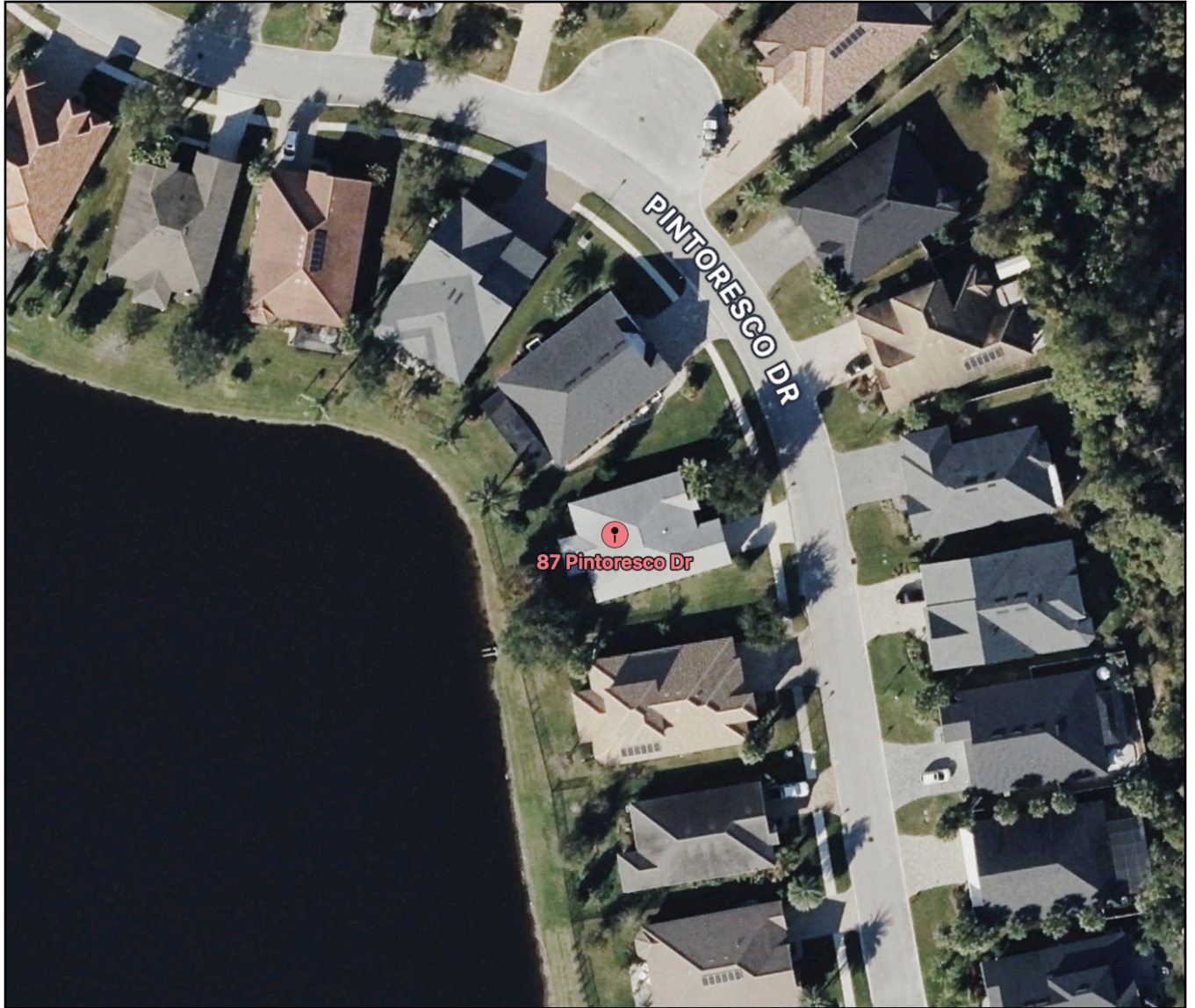


Figure No. 2: 87 Pintoresco location aerial, St. Johns Property Appraiser.



Figure No. 3 - Pond Bank - 87 Pintoresco November 2015 - bank extends to end of invert.



Figure No. 4 - Pond Bank - 87 Pintoresco October 2024- bank has eroded approx. 2' exposing invert.



Figure No. 5.- Current pond bank width between fence line and waters edge, 87 Pintoresco Dr..



Figure No. 6.- Current pond bank width between fence line and waters edge 73 Pinteroesco Dr.



Figure No. 7.- Current pond bank condition between fence line and waters edge 87 Pintoresco Dr. Showing loss of embankment exceeding 2.5' North of the street invert.



Figure No. 8.- Aerial Map depicting the waterways of erosion concerns.

Tab 10

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MADEIRA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Madeira 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 St. Johns County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with St. Johns County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 30th DAY OF SEPTEMBER, 2025.

ATTEST:

**MADEIRA COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN / VICE CHAIRMAN

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
MADEIRA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

October 28, 2025

December 23, 2025

February 24, 2026

March 24, 2026 *

April 28, 2026

June 23, 2026

August 25, 2026

All meetings will convene at **10:00 a.m.**
at the St. Augustine - St. Johns County Airport Authority
4730 Casa Cola Way
St. Augustine FL 32095

*The March meeting is designated as the FY 26/27 Budget Workshop.

Tab 11



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Madeira Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Madeira Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125658

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$732,215
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$29,550

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$8,075

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Madeira Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125658

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$8,075
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,922
Public Officials and Employment Practices Liability	\$3,566
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$16,063

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance (“FIA”) for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA’s duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys’ fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Madeira Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Madeira Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

Table with 3 columns: Coverage Type, Amount, and Description. Includes Building and Content TIV (\$732,215), Inland Marine (\$29,550), and Auto Physical Damage (Not Included).

Signature: _____ Date: _____

Name: _____

Title: _____



Madeira Community Development District

Policy No.: 100125658
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value			
	Address				Const Type	Term Date		Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch								
1	Entry Features/ Monument/Tower		2005	10/01/2025	\$330,450		\$330,450			
	15 Maralinda Drive Saint Augustine FL 32095		Joisted masonry	10/01/2026						
	Pyramid hip			Clay / concrete tiles						
2	Gate House		2005	10/01/2025	\$57,855		\$59,861			
	15 Maralinda Drive Saint Augustine FL 32095		Joisted masonry	10/01/2026	\$2,006					
	Cross gable			Clay / concrete tiles						
3	Irrigation System		2005	10/01/2025	\$47,509		\$47,509			
	15 Maralinda Drive Saint Augustine FL 32095		Joisted masonry	10/01/2026						
4	Wall / Arbors/ Gates		2005	10/01/2025	\$36,951		\$36,951			
	15 Maralinda Drive Saint Augustine FL 32095		Joisted masonry	10/01/2026						
5	Light Poles & Signage		2005	10/01/2025	\$31,673		\$31,673			
	15 Maralinda Drive Saint Augustine FL 32095		Joisted masonry	10/01/2026						
6	RFID Reader and Envera Virtual Gate Guard System		2017	10/01/2025	\$20,771		\$20,771			
	15 Maralinda Drive Saint Augustine FL 32095		Electrical equipment	10/01/2026						
7	Monument Walls (2) (\$35,000 per wall)		2023	10/01/2025	\$71,750		\$71,750			
	Pasarela Drive & Pantano Drive Saint Augustine FL 32095		Joisted masonry	10/01/2026						

Sign: _____

Print Name: _____

Date: _____



Madeira Community Development District

Policy No.: 100125658
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Year Built	Eff. Date	Building Value		Total Insured Value
		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
8	Monument Walls (2) (\$65,000 per wall)	2023	10/01/2025	\$133,250		\$133,250
	Maralinda Drive & Pasarela Drive Saint Augustine FL 32095	Joisted masonry	10/01/2026			
		Total:	Building Value \$730,209	Contents Value \$2,006	Insured Value \$732,215	

Sign: _____

Print Name: _____

Date: _____



Madeira Community Development District

Policy No.: 100125658
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1	At Tesoro Park 30 - 50 Watt Bullet Tree Lights		Mobile equipment	10/01/2025	\$15,000	\$1,000
	10 – Sidewalk Lights 6 – tree lights on custom aluminum stands mounted in concrete base			10/01/2026		
2	At Maralinda Roadway & Front Entry 1-1200 Watt 12V Transformer		Mobile equipment	10/01/2025	\$14,550	\$1,000
	1 – 600 Watt 12 V Transformer 20- 60 degree 3000LK 300 Lumen spread flood lights 10- 50 watt bullet tree lights			10/01/2026		

Total \$29,550

Sign: _____

Print Name: _____

Date: _____