



Rizzetta & Company

Madeira Community Development District

**Board of Supervisors' Meeting
December 2, 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	Chairman
	Michael Guida	Vice Chairman
	Gary Brownell	Assistant Secretary
	Orville Dothage, III	Assistant Secretary
	Laurie Collier	Assistant Secretary
District Manager	Lesley Galagher	Rizzetta & Company, Inc.
	Ben Pfuhl	Rizzetta & Company, Inc
District Counsel	Wes Haber	Kutak Rock, LLP
District Engineer	Alex Acree	Matthews - DCCM
	Mike Silverstein	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
FINAL AGENDA**

November 25, 2025

Dear Board Members:

FINAL AGENDA

The **special** meeting of the Board of Supervisors of Madeira Community Development District will be held on **December 2, 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 October 28, 2025 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for October 2025 Tab 2
- 4. STAFF REPORTS - PART A**
 - A. District Engineer Tab 3
 - 1) Presentation of Tesoro Park Report
 - 2) Presentation of Sidewalk Ramp Report – *Under separate cover*
 - B. Landscape Manager – Yellowstone Report Tab 4
 - 1) Consideration of Palm Trimming Proposal
 - 2) Consideration of Irrigation Upgrade Proposal
- 5. BUSINESS ITEMS**
 - A. Consideration of Gate Store Rate Adjustment for 2026 Tab 5
 - B. Consideration of Lighting Proposal(s) Tab 6
 - C. Consideration of Gate Post and Sign Painting Proposal(s) Tab 7
 - D. Update on Traffic Calming
 - E. Ratification of FPL Lighting Agreement – Phase 2C, Units I & II Tab 8
- 6. STAFF REPORTS – PART B**
 - A. District Counsel
 - B. District Manager
- 7. SUPERVISOR REQUESTS & AUDIENCE COMMENTS**
- 8. 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,

Lesley Gallagher

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 **regular** meeting of the Board of Supervisors of Madeira Community Development District was held on **October 28, 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:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Kutak Rock, LLP (<i>Speaker Phone</i>)
Mike Silverstein	District Engineer, Matthews Design
Brandon Nelson	Account Manager, Yellowstone Landscape

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

Audience present; no comments currently.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF MINUTES OF THE
BOARD OF SUPERVISORS' SPECIAL
MEETING HELD ON SEPTEMBER 30, 2025**

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, the Board approved the Minutes of the Board of Supervisors' Special Meeting held September 30, 2025.00, for Madeira Community Development District.
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FOURTH ORDER OF BUSINESS**RATIFICATION OF OPERATION &
MAINTENANCE EXPENDITURES FOR
JUNE, JULY, & AUGUST 2025**

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, the Board ratified the Operation & Maintenance Expenditures for September 2025 in the amount of \$56,859.00, for Madeira Community Development District.

FIFTH ORDER OF BUSINESS**STAFF REPORTS – PART A****A. District Engineer****1. Review of Phase 1 Drainage Inspection Priority Report**

Mr. Silverstein reviewed an updated priority inspection report (exhibit A) received and circulated on Monday. Discussion ensued regarding whether recurring failures in the same general locations are CDD issues or City of St. Augustine issues. Four locations that are priorities were then discussed as 78 Pintoresco, 87 Pintoresco, 297 Portada and 333 Pintoresco.

On a motion by Ms. Collier, seconded by Mr. Guida, with all in favor, the Board authorized a not to exceed amount of \$40,000.00 to make repairs at all four locations if determined to be CDD responsibility, for Madeira Community Development District.

On a motion by Ms. Collier, seconded by Mr. Guida, with all in favor, the Board amended their prior motion to increase the not to exceed amount to \$45,000.00 to allow for engineering or dewatering costs as well, for Madeira Community Development District.

2. Consideration of ADA Ramp Inspection Proposal

On a motion by Ms. Collier, seconded by Mr. Guida, with all in favor, the Board approved the Matthews/DCCM Sidewalk Ramp ADA compliance services inspection proposal in the amount of \$2500.00, for Madeira Community Development District.

**3. Consideration of 2025 SJRWMD Permit Inspection Proposal –
*Under Separate Cover***

Mr. Silverstein reviewed the proposal for the 2025 SJRWMD Permit Inspection for all 13 ponds currently maintained by the CDD under permit # 94964-13 noting this would put them on the same 2-year cycle. (Exhibit B)

On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board approved the proposal for the 2025 SJRWMD Permit Inspection from Matthews DCCM in the amount of \$4000.00, for Madeira Community Development District.

The board then moved to agenda item 5A.

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF TESORO
ISLAND/PARK ARBORIST
INSPECTION PROPOSAL(S)**

Matthews/DCCM provided a proposal to conduct a site meeting with CDD representatives to evaluate the trees and landscape conditions in the road island and provide a written for a proposed amount of \$1650.00. Mr. Nelson with Yellowstone then introduced a representative from Taylor's Tree Service, who had reviewed the trees and noted the trees are recovering and did not recommend back filling. He noted that a thin layer of mulch could be added but no other plant material which would cause the trees to compete for nutrients. He also noted a sump pump may be acceptable, but no soil amendments should be made. Mr. Silverstein was then requested to review adding a yard drain and report back at the next meeting.

The board moved to agenda item 4 Part A, Item B - Landscape Manager Report

B. Landscape Manager - Yellowstone Report

Mr. Nelson reviewed his report found under tab 4 of the agenda. Mr. Nelson noted that Yellowstone will replace the agapanthus under warranty if needed after they perform one additional treatment that they are hoping will be successful.

The Board then moved to agenda item 5C – Consideration of Yellowstone Landscape Enhancement Proposals

SEVENTH ORDER OF BUSINESS

**CONSIDERATION OF
YELLOWSTONE ENHANCEMENT
PROPOSALS**

Pinestraw Installation

Mr. Nelson confirmed that this proposal covers all areas that are currently under the CDD maintenance contract.

On a motion by Ms. Collier, seconded by Mr. Riddle, with all in favor, the Board approved the Yellowstone proposal for the installation of 1000 bales of pine straw in the amount of \$7500.00 to be completed in the December/January timeframe, for Madeira Community Development District.

The board moved back to agenda item 4 Part A, Item B - Landscape Manager Report

B. Landscape Manager - Yellowstone Report

Mr. Nelson noted that he would have a palm trimming proposal to present at the December meeting and it was requested that the proposal include a map so that the proposed trees are easily identifiable.

C. Pond Maintenance

It was noted that representatives from Blue Water were not able to be present at this meeting.

The board then moved to agenda item 5B – Consideration of Yellowstone Landscape Annual Renewal

EIGHTH ORDER OF BUSINESS

**CONSIDERATION OF YELLOWSTONE
LANDSCAPE ANNUAL RENEWAL**

Ms. Gallagher explained that the current agreement notes that the agreement shall automatically renew at the same price unless the district gives notice that it does not wish to take advantage of a renewal at least 30 days in advance of the end of the prior one year term so she is bringing this to the board for consideration prior to the January 1st renewal. It was also confirmed that Yellowstone had approved the automatic renewal.

On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board approved the Yellowstone Landscape automatic renewal of their landscape and irrigation maintenance contract commencing January 1, 2026 with a contract amount of \$94,000.00, for Madeira Community Development District.

The board moved back to agenda item 5C – Consideration of Yellowstone Landscape Enhancement Proposals

NINTH ORDER OF BUSINESS

**CONSIDERATION OF
YELLOWSTONE ENHANCEMENT
PROPOSALS**

Tesoro Island - Sump Pump installation

This item was tabled indefinitely.

TENTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION
2026-01; APPROVING PROPERTY
CONVEYANCE TO HOA**

Mr. Haber reviewed resolution 2026-01 approving property conveyance to the HOA noting that there was not a CDD need for this property and that he had confirmed that the CDD had not paid for this property, but it was dedicated at no cost also noting the resolution approves the deed.

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, the Board adopted Resolution 2026-01; Approving Property Conveyance to HOA, for Madeira Community Development District.

ELEVENTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION 2026-
02, APPROVING ACCEPTANCE OF PHASE
2C, UNITS 1 & 2 PLATS**

Mr. Haber explained that the plats had been signed and were being held in escrow until the Board adopted resolution 2026-02.

On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board adopted Resolution 2026-02, Approving Acceptance of Phase 2C, Units 1 & 2 Plats, for Madeira Community Development District.

It was requested that the developer please notify the district manager when any areas that will require landscape or pond maintenance are close to being ready for the CDD to take over maintenance duties so she may obtain proposals for these areas from the district's current vendors.

TWELFTH ORDER OF BUSINESS

**CONSIDERATION OF BENCH AND
TRASH RECEPTACLE PROPOSAL**

It was noted that this was discussed at the last meeting with Ms. Collier providing details, but no installation was included.

On a motion by Ms. Collier, seconded by Mr. Brownell, with all in favor, the Board approved a proposal from First Coast CMS to purchase 4 Uline Trash Receptacles and 11 benches on behalf of the CDD with the rain bonnet option for a total amount of \$13,772.88 which also includes a 3% purchase fee, assembly and installation, for Madeira Community Development District.

On a motion by Mr. Riddle, seconded by Mr. Guida, with all in favor, the Board authorized the District Manager to coordinate with Mr. Dothage on the donation of the existing benches which were declared as property surplus, for Madeira Community Development District.

Mr. Lanius had a question regarding the Bills of Sale that would relate to the plats that were approved earlier in the meeting and Mr. Haber noted that these support the conveyances in the plat and that the Chairman is authorized to sign between meetings should this be required.

THIRTEENTH ORDER OF BUSINESS

CONSIDERATION OF PROPOSAL(S) FOR GATE POST AND SIGN PAINTING – UNDER SEPARATE COVER

This item was tabled at this time and Mr. Brownell noted that he was hoping to have these proposals as well as proposals for lighting at the December meeting. It was also noted that the guard house and gates should be a priority for lighting.

FOURTEENTH ORDER OF BUSINESS

STAFF REPORT – PART B

A. District Counsel

1. Presentation Regarding Supervisor Roles – *Under Separate Cover*

Mr. Haber briefly reviewed a presentation regarding supervisor roles and directed the board to send any questions to him.

Ms. Collier had questions regarding ownership of ROW and sidewalks. Mr. Lanius noted that the sidewalks are generally within the ROW and the builders are required to install them.

Ms. Laurie had questions regarding Form 1 and ethics training.

B. District Manager

1. Update on Goals and Objectives

The board authorized the District Manager to work with the Chairman to finalize the fiscal year 24/25 goals and objectives report to have posted by the December 1st deadline.

Ms. Gallagher noted that the December meeting that was part of the adopted annual schedule was set for December 3rd which was a Wednesday and not a Tuesday as the meetings are normally held on. The board authorized her to cancel the December 3rd meeting and schedule a special meeting for December 2nd in its place.

FIFTEENTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS & AUDIENCE
COMMENTS**

Supervisor Requests:

Mr. Brownell noted that he should have an update on the traffic calming at the next meeting. Mr. Brownell also requested that it be confirmed if there are specific color requirements for the ADA ramps or pads.

Audience Comments:

Mr. Lanius provided an update on Ponce Island Drive.

SIXTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, the Board adjourned the meeting at 12:04 p.m., for Madeira Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A



Engineering - Landscape Architecture - Surveying

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

mdg.cei@dccm.com

LICENSE #26535, LB8590, LA6666877

General Information			
Project Name	16025 Madeira		
Prepared By	Mike Silverstein		
Date Of Visit	10/27/2025 11:46 AM EDT		
Date Prepared	10/27/2025 EDT		
Weather	Cloudy	Temp	78
Site Conditions		Date of Last Report	10/14/2025 EDT
Present at Site	For On Site Review with Laurie Collier and CDD Meeting Discussion		

Site Notes

Mike Silverstein

October 27, 2025 11:49 AM EDT

Updated report further classifying locations into priority repair locations – CDD recovered repair invoice from 2024 on Paranza Trace.

Corrected since last report

N/A

Observations

N/A

Needs Action

Hardscape

1

5

Cracking in concrete apron, curb, and ADA ramp. Suggest investigating for cause and repair.

Needs Action**16****40**

Brick pavers settled.

Inspect for cause.

Spoke with CDD Supervisor Collier, this area will be inspected further once the gate repair and paver modifications are in place at the entrance. The same condition remains as of 10/14/2025.

Sewer and drain lines**17****45**

Structure mortar around sanitary manhole is cracking and loose. Advise replacement.

Storm**2****11**

Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations.

3**12**

Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations.

4**13**

Not high priority. Continue to monitor, add to next years o&m.

5**15**

Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations – This location was repaired by the CDD in 2024

6**16**

Not high priority. Continue to monitor, add to next years o&m

7**18**

Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations.

8**21**

Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations.

9**23**

Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations. – High priority, a lot of soil loss against curb.

10**24**

Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations. – High priority, a lot of soil loss against curb.

11**25**

Area probed during follow up walk through. Mark location as priority repair location. – Not near private space. Include with 2026 repairs budget.

Needs Action

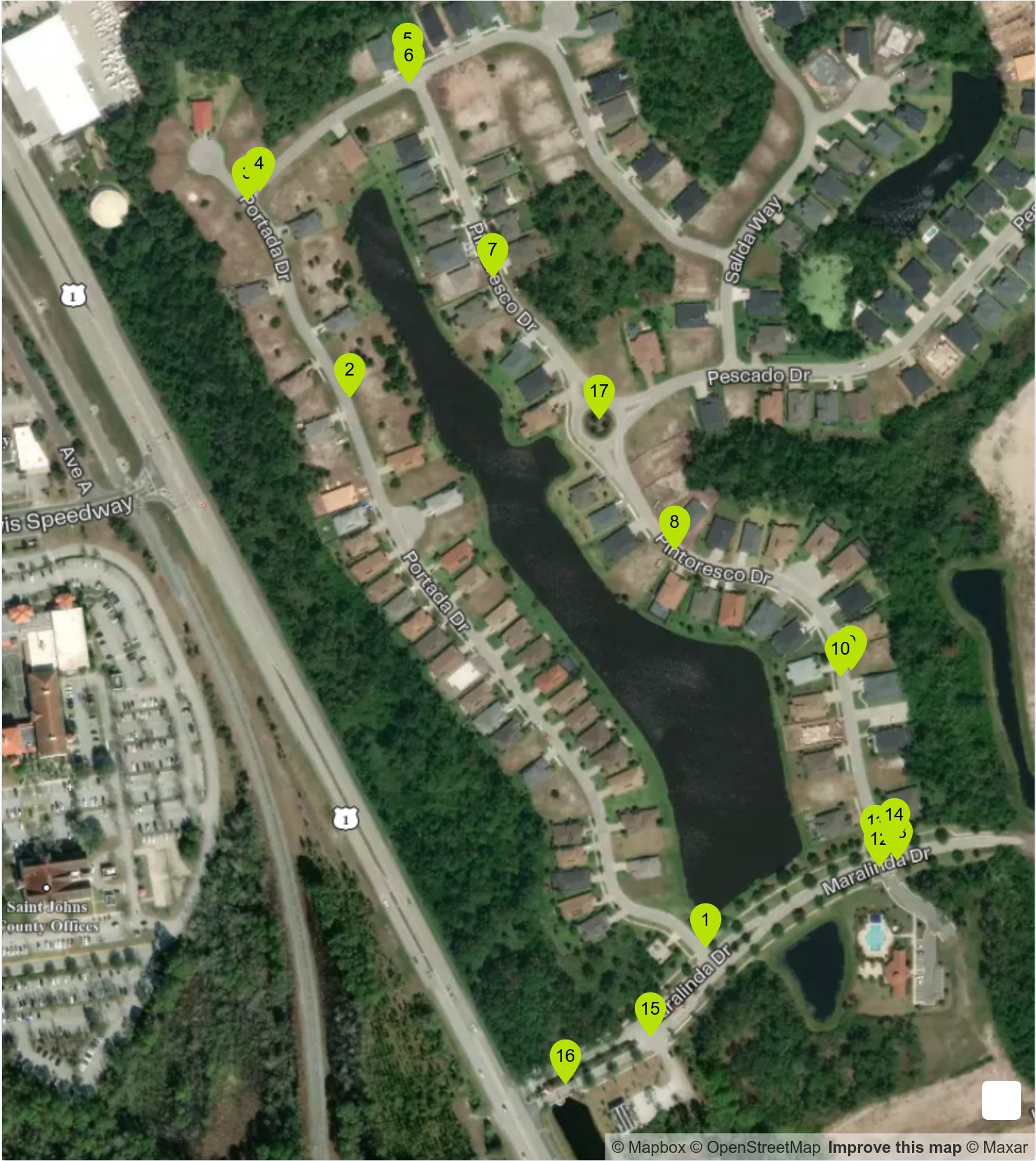
12 **26** Area probed during follow up walk through. Mark location as priority repair location. – Not near private space. Include with 2026 repairs budget.

13 **27** Area probed during follow up walk through. Mark location as priority repair location.

14 **28** Area probed during follow up walk through. Mark location as priority repair location.

15 **39** Area probed during follow up walk through. Mark location as priority repair location. – Not near private space. Include with 2026 repairs budget.

Map Overview



Action Items

1

5

Needs Action

Pin Type: General Categories: Hardscape

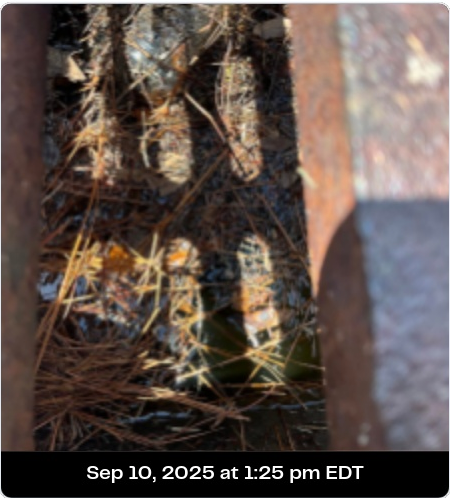
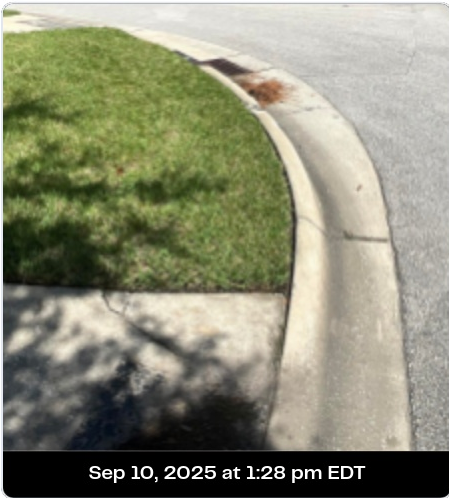
Created by:
 Branden J Marcinell
Sep 10, 2025 at 1:29 pm EDT

Location:



Worklog:

Branden J Marcinell September 10, 2025 1:29 PM EDT
Cracking in concrete apron, curb, and ADA ramp. Suggest investigating for cause and repair.



2

11

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 1:47 pm EDT

Pin Type: General Categories: Storm Tags: level 1 priority repair location priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 10:24 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations.



Oct 14, 2025 at 10:23 am EDT



Oct 14, 2025 at 10:23 am EDT



Oct 14, 2025 at 10:22 am EDT

3

12

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 1:50 pm EDT

Pin Type: General Categories: Storm Tags: level 1 priority repair location priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 10:33 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations.



Oct 14, 2025 at 10:32 am EDT



Oct 14, 2025 at 10:32 am EDT



Oct 14, 2025 at 10:32 am EDT



Oct 14, 2025 at 10:31 am EDT

4

13

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 1:53 pm EDT

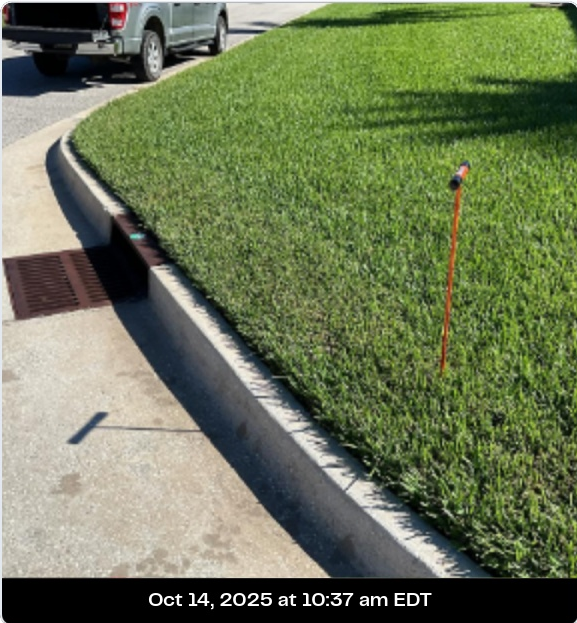
Pin Type: General Categories: Storm Tags: priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 10:38 AM EDT
Not high priority. Continue to monitor, add to next years o&m.



5

15

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 1:58 pm EDT

Pin Type: General Categories: Storm Tags: level 1 priority repair location priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 10:44 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations -
This location was repaired by the CDD in 2024





16

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 2:01 pm EDT

Pin Type: General Categories: Storm

Location:



Worklog:

Mike Silverstein October 14, 2025 10:46 AM EDT
Not high priority. Continue to monitor, add to next years o&m



7

18

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 2:27 pm EDT

Pin Type: General Categories: Storm Tags: level 1 priority repair location priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 10:54 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations.



Oct 14, 2025 at 10:53 am EDT



Oct 14, 2025 at 10:52 am EDT



Oct 14, 2025 at 10:52 am EDT



Oct 14, 2025 at 10:52 am EDT

8

21

Needs Action

Created by:

Branden J Marcinell

Sep 10, 2025 at 2:37 pm EDT

Pin Type:

General

Categories:

Storm

Tags:

level 1 priority repair location

priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 11:02 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations.



9

23

Needs Action

Created by:

 Branden J Marcinell
Sep 10, 2025 at 2:43 pm EDT

Pin Type: General Categories: Storm Tags: level 1 priority repair location priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 11:05 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations. - High priority, a lot of soil loss against curb.



10

24

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 2:45 pm EDT

Pin Type: General Categories: Storm Tags: level 1 priority repair location priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 11:07 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. Probe pushed to handle in multiple locations. - High priority, a lot of soil loss against curb.



Oct 14, 2025 at 11:07 am EDT



Oct 14, 2025 at 11:07 am EDT



Oct 14, 2025 at 11:06 am EDT



Oct 14, 2025 at 11:06 am EDT

11

25

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 2:51 pm EDT

Pin Type: General Categories: Storm Tags: priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 11:16 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. – Not near private space. Include with 2026 repairs budget.



Oct 14, 2025 at 11:15 am EDT



Oct 14, 2025 at 11:15 am EDT



Oct 14, 2025 at 11:15 am EDT



Oct 14, 2025 at 11:14 am EDT

12

26

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 2:52 pm EDT

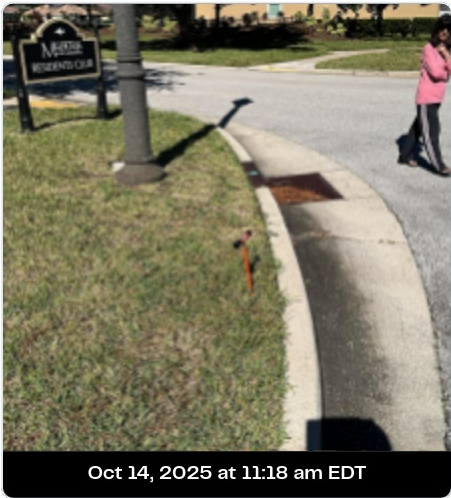
Pin Type: General Categories: Storm Tags: priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 11:18 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. – Not near private space. Include with 2026 repairs budget.



13

27

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 2:55 pm EDT

Pin Type: General Categories: Storm Tags: priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 11:20 AM EDT
Area probed during follow up walk through. Mark location as priority repair location.



14

28

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 2:57 pm EDT

Pin Type: General Categories: Storm Tags: priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 11:21 AM EDT
Area probed during follow up walk through. Mark location as priority repair location.



Oct 14, 2025 at 11:21 am EDT



Oct 14, 2025 at 11:20 am EDT



Oct 14, 2025 at 11:20 am EDT

15

39

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 3:32 pm EDT

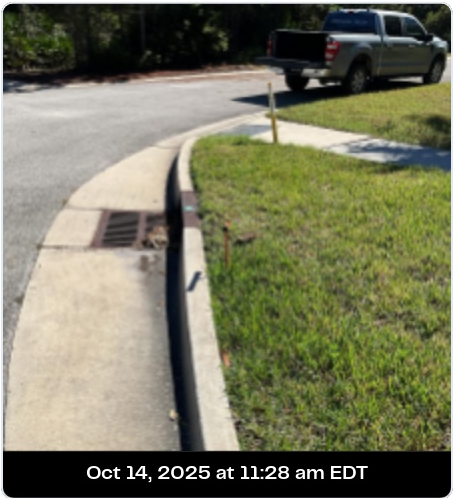
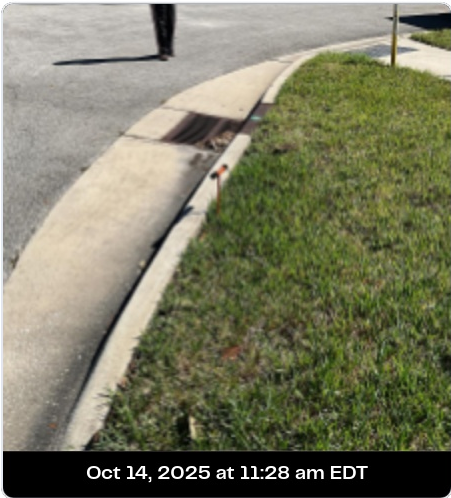
Pin Type: General Categories: Storm Tags: priority repair location

Location:



Worklog:

Mike Silverstein October 14, 2025 11:29 AM EDT
Area probed during follow up walk through. Mark location as priority repair location. – Not near private space. Include with 2026 repairs budget.



16

40

Needs Action

Pin Type: General

Categories: Hardscape

Created by:
 Branden J Marcinell
Sep 10, 2025 at 3:30 pm EDT

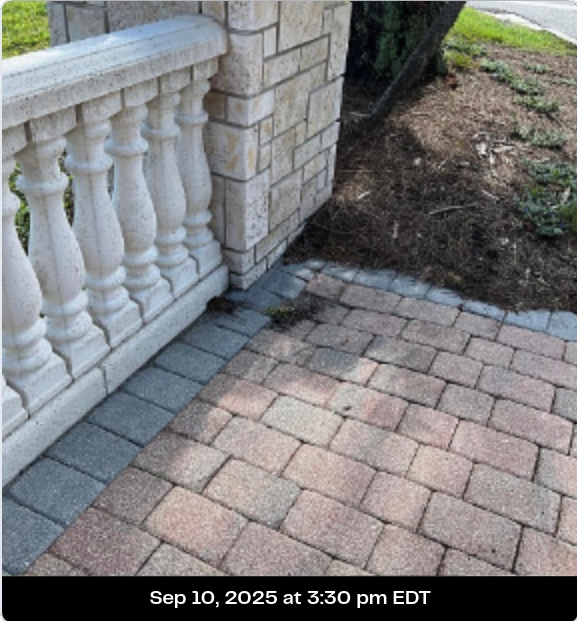
Location:



Worklog:

Branden J Marcinell September 10, 2025 3:30 PM EDT

Brick pavers settled.
Inspect for cause.
Spoke with CDD Supervisor Collier, this area will be inspected further once the gate repair and paver modifications are in place at the entrance. The same condition remains as of 10/14/2025.



17

45

Needs Action

Created by:
 Branden J Marcinell
Sep 10, 2025 at 4:09 pm EDT

Pin Type: General Categories: Sewer

Location:



Worklog:

Branden J Marcinell September 10, 2025 4:09 PM EDT
Structure mortar around sanitary manhole is cracking and loose. Advise replacement.



Exhibit B

October 22, 2025

Ben Pfuhl
CC: Lesley Gallagher
Rizzetta & Company, Inc.
C/O Madeira CDD
2806 N. Fifth St. Unit 403
St. Augustine, FL 32084
904-436-6270
bpfuhl@rizzetta.com
lgallagher@rizzetta.com

Re: Proposal for Professional Engineering Services
Project Name: Madeira CDD
Project No.: 16025.04

Dear Ben:

Matthews | DCCM is pleased to offer you this proposal to provide professional engineering services associated with the WMD Pond Inspections for the Madeira CDD (Project) located off US 1 in St. Johns County.

Based on your request for proposal, Matthews | DCCM proposes to furnish professional engineering services for the project as described in "Exhibit A, Scope of Work," and according to the terms of our Continuing Services Contract with the Madeira Community Development District dated, April 4, 2023, on time and materials fee basis with a fee of **\$4,000**, plus direct reimbursable expenses.

Services or work items not specifically set forth in this proposal are excluded. Should additional scope be requested by the Project Client, a change order for the additional services will be negotiated, and a change order proposal outlining costs will be fully executed before the additional work shall commence.

We appreciate your consideration of our firm to provide these important services. Do not hesitate to contact us if you have any questions. We look forward to partnering with you and having our dedicated team of industry experts help make your project a success.

Sincerely,
Matthews | DCCM



Branden Marcinelli, EI
Closeout and QC Manager

EXHIBIT A SCOPE OF WORK

I – WMD Pond Inspection

Matthews | DCCM will inspect all stormwater management facilities (ponds) covered under the St. Johns River Water Management District (SJRWMD) Permit 94964-13 and as shown in the map provided by the Maderia CDD below. Services provided for completion of this task are listed below:

- Historical design plan documents will be reviewed to verify design compliance with current conditions of the system.
- A Qualified Inspector will conduct a site visit to inspect the pond perimeter, and all directly connected storm structures. This will include the structures connected to the pond such as MES and control structures for condition and performance.
- WMD Form 62-330.311(3) – Inspection Checklist, will be used to document required checks for the system and any deficiencies will be communicated back to the property owner for required repairs.
- WMD Form 62-330.311(1) – Operation and Maintenance Inspection Certification will be uploaded as proof of completion of inspection and signed off by a Qualified Inspector or Florida licensed Engineer.
- A summary report and all documents listed above will be provided to the property owner for their records.

*Fees for WMD Pond Inspection services will be billed on a time and materials (T&M) basis, with an initial estimated fee of **\$4,000**, and in accordance with Exhibit B, plus direct reimbursable expenses.*



FEE SUMMARY

The following list summarizes costs associated with work items as described in Exhibit A, Scope of Work.

I – WMD Pond Inspection	\$4,000 (T&M)
-------------------------	---------------

Total Estimated Cost:	\$4,000, plus direct reimbursable expenses
------------------------------	---

Matthews | DCCM will initiate services on this project immediately following receipt of the fully executed contract, included as Exhibit B.

**EXHIBIT B
CONTRACT AGREEMENT**

Upon acceptance, please sign, date, and return this Agreement to our office. We will return a fully executed copy of this Contract Agreement for your file, which will serve as Authorization to Proceed with services as described above.

The undersigned have executed this Agreement on the day and year set forth below.

Authorized Signature
On Behalf of **Matthews | DCCM**
Branden Marcinell, EI, Closeout and QC Manager
7 Waldo Street
St. Augustine, FL 32084
904.593.8659
bmarcinell@dccm.com

Date

CLIENT ACCEPTANCE AND AUTHORIZATION

Authorized Signature

Date

Name, Title

On Behalf of _____
Company/Client Name

Billing Contact _____

Billing Email Address _____

Additional Billing Email Address (Copy to) _____

Billing Address _____
Address

City, State, Zip Code

Billing Phone No. _____

MS/JQ
16025.04p1

Tab 2

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 October 2025 Presented For Board Approval

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

The total items being presented: **\$40,571.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 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	300149	1695116	Account# 37545 - 21 Portada Dr. Water Services 09/25	\$ 1.92
City of St. Augustine	300149	1695118	Account# 37572 - 12 Pescado St. Water Services 09/25	\$ 80.67
City of St. Augustine	300149	1699230	Account# 56138 - 129 Tesoro Ter Water Services 09/25	\$ 243.61
COMCAST	20251014-1	8495 74 310 1318970 10/25	Internet Services 10/25	\$ 116.85
Doody Daddy, LLC	300142	2510-M	Pet Waste Station Service 10/25	\$ 710.00
Egis Insurance Advisors, LLC	300140	30478	Policy# WC100125658 10/01/25-10/01/26	\$ 850.00
Florida Department of Commerce	20251029-1	93040 ACH	Special District Fee for FY25-26	\$ 175.00
Florida Power & Light Company	20251006-1	17027-26132 09/25 ACH	Electric Services 09/25	\$ 33.53
Florida Power & Light Company	20251028-1	69300-92066 09/25 ACH	Electric Services 09/25	\$ 27.15
Florida Power & Light Company	20251028-1	81726-72506 09/25 ACH	Electric Services 09/25	\$ 27.24
Florida Power & Light Company	20251021-1	98140-72501 09/25 ACH	Electric Services 09/25	\$ 138.25
Florida Power & Light Company	20251028-1	Monthly Summary 09/25	Electric Services 09/25	\$ 2,517.14

Madeira Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gannett Florida LocaliQ	300143	0007353364	Account# 765191 Legal Advertising 09/25	\$ 80.88
Gary J. Brownell	300144	GB093025-381	Board of Supervisors Meeting 09/30/25	\$ 200.00
Hidden Eyes, LLC	300152	759441	Monthly Services 10/25	\$ 2,478.00
Hidden Eyes, LLC	300152	760315	Monthly Services 09/25-10/25	\$ 32.00
John Pastore	300145	29443	Aquatic Vegetation and Algae Management 09/25	\$ 1,540.00
Laurean J. Collier	300146	LC093025-381	Board of Supervisors Meeting 09/30/25	\$ 200.00
Matthews Design Group, Inc.	300150	194009	Engineering Services 09/25	\$ 923.75
Matthews Design Group, Inc.	300154	194125	Engineering Services 09/25	\$ 5,523.75
Michael P. Guida	300147	MG093025-381	Board of Supervisors Meeting 09/30/25	\$ 200.00
Orville Lynne Dothage, II	300148	OD093025-381	Board of Supervisors Meeting 09/30/25	\$ 200.00
Rizzetta & Company, Inc.	300141	INV0000103577	District Management Fees 10/25	\$ 5,024.00
Rizzetta & Company, Inc.	300139	INV0000103693	Assessment Roll FY25/26	\$ 6,024.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
St. Johns County Airport Authority	300151	102825 BOS	BOS Meeting Room Fee 10/25	\$ 100.00
The Gate Store, Inc.	300138	31769	Service Call 09/25	\$ 115.30
The Gate Store, Inc.	300153	32031	Service Call 10/25	\$ 250.00
Yellowstone Landscape	20251028-2	999903 ACH	Tree Service 09/25	\$ 2,190.00
Yellowstone Landscape	20251028-2	999937 ACH	Landscape Maintenance 10/25	\$ 7,833.32
Yellowstone Landscape	20251028-2	1003942 ACH	Tree Service 09/25	<u>\$ 2,735.00</u>
Report Total				<u>\$ 40,571.36</u>

Tab 3

Project No. 16025	Project Name - Maderia CDD	Date and Time 10/28/2025
Contractor N/A	Project Manager Alex Acree	Quality Control Monitor M.Silverstein
Temperature 80 High 65 Low	Weather sunny	Hours on Jobsite 1

JOB SITE OBSERVATION REPORT

On 10/28/2025 the Tesoro Park median island was inspected due to additional complaints about the drainage performance and staging water within the island that remains for long periods of time.

Measurements were taken in the field to determine the clearance between the top of the grate and the lowest points in the median island. A vertical distance of 1.10' was measured and can be seen in photo 6571-Rev. That value of 1.1' is how deep the standing water will accumulate before entering the Storm Inlet 109 grate top. At the October CDD meeting an Arborist attended with Yellowstone, the CDD's landscaping maintenance company, who stated that backfilling the median in lift increments greater than 6"-8" could be detrimental to the existing trees health, and if the median would need fill exceeding that amount, that it would require longer periods of time between lifts to allow for root growth and acclimation.

Matthews suggested that a combination of one or two 6" lifts of non-compacted soil along with a relief orifice core drilled into the face of structure 109 could be possible, but analysis of the storm system in that area would need to be confirmed.

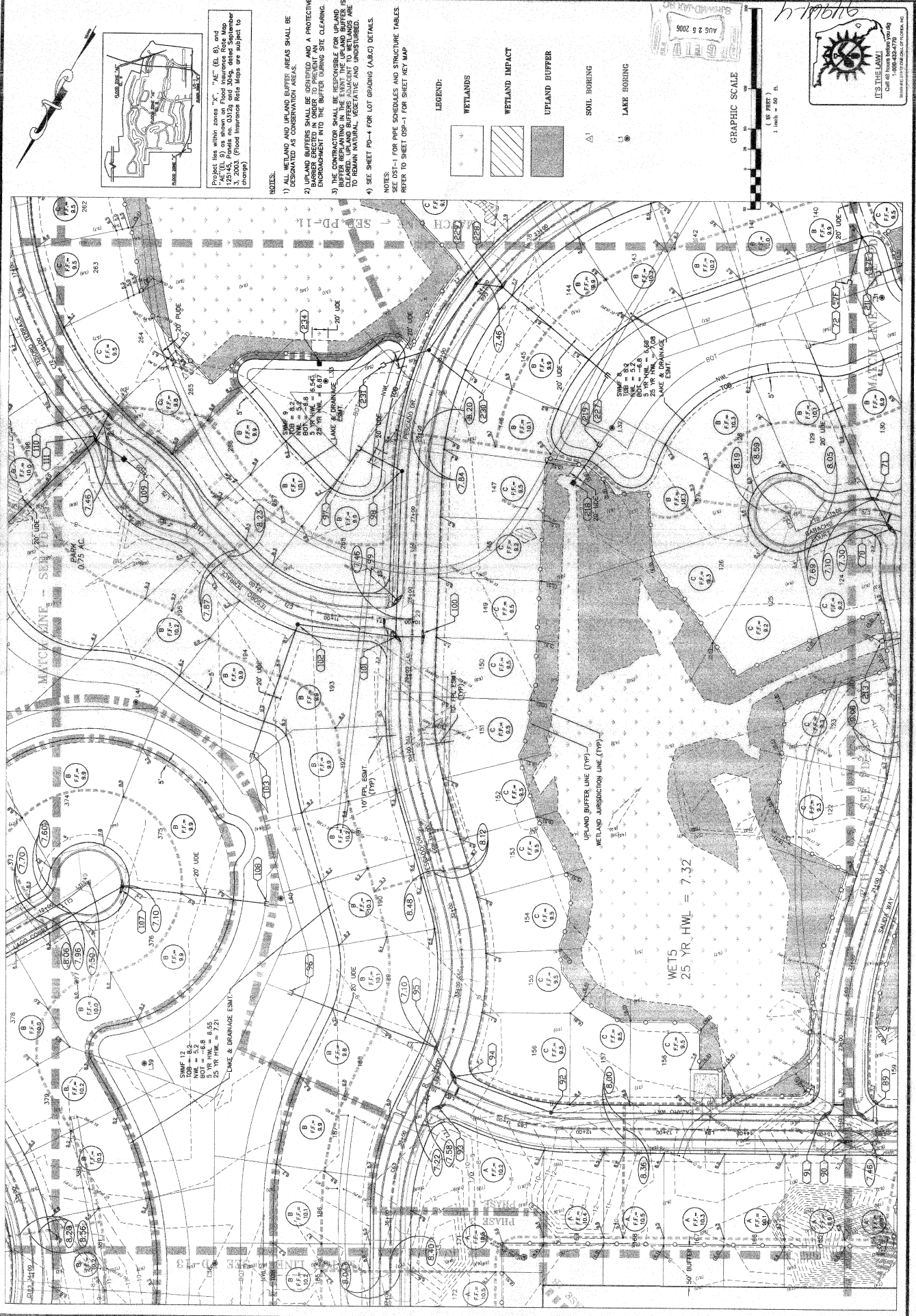
After reviewing the plan sheets, attached to the back of this report and considering the elevation relationships between the normal water level (NWL) of Pond 12, 5 year stage elevation, and 25 year stage elevation to the grate height of inlet 109 within the Tesoro median, modifying the inlet is not possible and could end up feeding the median with storm water at certain rain events.

On photo 6571-Rev below, you will see a rough outline in red showing where the median can be backfilled to help raise the low point and feed the inlet sooner while slightly leveling out the lower lying areas within the median island per the Arborist's instructions at the October meeting. This would infill the lowest points by 6"-8" with non-compacted soil and taper into the existing surrounding grade. If the first lift is installed and left to self-compact over the recommended timeframe stated by the Arborist, and does not meet the satisfaction of the residents and board, a second 6"-8" lift may be installed which would bring the grade surrounding inlet 109 to nearly flush with the inlet top, thus nearly eliminating the accumulation of storm water within the space, and forcing it into inlet 109.

Other than this solution to assist in evacuating standing storm water within the median, there is not much else that can be done as the system was designed to operate this way.



Photo 6571 - Rev



NOTES:

- 1) WETLAND AND UPLAND BUFFER AREAS SHALL BE Delineated in accordance with the 2001 Florida Wetlands Delineation Manual.
- 2) UPLAND BUFFER AREAS SHALL BE Delineated in accordance with the 2001 Florida Wetlands Delineation Manual.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPLAND BUFFER REPAIRS IN THE EVENT THE UPLAND BUFFER IS DISTURBED BY CONSTRUCTION ACTIVITIES. THE UPLAND BUFFER SHALL REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- 4) SEE SHEET PD-4 FOR LOT GRADINGS (A&C) DETAILS.

NOTES:

SEE DIST-1 FOR PIPE SCHEDULES AND STRUCTURE TABLES.

REFER TO SHEET DSW-1 FOR SHEET KEY MAP.

Project lies within zones "X", "AE" (EL 8), and "AE" (EL 5) as shown on Flood Insurance Rate Map and Flood Insurance Study, dated September 3, 2003. Flood Insurance Rate Maps are subject to change.

LEGEND:

WETLANDS

WETLAND IMPACT

UPLAND BUFFER

SOIL BORING

LAKE BORING

GRAPHIC SCALE

1" = 50'

(IN FEET)

1" = 100'

DRAINAGE STRUCTURE SCHEDULE

STRUCT. NO.	STRUCT. TYPE	TOP EL	INVERT ELEVATION				SLOT EL	DRAIN AREA (ACRES)
			N	S	E	W		
1	CI	7.60	-	-	3.85	-	-	0.60
2	CI	7.60	3.75	-	-	3.75	-	0.60
3	CI	7.60	-	-	3.60	-	-	0.60
4	CI	7.60	-2.75	3.56	-	3.52	-	0.60
5	MES	-	-	-2.84	-	-	-	0.00
6	(2)MES	-	-6.00	-	-	-	-	0.00
7	(2)MES	-	-	-6.11	-	-	-	0.00
8	(2)MES	-	-	-	-	-	-	0.00
9	MH	8.30	-	-	0.20	-	-	0.00
10	(2)MES	-	-	-	0.08	-	-	0.00
11	CI	7.64	-	-	-	4.14	-	1.60
12	CI	7.64	4.39	-	-	-	-	0.52
13	CI	7.64	-	4.23	4.06	2.98	-	0.76
14	MH	8.60	-	-	2.83	2.83	-	0.00
15	CI	7.64	4.39	-	-	-	-	0.53
16	CI	7.64	-4.00	4.33	2.70	-	-	0.47
17	MES	-	-	-4.07	-	-	-	0.00
18	TYPE C	7.00	-	-	-	3.75	-	0.25
19	TYPE C	7.00	-	-	3.43	3.18	-	0.61
20	TYPE C	8.40	-	-	-	5.15	-	0.61
21	TYPE C	7.76	-	4.97	4.97	-	-	0.40
22	TYPE C	7.60	4.46	2.46	2.96	-	-	0.20
23	CI	7.46	2.42	2.42	-	-	-	0.36
24	TYPE C	7.00	-	-	-	3.75	-	0.35
25	CI	7.46	-	-	3.61	3.61	-	0.26
26	CI	7.46	2.36	-	3.51	1.86	-	0.63
27	MES	-	-	-	1.82	-	-	0.00
28	CI	7.30	-	-	-	3.85	-	0.92
29	CI	7.30	-	-	3.79	3.04	-	1.38
30	MES	-	-	-	2.83	-	-	0.00
31	(3)MES	-	-0.70	-	-	-	-	0.00
32	(3)MES	-	-	0.66	-	-	-	0.00
33	CI	7.10	3.85	-	-	-	-	0.52
34	CI	7.10	-	-	3.85	-	-	0.53
35	(2)MES	-	-	2.98	-	-	-	0.00
35A	(2)MES	-	3.10	-	-	-	-	0.00
36	CI	7.10	-	3.76	3.51	3.76	-	0.97
37	MES	-	-	-	-	3.37	-	0.00
38	MES	-	1.20	-	-	-	-	0.00
38A	MES	-	-	1.09	-	-	-	0.00
39	MES	-	-	1.20	-	-	-	0.00
40	MH	8.40	1.17	-	1.17	-	-	0.00
41	CI	7.10	-	-	1.10	1.10	-	0.67
42	CI	7.10	-	-	3.60	-	-	0.75
43	CI	7.10	3.02	-	-	3.52	-	1.01
44	CI	7.10	-	2.97	-5.40	1.08	-	0.36
45	MH	8.27	-	-	-5.47	-5.47	-	0.53
46	MES	-	-	-	-	-5.52	-	0.00
47	CI	7.40	-	-	-	3.85	-	0.37
48	CI	7.40	-	-	3.78	3.03	-	0.90
49	MES	-	-	-	2.83	-	-	0.00
50	CI	7.40	-	-	-	1.70	-	0.50
51	CI	7.40	-	-	1.61	0.86	-	1.40
52	MES	-	-	-	0.66	-	-	0.00
53	MES	-	-	-	3.70	-	-	0.00
54	MH	8.50	-	-	3.56	3.56	-	0.00
55	CI	7.10	3.60	-	-	-	-	0.45
56	CI	7.10	-	3.54	2.76	2.76	-	0.40
57	CI	7.10	-	-	2.73	2.73	-	0.36
57A	MH	8.50	-	-	0.36	2.58	-	0.00
57B	MH	8.30	-	-	0.30	0.30	-	0.00
57C	CI	7.10	0.46	-	-	-	-	0.37
57D	CI	7.10	-1.87	0.38	-	0.21	-	0.69
57E	MH	8.20	-1.94	-1.94	-	-	-	0.00
57F	MES	-	-	-1.97	-	-	-	0.00
58	CI	7.10	-	-	-	0.62	-	0.38
59	CI	7.10	-	1.25	-	-	-	0.28
60	CI	7.10	1.17	-0.24	0.51	-	-	1.46
61	MH	8.30	-0.45	-0.45	-	-	-	1.46
62	MH	7.90	-0.62	-0.62	-	-	-	1.46
63	CI	7.10	-	-	-	3.85	-	0.55
64	CI	7.10	-0.71	-	3.77	-1.21	-	2.92
65	MES	-	-	-	-1.37	-	-	0.00
69	CI	7.30	-	-	4.05	-	-	0.69
70	CI	7.30	-	-	3.71	3.96	-	0.40
71	CI	7.10	-	-	3.13	3.63	-	1.04
72	MES	-	-	-	-	2.89	-	0.00
73	CI	7.40	-	-	-	3.10	-	1.43
74	CI	7.40	2.57	-	3.07	-	-	0.88
75	MH	8.10	-	2.48	-	1.98	-	0.00
76	TYPE C	7.50	-	1.89	1.89	-	-	0.78
77	MH	8.60	-	1.81	1.81	-	-	0.00
78A	TYPE E	7.60	-	-	-	2.77	-	-
78	CI	7.40	1.68	-	2.68	-2.82	-	0.99
79	CI	7.40	-	-	-2.84	-3.84	-	1.45
80	MES	-	-	-	-3.91	-	-	0.00
81	CI	7.40	-	-	-	0.79	-	0.96
82	CI	7.40	-	-0.42	-	-	-	2.16
83	CI	7.40	-0.47	-	0.69	-0.97	-	0.84
84	CI	7.40	-	-	0.16	-	-	1.33
85	CI	7.40	-	0.65	-	-	-	0.68
86	CI	7.40	0.56	-	-0.91	0.09	-	1.02
87	MH	8.50	-	-2.18	-1.18	-1.08	-	0.00
88	MES	-	-2.27	-	-	-	-	0.00
89	CI	7.10	-	-	3.85	-	-	0.72
90	CI	7.10	-	3.60	-	-	-	1.37
91	CI	7.10	3.48	-	2.48	3.74	-	0.48
92	MH	8.20	-	-	2.18	2.18	-	0.00
93	CI	7.10	-	3.85	-	-	-	1.10
94	CI	7.10	2.90	-	1.65	2.00	-	0.37
95	CI	7.10	-	-	1.11	1.61	-	1.02
96	MES	-	-	-	-	1.02	-	0.00
97	MES	-	-	-	-	1.20	-	0.00

DRAINAGE STRUCTURE SCHEDULE

DRAINAGE STRUCTURE SCHEDULE									
STRUCT. NO.	STRUCT. TYPE	TOP EL	INVERT ELEVATION				SLOT EL	DRAIN AREA (ACRES)	
			N	S	E	W			
98	MH	8.10	1.18	—	1.18	—	—	0.00	
99	CI	7.10	-2.52	1.11	—	—	—	0.55	
100	CI	7.10	—	—	3.85	—	—	0.38	
101	CI	7.10	—	-2.54	2.54	3.77	—	1.12	
102	MH	8.00	-2.59	—	—	-2.59	—	0.00	
103	MES	—	—	-2.65	—	—	—	0.00	
104	CI	7.10	—	—	—	-0.40	—	0.95	
105	CI	7.10	—	-0.13	—	—	—	0.45	
106	CI	7.10	-0.22	-0.97	-0.47	—	—	0.99	
107	CI	7.10	-1.30	-1.80	—	—	—	0.84	
108	MES	—	-1.94	—	—	—	—	0.00	
109	TYPE C	7.10	—	—	3.85	—	—	0.35	
110	CI	7.10	3.85	—	—	—	—	0.38	
111	CI	7.10	3.00	3.77	—	3.75	—	1.31	
112	MES	—	—	2.77	—	—	—	0.00	
113	TYPE C	7.10	—	3.85	—	—	—	0.51	
114	CI	7.10	3.51	—	—	3.51	—	0.51	
115	CI	7.10	—	—	3.44	2.69	—	1.30	
116	MES	—	—	—	2.49	—	—	0.00	
117	MES	—	—	0.70	—	—	—	0.00	
118	MES	—	0.50	—	—	—	—	0.00	
120	CI	7.10	—	—	—	3.85	—	0.38	
121	CI	7.10	—	—	3.76	3.51	—	1.16	
122	MES	—	—	—	3.21	—	—	0.00	
123	CI	7.10	—	—	3.60	—	—	0.69	
124	CI	7.10	—	—	3.03	3.53	—	1.64	
125	MES	—	—	—	—	2.84	—	0.00	
126	CI	7.10	—	—	—	3.85	—	0.39	
127	CI	7.10	—	—	3.71	3.46	—	0.92	
128	MES	—	—	—	3.16	—	—	0.00	
129	MES	—	—	0.16	—	—	—	0.00	
129A	MES	—	0.11	—	—	—	—	0.00	
130	CI	7.10	3.85	3.85	—	—	—	0.35	
131	CI	7.10	3.78	3.78	—	—	—	0.39	
132	(2)MES	—	3.62	—	—	—	—	0.00	
133	CI	7.10	—	—	0.61	—	—	0.44	
134	CI	7.10	—	—	0.26	0.51	—	0.52	
135	MH	8.40	—	1.87	-0.90	0.10	—	0.00	
135A	TYPE C	6.50	2.00	—	—	—	—	1.53	
136	MES	—	—	—	—	-1.14	—	0.00	
137	CI	7.10	—	—	3.85	—	—	0.86	
138	CI	7.10	—	—	3.01	3.76	—	0.94	
139	TYPE C	7.50	1.84	—	—	2.84	—	1.06	
140	MH	8.10	—	1.69	1.69	—	—	0.00	
141	CI	7.10	1.61	—	—	1.61	—	0.83	
142	CI	7.10	—	—	3.85	—	—	0.45	
143	CI	7.10	—	1.58	1.58	3.76	—	1.03	
144	MES	—	—	—	—	1.48	—	0.00	
145	CS	--- SEE PDD-1 FOR DETAIL ---							
146	MES	—	4.13	—	—	—	—	0.00	
147	CI	7.10	3.85	—	—	—	—	1.33	
148	CI	7.10	—	3.75	3.00	—	—	0.86	
149	CI	7.10	—	—	2.46	2.96	—	1.03	
150	MES	7.10	—	—	—	2.31	—	0.00	
151	DCI	—	—	3.10	—	—	—	2.41	
152	MES	—	2.90	—	—	—	—	0.00	
153	CI	7.10	0.75	—	—	—	—	0.30	
154	CI	7.10	—	0.64	—	0.64	—	0.85	
155	MH	8.20	—	—	0.31	0.06	—	0.00	
156	MES	—	—	—	-0.01	—	—	0.00	
157	CI	7.10	3.85	—	—	—	—	0.47	
158	CI	7.10	—	3.72	—	3.47	—	1.21	
159	MES	—	—	—	3.16	—	—	0.00	
160	CI	7.10	—	—	—	3.85	—	0.45	
161	CI	7.10	—	—	3.76	3.51	—	1.03	
162	MES	—	—	—	3.19	—	—	0.00	
163	CI	7.10	2.93	-0.55	—	—	—	0.92	
163A	TYPE C	7.10	—	3.10	—	—	—	0.95	
164	CI	7.10	-0.58	—	—	-0.58	—	0.94	
165	MH	7.10	—	-1.11	-0.61	—	—	0.00	
165A	MH	7.90	-1.20	—	—	-1.20	—	0.00	
166	TYPE C	7.10	3.10	—	—	—	—	1.43	
167	TYPE C	7.10	—	2.88	-1.23	-1.23	—	0.95	
167A	DCI	7.10	—	—	3.10	—	—	2.09	
168	MH	8.20	-1.54	—	-1.54	—	—	0.00	
168A	CI	7.10	—	—	3.06	3.06	—	1.17	
169	CI	7.10	—	-1.60	—	-3.34	—	0.79	
169A	MES	—	—	—	—	2.78	—	0.00	
170	CI	7.10	—	—	-3.36	-3.36	—	1.22	
171	MH	7.80	—	—	-3.38	-3.88	—	0.00	
172	MES	—	—	—	-3.95	—	—	0.00	
173	CI	7.10	—	—	—	3.85	—	0.46	
174	CI	7.10	—	—	3.76	3.51	—	1.09	
175	CI	7.10	—	3.85	—	—	—	0.73	
176	CI	7.10	3.78	3.53	—	—	—	0.48	
177	MH	8.30	3.17	—	3.26	2.67	—	0.00	
178	MES	—	—	—	2.62	—	—	0.00	
180	MES	—	-6.06	—	—	—	—	0.00	
181	CI	7.40	—	—	3.10	—	—	1.15	
182	CI	7.40	—	—	3.06	3.06	—	1.26	
183	MES	—	—	—	—	2.86	—	0.00	
184	DCI	7.40	—	—	3.10	—	—	1.79	
185	DCI	7.40	—	—	2.57	3.07	—	1.94	
186	MES	—	—	—	—	2.42	—	0.00	
187	MES	—	1.20	—	—	—	—	0.00	
188	MH	8.60	—	1.10	1.10	—	—	0.00	
188A	CI	8.20	4.65	—	—	—	—	0.36	
189	MH	8.30	—	4.48	1.04	1.04	—	0.00	
190	CI	7.40	—	—	0.92	0.92	—	1.67	
191	CI	7.40	3.85	—	—	—	—	0.71	
192	CI	7.40	0.89	3.70	—	0.89	—	0.67	
193	MES	—	—	0.84	—	—	—	0.00	

STRUCT NO		SCHEDULE OF PILES														
STRUCT NO	15N	SIZE					UP					DOWN				
		15N	15E	15W	15S	15T	15N	15E	15W	15S	15T	15N	15E	15W	15S	15T
120	121	30														
121	122	168														
122	123	168														
123	124	41														
124	125	168														
125	126	168														
126	127	60														
127	128	170														
128	129	168														
129	130	168														
130	131	168														
131	132	168														
132	133	168														
133	134	44														
134	135	88														
135	136	168														
136	137	168														
137	138	168														
138	139	144														
139	140	250														
140	141	130														
141	142	168														
142	143	41														
143	144	170														
144	145	144														
145	146	113														
146	147	42														
147	148	37														
148	149	32														
149	150	36														
150	151	168														
151	152	168														
152	153	168														
153	154	47														
154	155	168														
155	156	41														
156	157	168														
157	158	57														
158	159	168														
159	160	161														
160	161	40														
161	162	168														
162	163	168														
163	164	36														
164	165	30														
165	166	168														
166	167	180														
167	168	168														
168	169	182														
169	170	35														
170	171	172														
171	172	153														
172	173	168														
173	174	169														
174	175	234														
175	176	40														
176	177	137														
177	178	140														
178	179	40														
179	180	24														
180	181	168														
181	182	168														
182	183	168														
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207	208	168														
208	209	168														
209	210	168														
210	211	168														
211	212	168														
212	213	168														
213	214	168														

ENCLOSURE NO. 27370

81	-182	32	24	RCP	3.10	3.06	0.12
82	-183	32	24	HDFE	3.06	2.86	0.12
83	-188	168	24	RCP	3.10	3.07	0.12
84	-188	168	24	HDFE	3.07	2.87	0.12
85	-189	99	36	RCP	3.57	3.42	0.08
86	-189	99	36	HDFE	3.11	2.92	0.08
87	-188	170	36	RCP	3.20	3.04	0.06
88	-188	170	36	HDFE	3.10	2.94	0.06
89	-189	72	15	RCP	4.65	4.48	0.23
90	-189	72	15	HDFE	4.64	4.48	0.23
91	-192	43	36	RCP	3.02	2.92	0.06
92	-192	43	36	HDFE	3.04	2.92	0.06
93	-193	64	36	RCP	3.85	3.70	0.23
94	-193	64	36	HDFE	3.89	3.64	0.06
95	-201	326	36	RCP	3.29	3.26	0.00
96	-201	326	36	HDFE	3.29	3.26	0.00
97	-204	316	24	RCP	2.20	2.13	0.04
98	-204	316	24	HDFE	2.20	2.13	0.04
99	-207	155	15	RCP	3.00	2.91	0.25
100	-211	37	18	RCP	3.00	2.91	0.25
101	-213	80	15	RCP	6.55	6.50	0.94
102	-213	80	15	HDFE	6.55	6.50	0.94
103	-215	56	24	RCP	5.60	5.60	0.16
104	-215	56	24	HDFE	5.60	5.60	0.16
105	-219	56	24	RCP	5.20	5.20	0.09
106	-219	56	24	HDFE	5.20	5.20	0.09
107	-221	115	36	RCP	4.24	4.11	0.10
108	-221	115	36	HDFE	4.24	4.11	0.10
109	-223	10	72	RCP	2.30	2.20	0.09
110	-223	10	72	HDFE	2.30	2.20	0.09
111	-226	30	30	RCP	2.10	2.07	0.09
112	-226	30	30	HDFE	2.10	2.07	0.09
113	-226	170	48	RCP	5.20	5.00	0.03
114	-226	170	48	HDFE	5.20	5.00	0.03
115	-228	30	30	RCP	2.10	2.07	0.09
116	-228	30	30	HDFE	2.10	2.07	0.09
117	-228	170	48	RCP	5.20	5.00	0.03
118	-228	170	48	HDFE	5.20	5.00	0.03
119	-231	62	54	RCP	-7.45	-7.46	0.04
120	-231	62	54	HDFE	-7.45	-7.46	0.04
121	-233	90	18	RCP	-8.99	-8.93	0.03
122	-233	90	18	HDFE	-8.99	-8.93	0.03
123	-236	48	18	RCP	3.00	3.60	0.45
124	-236	48	18	HDFE	3.00	3.60	0.45
125	-	-	-	-	-	-	-
126	-057	114	42	RCP	2.63	2.62	0.01
127	-058	193	54	RCP	1.62	1.47	0.07
128	-058	193	54	HDFE	1.62	1.47	0.07
129	-059	400	54	RCP	1.19	1.07	0.06
130	-059	400	54	HDFE	1.19	1.07	0.06
131	-051	166	54	RCP	0.96	0.75	0.06
132	-051	166	54	HDFE	0.96	0.75	0.06
133	-052	295	54	RCP	0.72	0.61	0.07
134	-052	295	54	HDFE	0.72	0.61	0.07
135	-054	152	54	RCP	0.62	0.42	0.07
136	-054	152	54	HDFE	0.62	0.42	0.07
137	-054	275	54	RCP	0.42	0.32	0.06
138	-054	275	54	HDFE	0.42	0.32	0.06
139	-055	156	54	RCP	0.42	0.32	0.06
140	-055	156	54	HDFE	0.42	0.32	0.06
141	-238	63	36	RCP	1.97	1.82	0.25
142	-238	63	36	HDFE	1.97	1.82	0.25
143	-239	260	36	RCP	1.82	1.17	0.25
144	-239	260	36	HDFE	1.82	1.17	0.25

DS1-1
DWG. NO.
SHEET 67 OF 93

Tab 4



Property

Madeira CDD

October

Mowing Services

Mowing St Augustine	10_31	11_6	11_13	11_20												
Mowing Bahia	Y	NA	NA	NA												
Edging	h	s	h	s												
Blowing	y	y	y	y												
Weeding	n	n	n p	n												

s= soft edge

H=hard edge

N= non selective

P=pulling

Detail Services

Trimming	11_12															
Weeding																

Agronomic Services

Fertilization	11_18															
Insecticide																
Fungicide																
Herbicide	11_18T	11_20T														

T=Turf

S=Shrub

Irrigation Service

Inspection Date	11_25															

Mowing of Turf is slowing down as cold snap at beginning of November has stopped Bahia growth

Weed treatment to turf is occurring the 18th and 20th

Irrigation inspection is scheduled for the 25th

Madeira Report for November and December

Palm fertilization and rose fertilization will occur during the week of December 15th. The growth of grass has slowed down, so we will begin the cutbacks on wood lines in December, starting with Maralinda and Lemego.

Pine straw installation is tentatively scheduled for early January. Next year, we will be using a new product to prevent chinch bugs. This new product offers the best chance for success, as the current "Gold Standard" product, Arena, has started to fail in North Central Florida. The application of this new product will take place in April or May, depending on environmental conditions at that time.

During our last meeting, I received an email regarding the timing of trimming the ornamental grass in the Tesoro Park area. This trimming is typically recommended for late February or March. We will proceed with this trimming, followed by the application of a pre-emergent herbicide to control weed growth in that area. A herbicide application has already been completed on the turf, and I expect to see results within the next two to four weeks.



Proposal #: 633775

Date: 11/18/2025

From: Brandon Nelson

**Landscape Enhancement Proposal for
Madeira CDD**

Ben Pfuhl
Rizzetta & Company, Inc.
2806 N. 5th St
St. Augustine, FL 32084
bpfuhl@rizzetta.com

LOCATION OF PROPERTY

Maralinda Dr & US 1
St. Augustine, FL 32095

Madeira Palm Trimming

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Madeira Palm Trimming	1	\$6,120.00	\$6,120.00

The Trimming of 29 Specialty Palms and 56 Standard Palms on the map. This includes trimming and debris disposal.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

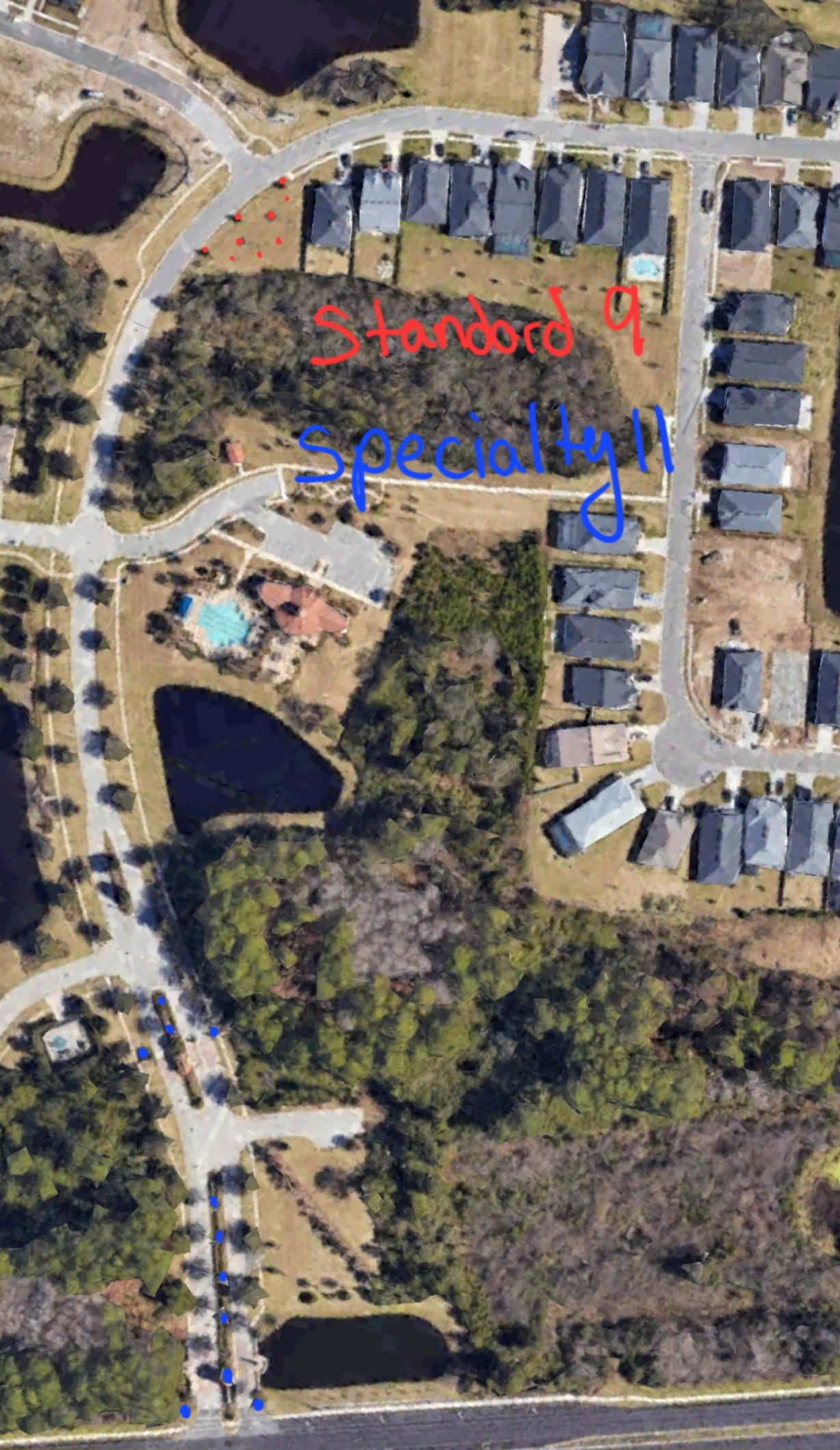
Madeira CDD

Subtotal	\$6,120.00
Sales Tax	\$0.00
Proposal Total	\$6,120.00

THIS IS NOT AN INVOICE

Standard 47
Specialty 18



An aerial photograph of a residential neighborhood. The image shows several streets, houses with dark roofs, and green spaces. A large, irregularly shaped pond is visible in the lower-left quadrant. A smaller pond is in the upper-left. A road curves through the center. Handwritten text in red and blue is overlaid on the image. Red dots are clustered near the top-left pond. Blue dots are along a road in the bottom-left. The text 'Standard 9' is in red, and 'Specialty 11' is in blue.

Standard 9
Specialty 11



Proposal #: 629573

Date: 11/7/2025

From: Chuck Speare

**Landscape Enhancement Proposal for
Madeira CDD**

Ben Pfuhl
Rizzetta & Company, Inc.
2806 N. 5th St
St. Augustine, FL 32084
bpfuhl@rizzetta.com

LOCATION OF PROPERTY

Maralinda Dr & US 1
St. Augustine, FL 32095

replace clock 1

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	2	\$75.00	\$150.00
irrigation parts	1	\$1,858.00	\$1,858.00

replace clock 1 to upgrade system to hunter controller also will enhance wet checks and techs be able to use remote system.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

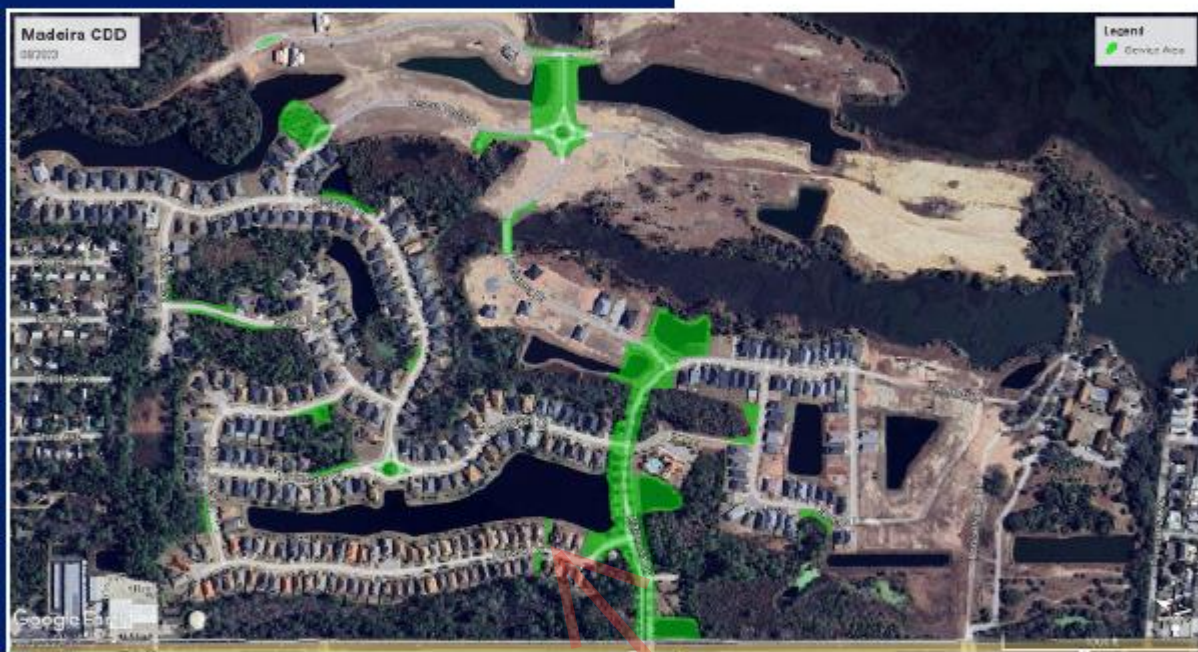
Madeira CDD

Subtotal	\$2,008.00
Sales Tax	\$0.00
Proposal Total	\$2,008.00

THIS IS NOT AN INVOICE

SERVICE MAP

The image below depicts the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.



Tab 5



TGS

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

August 23, 2025

Dear Madeira CDD,

As your trusted partner in gate and access control since 2018, we highly value the strong relationship we have built with you. Our commitment to delivering professional and timely service while maintaining competitive prices has always been central to The Gate Store's (TGS) business practices.

However, due to significant increases in the costs of materials, parts, and service supplies since March of this year, we must adjust the pricing for the service maintenance program that TGS offers.

Starting January 1, 2026, there will be an increase in the price of your community's service maintenance program by \$5.00 per month.

This adjustment allows us to maintain our quality standards and continue providing you with the exceptional service you expect. Please understand that this decision was made after careful consideration of various alternatives. We remain dedicated to finding operational efficiencies and implementing cost-saving measures throughout our company to minimize the impact on our valued clients.

We sincerely appreciate your understanding and continued partnership. If you have any questions about these changes or wish to discuss your community's specific needs, please feel free to contact us.

Best regards,

Mike Roesch and Daniel Vera



TGS

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

GATE MAINTENANCE AND SERVICE CONTRACT

Scope of Services: Lubricating gate hinges and drive components. Check and adjust all chains, belts, torque limiters, pulleys, and limit cams. Inspect the gates for any vehicle damage and alignment. Check overall gate functions and timings. Testing the battery backup systems. Testing safety devices and sensors. Testing and servicing access devices. Testing and adjusting the telephone entry system and programming the opener functions and parameters.

Technical Checklist: Each visit will include a checklist of the gate maintenance details provided with the invoice. Including repair reports made during services and suggested repairs detailed by the technician: remaining parts allowance and free visits as per your contract for the year. The list may include all equipment associated with the gate system, brands of the equipment, serial numbers, age of the equipment, and the manufacturer's warranty.

Benefits of Bi-Monthly Contract: 5 free service calls (M-F 9 AM to 5 PM) and \$250 in parts credit on a calendar year. Priority on service calls and quotes. Comprehensive checklist report with every interval service. Free phone support for gate hardware and software.

Contract Does Not Include: Damage caused by the gates being hit by vehicles, vandalism, or an act of God. Additional equipment has been added to the gate system. Pest or critter control and removal. Any work needed for the Pedestrian gates. Service calls on Saturday or Sunday.

Contract Termination: This agreement does not terminate automatically and will continue annually unless otherwise changed by TGS. The HOA must provide a written notice 30 days before the expected cancellation date to discontinue.

Name of the community - Madeira CDD

Number of barrier arm gates - 0

Number of swing gates - 5

Dollar amount per service - \$255

Number of services per year - 6

Total dollar amount per year - \$1,530

Total annual savings: 5 free calls @ \$300 per service call + \$250 parts credit = \$1,750

AUTHORIZED BY _____ TITLE _____

EFFECTIVE DATE January 1, 2026

Tab 6

WATEROUT OF NORTHEAST FLORIDA

6933 Lillian Road Unit #7
Jacksonville, FL 32211 USA
+8389786
waterout@comcast.net
www.wateroutjax.com



ADDRESS

Maderia of St. Augustine Property
Owners Association, Inc.
11555 Central Parkway Suite 801
St. Augustine, FL 32224

SHIP TO

Maderia of St. Augustine Property
Owners Association, Inc.
11555 Central Parkway Suite 801
St. Augustine, FL 32224

Estimate 1110

DATE 06/09/2025

ACTIVITY

QTY

RATE

AMOUNT

ACTIVITY	QTY	RATE	AMOUNT
SEL Service item	1	29,850.00	29,850.00
MADERIA LANDSCAPE LIGHTING ESTIMATE			
MARILINDA MAIN ENTRY Trees and Real Estate Signage along Maralinda Drive Remount Northside Transformer and add new height adjustment post and clean connections \$450.00 Replace 8 Missing and damaged Tree Lights \$2,500.00 Replace 2 Damaged High Wattage Flood Light Sales Sign Estimated Repair Est: \$950.00 Add 14 - 1 ft high exposed Bronze Aluminum Posts with Decorative caps embedded in a concrete base to raise LED Lights to avoid further Grass Cutting damage to fixtures \$200.00 each \$2,800.00 TOTAL ESTIMATED MAIN ENTRY AREA \$6,700.00			
TESORO PARK - Estimate for LED Light Replacement and adjustments Remove and replace Existing linear Path Lights with 18 new surface mounted fixtures to prevent future landscaper damage. Note: These surface lights will be lower under landscaper mower blades to prevent future damage. \$5,700.00 Replace 4 Damaged and readjust all Tree Lighting Fixtures \$1,200.00 Replace and reinstall 3 missing and damaged Bronze ACCENT Tree Lighting in Traffic Island that are missing and damaged. These 3 New Lights to be installed on bronze aluminum posts and concrete embedded to prevent future lawn mower and cutting damage \$1,800.00 TOTAL ESTIMATED TESORO PARK AREA \$8,700.00			
ESTUARIES Madeira Entry Feature - Pasarela Drive Estimate for Repairs Troubleshooting for Tree light repairs - \$450.00 Replace 2 wall wash Lights at Sign \$400.00 TOTAL ESTIMATED ESTUARIES \$850.00			
PASARELA AND PANTANO AREA Add 6 Palm Tree Lights for south side Palms \$2,400.00 Add 1 - NEW 12 Volt Transformer and new feed wire to Marsh side \$1,700.00 Add 4 Large Tree Palm Lights marsh side deck \$1800.00 Install 12 New concrete embedded Aluminum Posts to raise Landscape Tree Lights to avoid lawn mower and Trimming Damage \$3,000.00 TOTAL ESTIMATED PASARELA PANTANO AREA \$8900.00			
GUARD GATE ENTRY LIGHTING 1 New Transformer \$800.00 2 Wall Wash Lighting \$600.00 6 New Bush Accent \$1,500.00 4 Large Tree Palm Lights for 2 Queen Palms \$1,800.00 TOTAL GATE ENTRY \$4,700.00			
Total All areas \$29,850.00			

TOTAL

\$29,850.00

Accepted By

Accepted Date

Tab 7



Kept Companies
(800)847-3735

Proposal Number:

KC-45424

Date of Proposal:

Nov 3rd, 2025

Rizzetta & Company

2806 North 5th Street
St. Augustine, FL 32084

Lesley Gallagher,

Thank you for your interest in our **facility services**.

On the following pages you will find our proposal for various services. Should you wish to proceed with any service listed, please mark the box below the desired frequency. In the case that you do not wish to proceed with any service listed, please mark the box below the "None" column within the table.

Once the submitted document is received and processed, a member of our Operations Team will reach out to schedule the service.

If you have any questions, my contact information is listed below.

We look forward to the partnership with your company.

Thank you,

Jason Krynock



Business Development Manager

jason.krynock@keptcompanies.com | (904) 832-0635

Madeira

184 Maralinda Drive
St. Augustine, FL 32095

Trip Charge:

\$0.00

Minimum Charge:

\$0.00

Building: Paint

Labor and Materials to Paint 10 metal Posts, 5 Gate Hinge Braces and Black Metal Fence.

Prep, Prime and Paint

1 coat Primer

2 Coats Top Coat

*FSC of 11% is added at invoicing.

Total with FSC: \$3,219.00

On Call*		None
☐ 1 unit \$2,900.00 ea	☐	

Sign: Paint

Option: Paint Lettering at Entry, both sides of monument sign.

Prep, Spot Prime and Top Coat 2 coats.

*FSC of 11% added at invoicing.

Total with FSC: \$549.50

On Call*		None
☐ 1 unit \$495.00 ea	☐	

*The selection of On Call service frequency is subject to a \$25.00 service charge and a credit card must be stored for billing purposes if no recurring services are selected. All On Call services are billed upon completion of services.

Terms & Conditions

Conditions for Proposal: Prices are valid for 30 days from receipt of this proposal. All proposed work will be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Kept Companies is authorized to do the above-described work, and payment will be **Net 30**. Prices do NOT include applicable state tax, fuel surcharges and or local ordinance surcharges (\$3.00) unless otherwise specified above. Cancellation of service with no notice will result in a trip charge. A minimum notice of 8 hours is required for cancellation of any service. Kept Companies is comprehensively insured and guarantees all work performed.

I agree to all of the above Terms & Conditions including all applicable fuel surcharge rates.

Initial

Approval & Signature

The above prices, specifications and conditions are satisfactory and are hereby accepted. Kept Companies is authorized to do the work as specified. My signature below represents my acceptance of this proposal.

PLEASE SIGN & DATE

Signature

Title / Position

Date



Yellow and **Orange** areas are Posts and Hinges to paint.

Green areas are fencing.

Blue area is Optional for painting Sign Letters.



Tab 8

Pole Description	# Installed	# Removed
20' Standard Black Fiberglass	11	

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$35.06. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This Agreement supersedes all previous Agreements or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Maedira CDD
Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

(Print or type name)

Title: _____

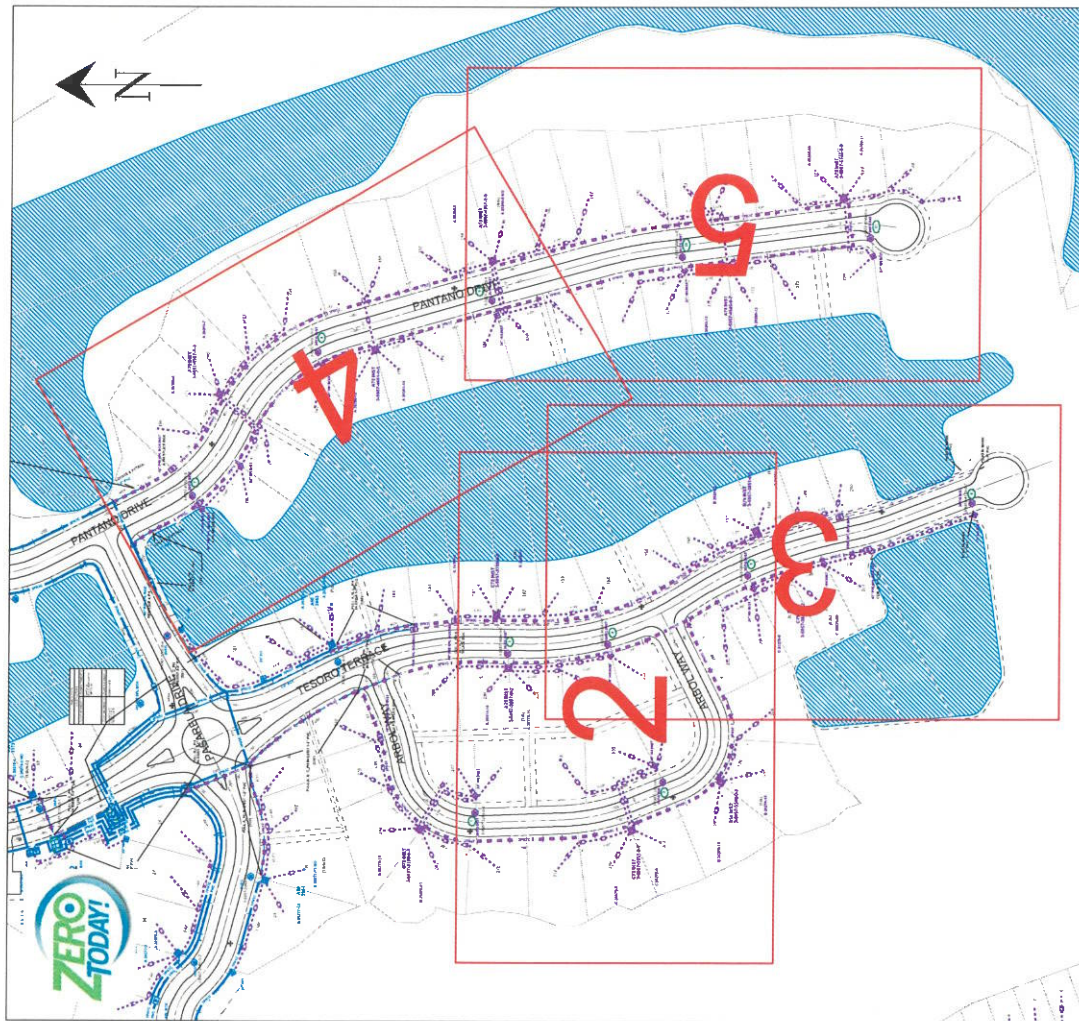
FLORIDA POWER & LIGHT COMPANY

By: _____
(Signature)

Chris Venoy
(Print or type name)

Title: FPL LT-1 Representative

☐ INACCESSIBLE	☐ 12KV	☒ 13KV	☐ FUTURE 23KV	☐ 23KV	☐ FUTURE 25KV	☐ 25KV	☐ SALT SPRAY	☐ ROCK
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GENERAL NOTES

- NOTIFY CUSTOMERS OF TEMPORARY POWER AND TRAFFIC INTERRUPTIONS.
- PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORISTS.
- SERVICE TO TRAFFIC SIGNAL, SCHOOL FLASHING SIGNAL, AND LIFT STATIONS MUST REMAIN ENERGIZED ALL TIMES.

CAUTION

THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.

ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.

PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS, INCLUDING THE PROVISIONS CONTAINED IN SECTION 556, FLORIDA STATUTES.

CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES.

Construction Notes:

REQUIRED DRAWINGS:
13885234 18x24 UG

CABLE:
-STREET LIGHT IS #6 DPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)
-ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
-UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING

CALL SUNSHINE #811

48 HOURS BEFORE YOU DIG
LOCATE MARKINGS COLOR CODE

ESTABLISHED MARKING COLOR CODE	
RED	ELECTRIC
YELLOW	GAS-OIL-STEAM
PINK	TEMP. SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION
BLUE	WATER
GREEN	SEWER
ORANGE	CABLE TV

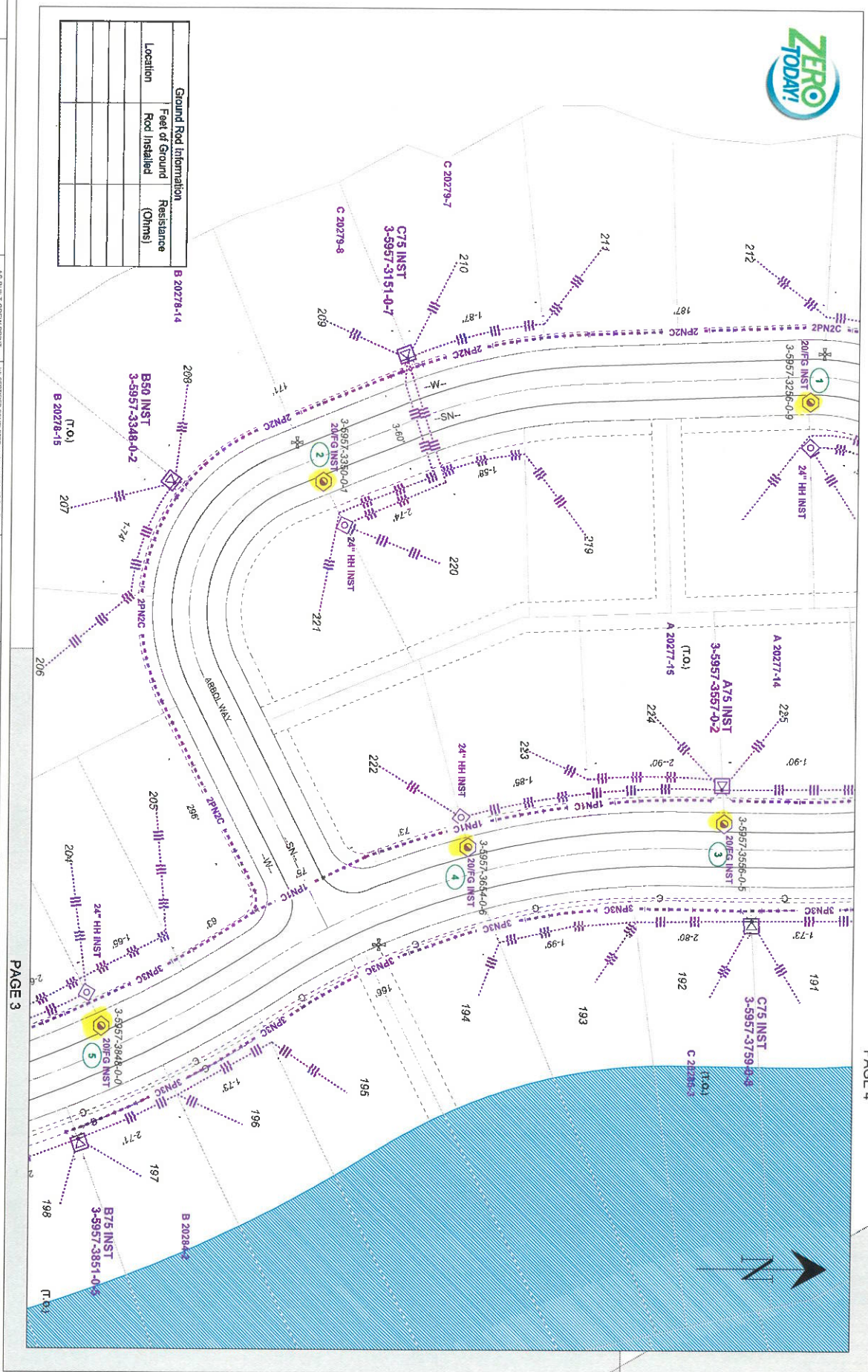
American Disabilities Act

If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.

-STUB, SEAL, AND ELECTRONICALLY MARK ALL EMPTY SERVICE CONDUITS AT THE LOT CORNER FOR FUTURE EXTENSION TO THE METER

LARGEST A/C TONS:
HOME SQ. FT.

4.			Tree Work? []	Tree Access? []	Tree Slaking Req'd? []		Job Owner: Designer: Date:	David Terza J. Drpc, springs 05/20/2025	M/A, N/E MADEIRA PH2C UNIT 1 & 2- SL	Toward: 08 Range: 30 Section: 42 MADEIRA PH2C UNIT 1 & 2- SL	
3.			CT/Spinal Mir? []	Work with SMO? []	Survey/State? []						
2.			POLE LINE FT. ON TRANS. POLES	TRENCH FT:	DUCT BANK FT:						
1.			CITY []	COUNTY AIR []	STATE RD []						Original Size: 18 x 24
			PERMIT REQ'D []	RD DIST. []	TRANS. []						142"
JPC	DATE	Requested Tel. Co. Set Point? []	Requested Tel. Co. Transfer? []	Request CATV Transfer? []		283	0'		260 TEGSOD TERR. SAINT AUGUSTINE FL 32084 Map: FFI190 Dwg No: 13865234 - 19x24 UG.mtl WRT: 13865234	Plan 1 of 5	
REVISION											



Ground Rod Information		
Location	Feet of Ground Rod Installed	Resistance (Ohms)

[illegible]

