

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

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Board of Supervisors
Madeira Community
Development District

April 21, 2026
Rev. 04.22.2026

REVISED FINAL AGENDA

The **regular** meeting of the Board of Supervisors of Madeira Community Development District will be held on **April 28, 2026, 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 the Community Workshop Meeting held on February 21, 2026 Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 24, 2026..... Tab 2
 - C. Consideration of the Budget Workshop Meeting held on March 24, 2026..... Tab 3
 - D. Ratification of Operation & Maintenance Expenditures for February 2026..... Tab 4
4. **STAFF REPORTS - PART A**
 - A. District Engineer
 - B. Landscape Manager – Yellowstone Report..... Tab 5
5. **BUSINESS ITEMS**
 - A. Consideration of Bluewater Proposal for Aquatic Maintenance Tab 6
 1. Ponds 14 & 15
 2. Pond 16 & Drainage Ditch
 - B. Consideration of Yellowstone Landscape Enhancement and Expanded Area Proposal(s) Tab 7
 - C. Consideration of Lighting Proposals Tab 8
 - D. Consideration of Pressure Washing Proposal(s) – *Under Separate Cover*
 - E. Consideration of Gate House Improvement Proposal Tab 9
 - F. Consideration of Right of Way Improvement Request - 24 Pintoresco Tab 10
 - G. Consideration of Rizzetta & Company RFID Management and Administration Proposal – *Under Separate Cover*
 - H. Ratification of Road Striping Proposal Tab 11
 - I. Consideration of Resolution 2026-04; Redesignating Assistant Treasurer Tab 12
 - J. Presentation of Fiscal Year 2026-2027 Proposed Budget..... Tab 13
 1. Consideration of Resolution 2026-05; Approving Proposed Budget and Setting a Public Hearing
 - K. Consideration of Resolution 2026-06; Setting Public Hearing on Revised Rules of Procedure..... Tab 14
6. **STAFF REPORTS – PART B**
 - A. District Counsel
 - B. District Manager

7. SUPERVISOR REQUESTS & AUDIENCE COMMENTS

8. BUSINESS ITEMS – Part B *

- A. Discussion Regarding Gate Access
- B. Discussion Regarding Envera Agreement
- C. Discussion Regarding Gate Closure Hours

***Note: In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting will be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.**

9. 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