



Rizzetta & Company

Madeira Community Development District

**Board of Supervisors' Meeting
April 28, 2026**

**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	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock, LLP
District Engineer	Alex Acree	Matthews Design Group

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

April 21, 2026
Rev. 04.22.2026
Rev. 04.27.2026

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
 - L. Consideration of Supplemental Disclosure of Public Finance for Series 2025 Bonds Tab 15
 - M. Consideration of Insurance Proposal for Additional Property – *Under Separate Cover*
 - N. Consideration of All Weather Change Orders - *Under Separate Cover*

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

Tab 1

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**

10
11 The **workshop** meeting of the Board of Supervisors of Madeira Community
12 Development District was held on **February 21, 2026, at 10:00 a.m.** at the St. Augustine -
13 St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, FL 32095.

14
15 Attendance:

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17 Brian Riddle **Board Supervisor, Chairman**
18 Michael Guida **Board Supervisor, Vice Chairman**
19 Laurie Collier **Board Supervisor, Assistant Secretary**
20

21
22 Audience present.

23
24 On Saturday, February 21, 2026, at approximately 11:00 a.m. at the Amenity Center, Maria
25 Guida, joined by one resident, remained on site to direct residents to our location and stayed
26 until the CDD walk was complete.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A

CDD WALK ON 02.21.26

POWER WASHING AREAS – DISCUSS SCOPE

From Route 1 on **both sides** of Maralinda, up to the intersection at Pasarela and Maralinda (Marshes of Madeira signage), power wash **all sidewalks, gutters and curbing**.

Power wash all **roadway pavers** in the main entrance area, to include from the Tower to the guard shack/entrance and exit gates on **both** sides of Maralinda.

Power wash and paint/stain front **Tower**, to include doorways, eaves and wooden “windows”. Check **Guard Shack** for the same (doors, eaves, etc).

See photographs of both structures.

At the intersection of Maralinda and up Portada, power wash the **sidewalk, gutters and curbing**, stopping just past the water treatment facility driveway on the west side, and stopping at the end of the CDD bed plantings on the east side of Portada.

See photographs, both east and west sides.

Power wash small sidewalk where bench is located on Pond #3 on Maralinda.

See photograph.

At the intersection of Maralinda and up Pintoresco, power wash the **sidewalk, gutters and curbing**, stopping at the driveway located at 25 Pintoresco Drive on the west side, and stopping at the end of the CDD planting beds before the property line at 24 Pintoresco on the east side.

See photographs, both east and west sides.

Power wash the **sidewalks and gutters** at the **CDD property** on **Portada Drive**.

Power wash the **ADA pad slope** located on the **left-hand side of the cul-de-sac** on Paranza Trace where algae tends to coagulate frequently.

Power wash the **sidewalk and gutters** at the **CDD property** on **Salida Way**.

Power wash the **sidewalk, gutters and curbing** at the **CDD property** on **Pescado Drive**.

LIGHTING ISSUES – MAIN ENTRANCE, ETC.

Discuss making sure that all current ornamental lights are in working order. Are they on a timer or an eye? Are they working properly? A drive through at night to ascertain is necessary.

Discuss exposed wiring which needs protection, whether with a waterproof sleeve, conduit or some other appropriate method.

See photograph.

Discuss plugs needing appropriate covers. At Christmas, there are often problems with water getting into the plugs and affecting lighting.

See photograph.

ALL need to be checked, whether by the Tower or the Guard Shack, not just the one in the photo.

Inquire as to the age of the ornamental light fixtures at the main entrance. Have they reached their life cycle?

See photographs (a sampling only– not all).

Inquire where additional ornamental light fixtures are located and their ages. (intersection of Maralinda & Pintoresco, walls at The Marshes of Madeira and at the walls near the Pantano overlook).

Discuss Christmas lighting (see under Christmas Lighting and Décor).

FOUR WAY – STOP SIGNAGE

Discuss the four-way stop at the intersection of Maralinda and Pintoresco which is consistently being ignored by residents, visitors and contractors. Discuss options for this situation whether it is a flashing Stop Sign, in addition to crosswalks being painted across the street. **NOTE:** This is an important intersection close by the Amenity Center, where children and others cross to go to the gym, pool, etc.

See photograph.

LANDSCAPING

Discuss plantings damaged during the freeze – what to replace and what will survive. Discuss what type of plants to consider if replacement is required. Ornamental grasses and dwarf bottle brush suggested.

Discuss enlarging and/or adding some flowers to the existing planting bed at Lamego near the sidewalk to the Amenity Center. **See additional comment under Benches.**

BENCHES

Discuss adding a bench at Lamego, close to the sidewalk heading toward the Amenity Center, perhaps at the existing planting bed edge to avoid installation of a concrete pad or pavers. Bed may need some enlargement.

Discuss adding concrete pad or pavers.

Discuss adding benches to other CDD areas in Madeira, such as on Paranza Trace (two areas), Lamego Lane (near sidewalk to Amenity Center), and other CDD areas, as needed. Discuss having at least one additional bench on hand, one additional trash receptacle, and a couple of additional rain bonnets.

DOG STATIONS

Discuss when to add a dog station near Pantano Park.

Discuss adding concrete or paver walkways to each dog station location.

PAVER REPAIR – BUDGET

Discuss minor repair of sinking pavers at front entrance near resident entrance gate/exit. Estimates previously provided – may need more current estimates. **See photographs.**

CAMERAS AT ENTRANCE GATES

Inquire as to who owns the cameras. Do they need updating? Are they capturing things well enough, quality of pictures, etc. More information needed as to camera and surveillance.

CAUTION SIGNAGE AND STRIPING – TAIL GAITING ISSUES AT GATE

Discuss caution signage – discuss need to move the sign or add an additional sign, flashing or otherwise. Discuss adding a stripe on the roadway. **See photographs.**

ADA PADS

Discuss all ADA pads in front of the main entrance and throughout the balance of Phase 1, which are not scheduled to be repaired on the current Needs Action Report (considered in upcoming budget discussions).

Discuss budget for Matthews' assessment of ADA warning pads for the balance of Phase 1 regarding Pescado, Salida Way, Pajaro Way.

PAINTING OF ROADWAY STRIPES, TURN ARROWS, ETC., IN PHASE 1

Discuss adding to the scope of the bid:

All roadway striping and arrows on sections of the roadway between Route 1 and the entrance of Madeira. Add painted crosswalks at **all** ADA ramp areas in Phase 1.

Other areas?

See photographs.

All roadway striping at all intersections in Phase 1, in which there are cross-overs at **all ADA ramp areas**, up to and including the intersection at the Marshes at Madeira where ADA work is currently scheduled to be done on the ADA Needs Action Report. **This should include all such areas where there is currently no striping in crosswalks and ones that need to be repainted.**

Striping at the roundabout at Pintero Drive and Pescado Drive.

SIGNIFICANT GUTTER/CURBING ISSUES

Discuss the entire cul-de-sac at the end of Portada beginning at 407 Portada.

428 Portada (the most pressing and on schedule for repair)

149 Paranza Trace

47 Gabacho Court (homeowner attended CDD Board meeting to inquire)

35 Gabacho Court (noted during our walk on 02.21.26)

26 Tesoro Terrace (near location of necessary underdrain repair)

Photographs previously provided. Available on request.

Sidewalk and curbing damage – 115 Pajaro Way (pool install)

There are many others, but less pressing/significant. Most significant issues seem to occur within cul-de-sacs.

UNDERDRAIN REPAIRS

Discuss budget for future underdrain repairs at the following intersections (and possibly others):

Pintoresco/Maralinda

Paranza Trace/Pintoresco

Pescado/Tesoro Terrace (one of these two is the worst) **and** will include a driveway at 26 Tesoro Terrace

***Photographs were provided in recent sidewalk review of Pescado, Salida, Gabacho, Pajaro Way, etc. Available on request.

CHRISTMAS DÉCOR AND LIGHTING

Discuss adding permanent LED lighting.

Discuss purchase of Balsam Hill décor (or other vendor) and storage of same versus what we have been doing year after year.

(Miscellaneous continued on next page)

MISCELLANEOUS CONCERNS

Discuss issues concerning damage at pool or well installs or other homeowner construction with HOA. Formulate a method to address.

Discuss concerns regarding certification on ADA pads in all areas now owned by the CDD, especially those recently turned over to the CDD, to cover all areas outside of Phase 1.

This concern is highlighted by current issues with ADA pads that are already out of slope at the intersection of Pasarela and Maralinda.

Need some type of certification from the Developer as road certifications do not cover this issue.

Discuss and inquire whether the Developer will cover the costs for Matthews to check all ADA slopes in Phase 2 and other newly transferred areas and to be responsible for the correction of any that are out of compliance.

Inquire how the cracked sidewalk occurred in front of the Marshes to Madeira signage, west side.

Discuss concerns as to the paver roadway in front of the marsh landing on Pantano regarding numerous broken pavers (discussed previously). Can be done after construction by the Developer.

Discuss sewer cap location on Pantano Drive just past the intersection where Pantano meets Pantano. Curb already cracking.

See photograph.

Discuss secondary knuckle off of Pantano Drive, where fill dirt is located, potential damage to curb line which cannot be seen at this point as it is covered in dirt; potential damage to storm drains in that area, especially in light the fill dirt, heavy rains, hurricane activity, northeasters, etc.

See photographs.

In general, cul-de-sacs and knuckle areas seem to be more problematic with regard to gutters, curbing and roadways.


Inquire as to rain bonnets for two trash receptacles at Pantano Park.

Inquire as to lights on during daytime hours at the Fision office on-site. Who is responsible for the electric bill in that location?

Exhibit B



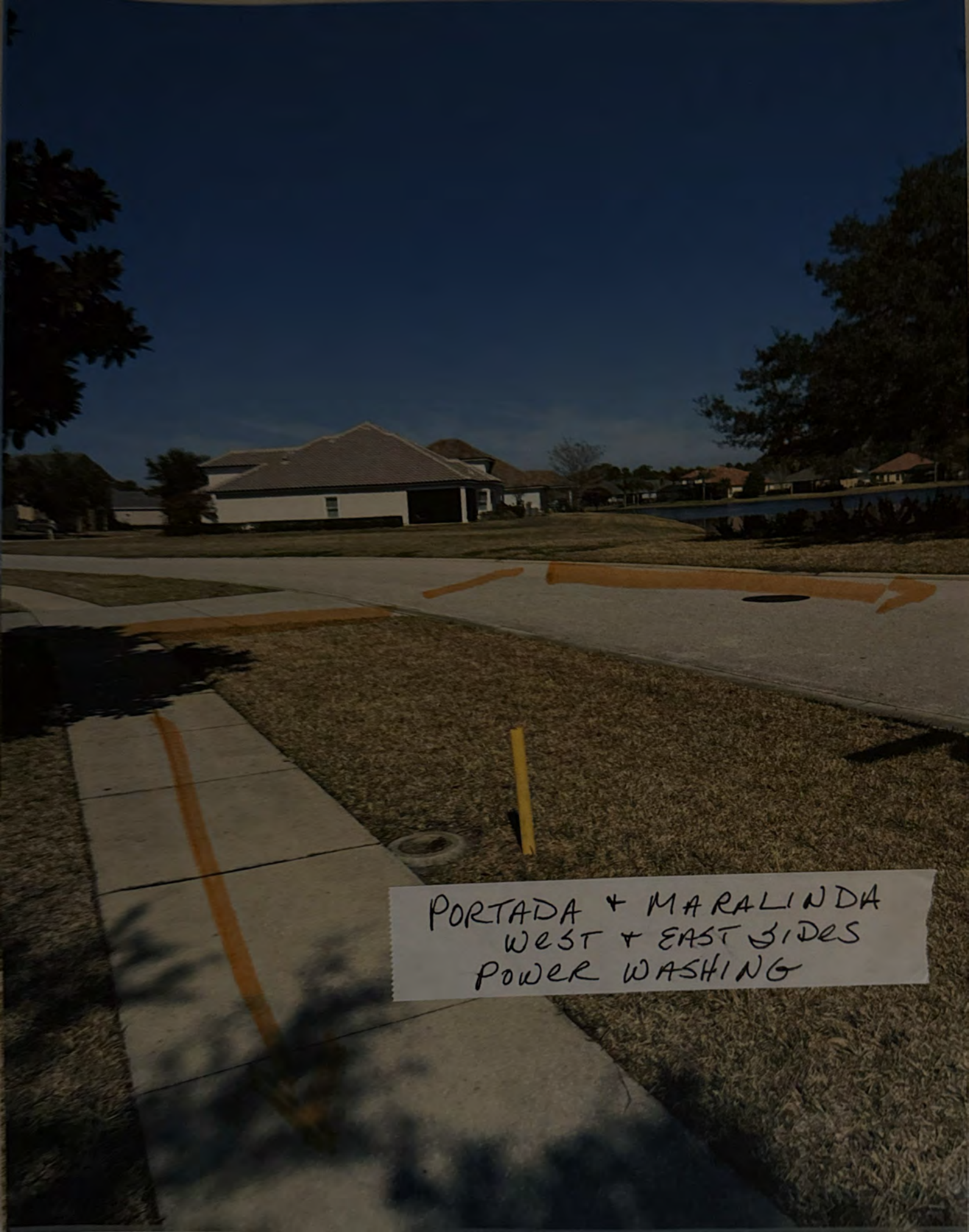
TOWER - DOOR, WINDOWS, EAVES
Power Wash, PAINT / STAIN

A photograph of a building's eaves, showing a series of dark, horizontal wooden beams or moldings. The image is partially obscured by a collage of torn paper in shades of white, light blue, and tan. A small, rectangular piece of white paper with a serrated edge is placed in the lower right corner, containing the handwritten text "TOWER - EAVES".

TOWER - EAVES



GUARD SHACK
DOORS/EAVES



PORTADA + MARALINDA
WEST + EAST SIDES
POWER WASHING



SMALL SIDE WALK
MARALINDA @ POND #3



Maralinda


PICTORESCO + MARALINDA
WEST SIDE
POWER WASHING




PINTOESCO + MARALINDA
EAST SIDE
POWER WASHING



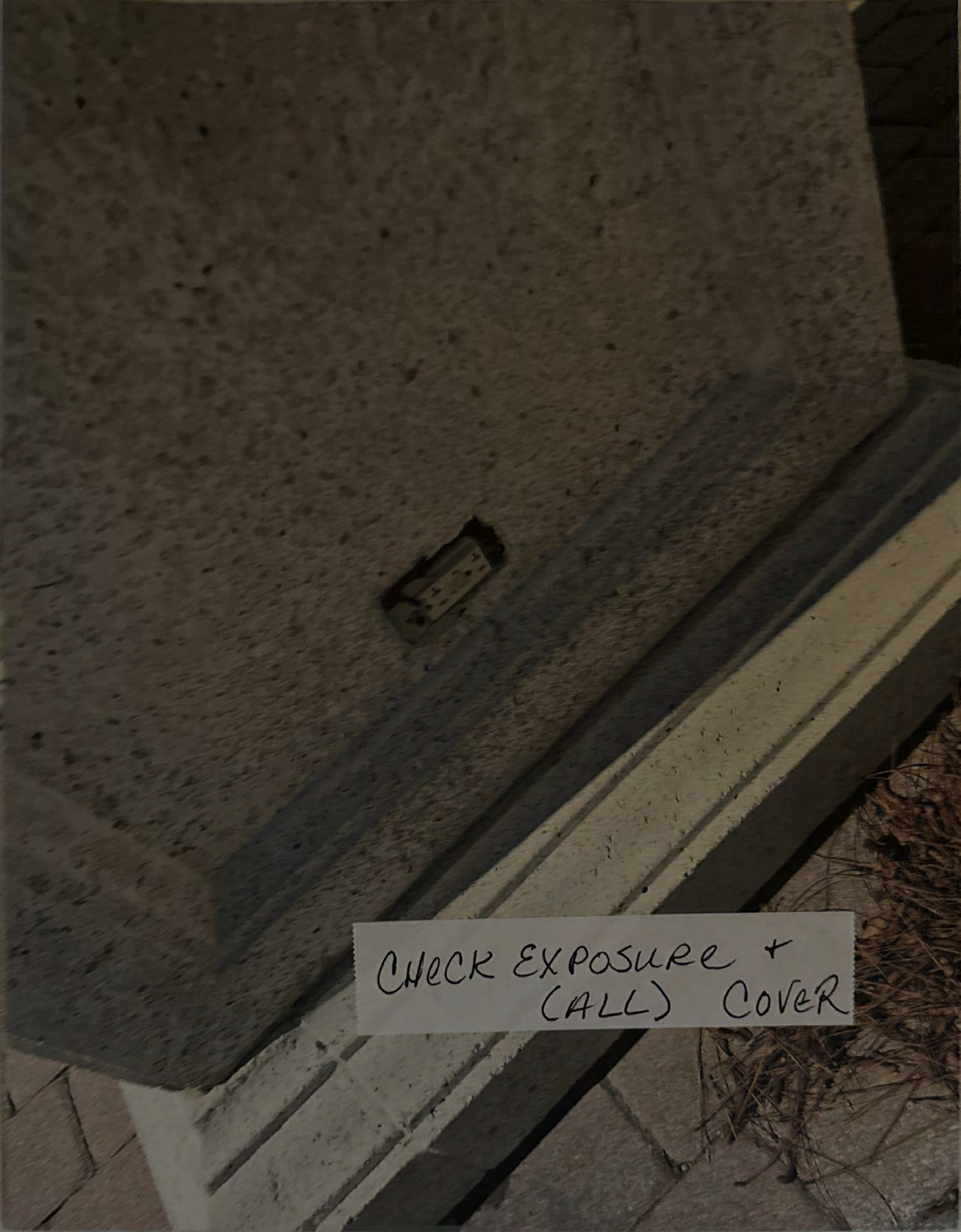
MAIN ENTRANCE
ORNAMENTAL LIGHTS

A photograph of a main entrance area. In the foreground, a stone balustrade with decorative balusters runs across the frame. A handwritten sign is placed on the balustrade. The sign reads "MAIN ENTRANCE" and "ORNAMENTAL LIGHTS (CON'T)". In the background, there is a tall palm tree, a utility pole with power lines, and some dense foliage. The sky is clear and blue.


MAIN ENTRANCE
ORNAMENTAL LIGHTS (CON'T)

A photograph showing an outdoor electrical installation. In the center, a metal electrical box is mounted on a vertical post. To its left, a small, clear plastic container sits on the ground. The ground is covered with dry pine needles and some green grass. In the background, there are dense green bushes and trees. A white sign with handwritten text is placed in the foreground.

EXPOSED WIRING

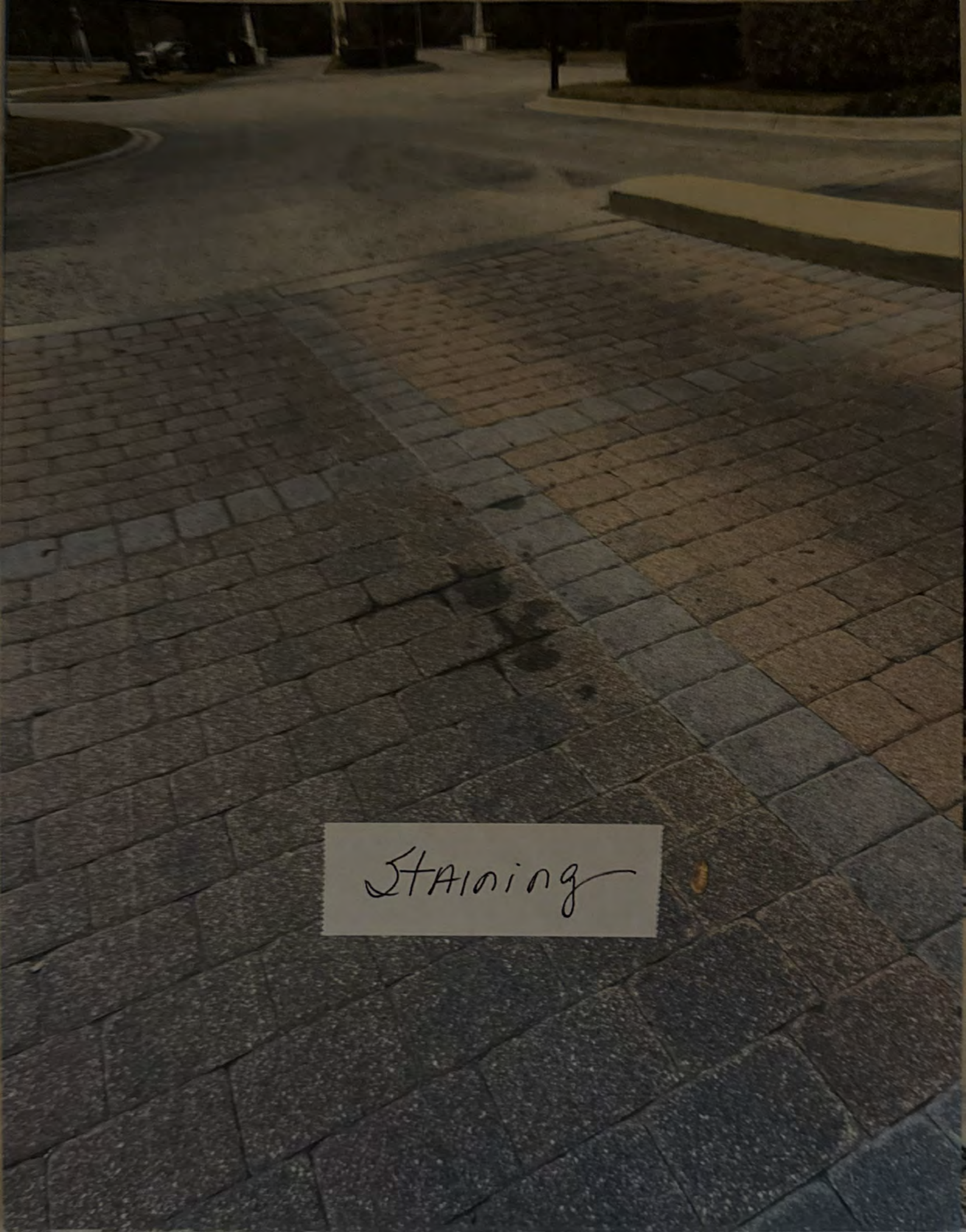


CHECK EXPOSURE +
(ALL) COVER

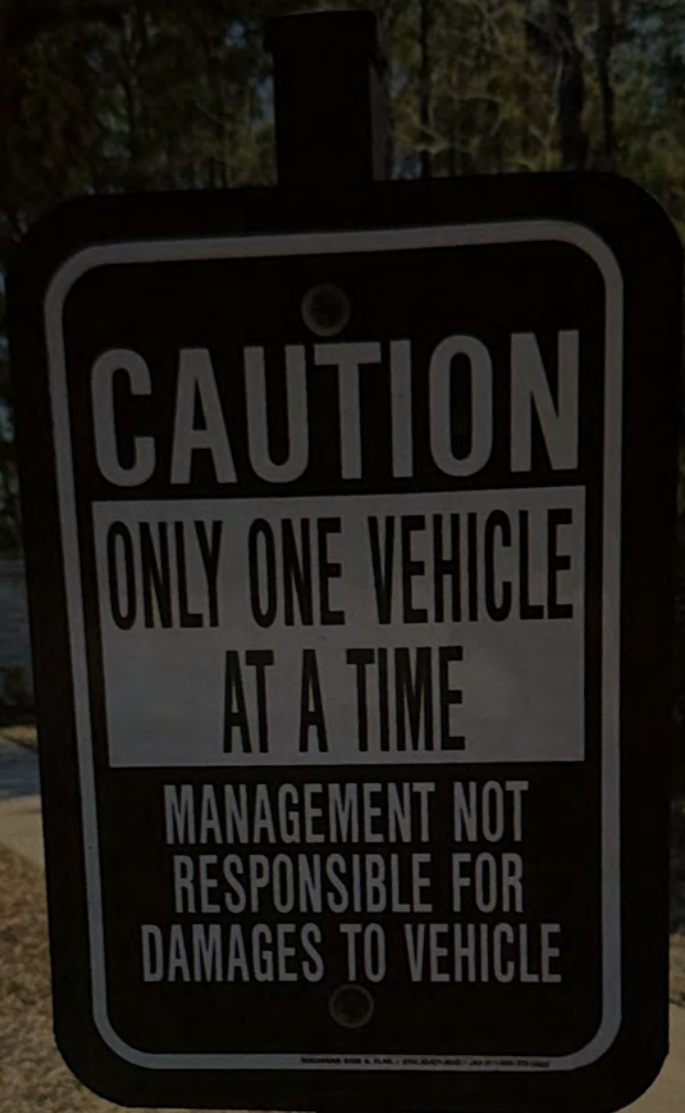
A photograph of a 4-way stop intersection. The scene is captured from a low angle on a paved road. In the foreground, a concrete curb separates the road from a mulched area. A handwritten label is placed on the road surface. In the background, a stop sign is visible on the right side of the road. The intersection is surrounded by trees and a clear blue sky.

4-WAY STOP
MARALINDA + PINTO RESCO
(* CROSSWALKS)

SUNKEN PARKS

A photograph of a paved area, likely a driveway or walkway, made of interlocking pavers. The pavers are arranged in a grid pattern. In the center of the image, there is a dark, irregular stain on the pavers. A small, rectangular piece of white paper with a scalloped edge is placed over the stain. The paper has the word "Staining" written on it in a cursive, handwritten font. The background shows a concrete curb and some greenery, suggesting an outdoor setting. The lighting is somewhat dim, possibly during dusk or dawn.

Staining

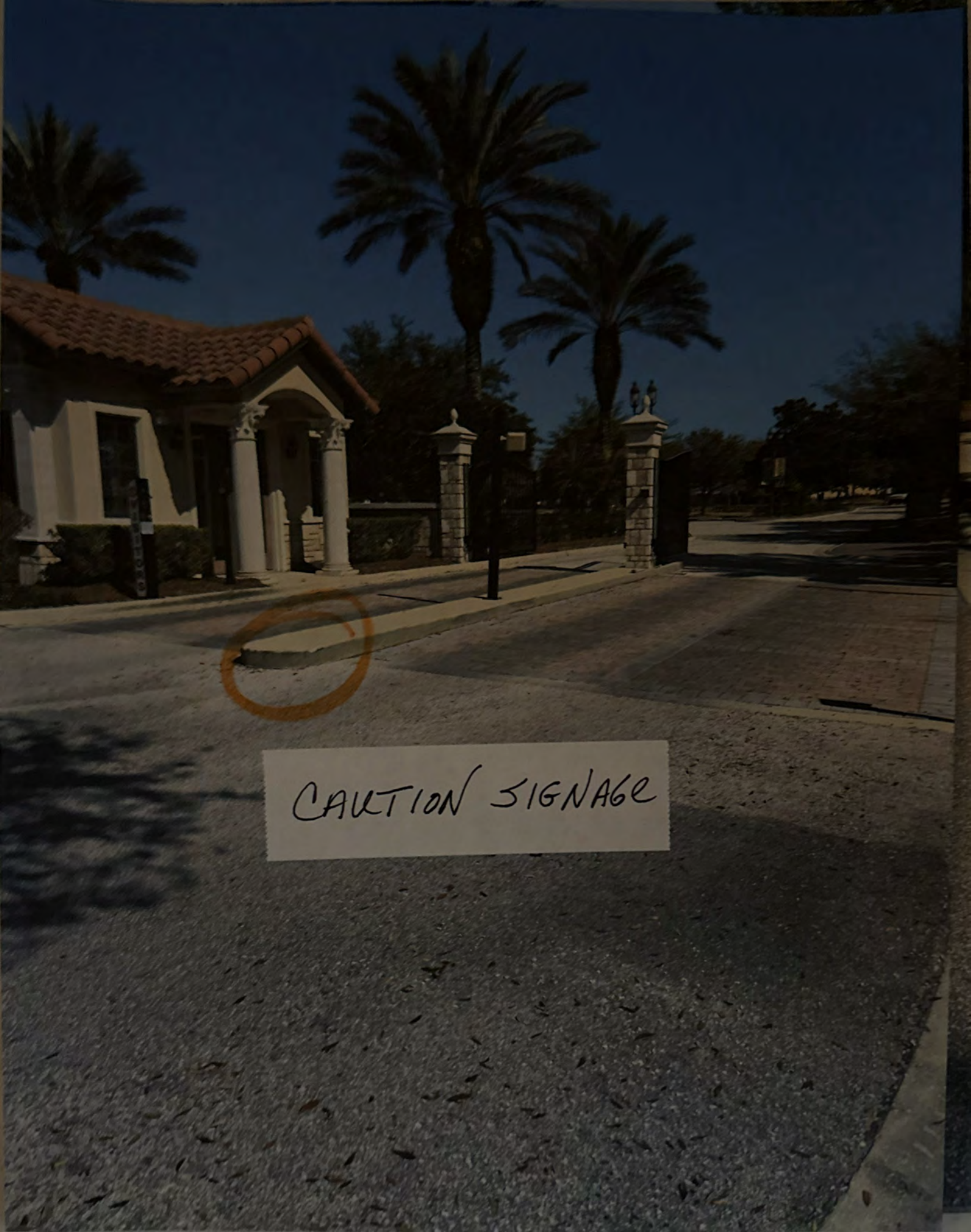


CAUTION

**ONLY ONE VEHICLE
AT A TIME**

**MANAGEMENT NOT
RESPONSIBLE FOR
DAMAGES TO VEHICLE**

CURRENT
CAUTION
SIGNAGE




CAUTION SIGNAGE



STRIPING



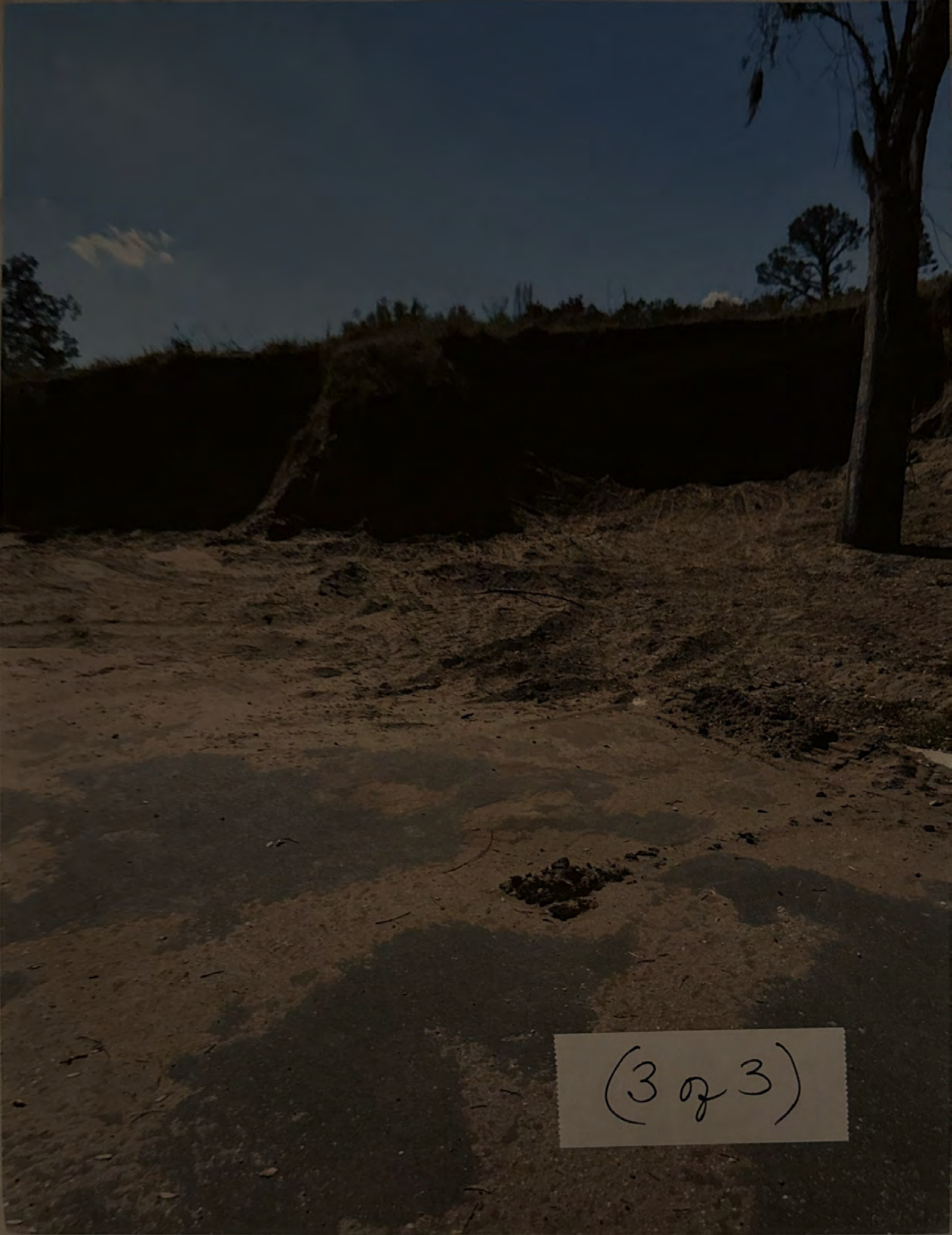
Striping + ARROWS

A photograph showing a sandy dune landscape. In the foreground, a dark asphalt path curves from the bottom right towards the center. To the left of the path, there is a sandy area with sparse, low-lying green vegetation. In the background, a grassy embankment rises, topped with several tall, thin trees. The sky is clear and blue.

PANTANO - 2nd Knuckle
(1 of 3)



(2 of 3)



(3 of 3)

Tab 2

1 **MINUTES OF MEETING**

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

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

10
11 The **regular** meeting of the Board of Supervisors of Madeira Community Development District
12 was held on **February 24, 2026, at 10:00 a.m.** at the St. Augustine - St. Johns County Airport
13 Authority, 4730 Casa Cola Way, St. Augustine, FL 32095.

14
15 Attendance:

16	
17	Brian Riddle
18	Michael Guida
19	Gary Brownell
20	Laurie Collier
21	Orville Dothage
22	Board Supervisor, Chairman
	Board Supervisor, Vice Chairman
	Board Supervisor, Assistant Secretary
	Board Supervisor, Assistant Secretary
	Board Supervisor, Assistant Secretary

23 Also present:

24	
25	Lesley Gallagher
26	Wes Haber
27	Mike Silverstein
28	Steve Stershic
29	Bill Lanius
30	Doug Maier
31	John Pastore
32	District Manager, Rizzetta & Company, Inc.
	District Counsel, Kutak Rock, LLP
	District Engineer, Matthews Design
	Branch Manager, Yellowstone Landscape
	Arendale Holdings
	Arendale Holdings
	President, Bluewater Environmental

33 Audience present.

34
35 **FIRST ORDER OF BUSINESS**

CALL TO ORDER/ROLL CALL

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

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39 **SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS ON AGENDA
ITEMS**

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42 Comments were received regarding the minutes from January 20, 2026 and January 27, 2026,
43 as well as the Yellowstone proposals.
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47 **THIRD ORDER OF BUSINESS**

**CONSIDERATION OF THE
WORKSHOP MEETING HELD
ON JANUARY 20, 2026**

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On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board approved the Minutes of the Board of Supervisors' Workshop Meeting held January 20, 2026, as amended to incorporate changes requested by the audience, for Madeira Community Development District.

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53 **FOURTH ORDER OF BUSINESS**

**CONSIDERATION OF MINUTES OF THE
BOARD OF SUPERVISORS' MEETING
HELD JANUARY 27, 2026**

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On a motion by Mr. Guida, seconded by Ms. Dothage, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held January 27, 2026, as amended to incorporate changes requested by the audience, for Madeira Community Development District.

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60 **FIFTH ORDER OF BUSINESS**

**RATIFICATION OF OPERATION &
MAINTENANCE EXPENDITURES FOR
DECEMBER 2025 AND JANUARY 2026**

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On a motion by Mr. Guida, seconded by Mr. Dothage, with all in favor, the Board ratified the Operation & Maintenance Expenditures for December 2025 and January 2026 in the amount of \$45,692.07 and \$66,672.82, for Madeira Community Development District.

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66 **SIXTH ORDER OF BUSINESS**

RATIFICATION OF CR2 S2025 AA2

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On a motion by Mr. Riddle, seconded by Mr. Guida, with all in favor, the Board ratified the CR2 S2025 AA2, for Madeira Community Development District.

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70 **SEVENTH ORDER OF BUSINESS**

RATIFICATION OF CR3 S2025 AA2

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On a motion by Mr. Riddle, seconded by Mr. Guida, with all in favor, the Board ratified the CR3 S2025 AA2, for Madeira Community Development District.

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EIGHTH ORDER OF BUSINESS

STAFF REPORTS – PART A

A. District Engineer

1. Consideration of Public Facilities Report Proposal

On a motion by Mr. Dothage, seconded by Mr. Guida, with all in favor, the Board approved DCCM proposal for Public Facilities Report in the amount of \$4500.00 , for Madeira Community Development District.

**The board then moved to agenda item 5A - Consideration of Sidewalk/ADA Pad/ Curb Repair Proposals*

NINETH ORDER OF BUSINESS

CONSIDERATION OF SIDEWALK/ADA PAD/ CURB REPAIR PROPOSALS

Mr. Silverstein then explained that he had sent his action items report for sidewalk repairs to 5 concrete companies and received one proposal back from Curb Systems which only provided unit pricing. Mr. Silverstein explained that he had reached out to ask the contractor to make revisions but has not received a response. All Weather had provided a proposal over the weekend that also needed revisions. Mr. Silverstein will forward comments to Ms. Gallagher to request a revised proposal. Discussion occurred on requesting a proposal from JUM since they have done work in the community in the past.

On a motion by Mr. Guida, seconded by Mr. Dothage, with all in favor, the Board approved not to exceed amount of \$32,000.00 based on the revised scope provided by the District Engineer authorizing Ms. Collier to review a second proposal and make the final approval, for Madeira Community Development District.

Mr. Silverstein then noted that there were some punch list items from the pond inspection and a turn down orifice that he was having his inspector turn to vertical not horizontal.

TENTH ORDER OF BUSINESS

STAFF REPORTS – PART A

B. Landscape Manager - Yellowstone Report

Mr. Nelson noted that the pre-emergent fertilizer from January was pushed to February and that freeze damage trimming would occur in March. He also noted that he believes most of the frozen damaged plants will come back.

115 **1. Consideration of Irrigation Repair Proposal(s)**
116

On a motion by Mr. Riddle, seconded by Mr. Dothage, with all in favor, the Board approved the Irrigation Repair Proposals in the amount of \$1600.00, for Madeira Community Development District.

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119 **2. Consideration of Landscape Enhancement Proposal(s)**
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121
122 The board then reviewed 4 enhancement proposals.

- 123
124 1.) Seasonal flower installation – Spring \$1549.80 – no objections to move forward.
125
126 2.) Freeze Damaged Plant Replacement in the amount of \$3688.10. The board tabled this
127 proposal and asked Yellowstone to bring back an updated proposal in April following the
128 cutbacks in March and include more hardly plant material and nothing tropical. The board
129 requested options with renderings.
130
131 3.) Podocarpus removal and turf installation in the amount of \$506.25. Brandon noted that
132 Yellowstone would remove the dead plant material and install sod at no cost to the
133 district.
134
135 4.) Installation of 6 palms on the sidewalk between the amenity center and Lamego in the
136 amount of \$3540.00 – this was tabled indefinitely.
137

138 It was also requested that Yellowstone provide a proposal to replace the plants in plants.
139
140

141 **C. Pond Report**
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143 Mr. Silverstein confirmed that the sod was complete in the area where the SOX repair took
144 place.
145

146
147 **ELEVENTH ORDER OF BUSINESS**

**SIDEWALK REVIEW OF PESCADO,
TESORO TERRACE, PAJARO WAY
AND SALIDA WAY – PRESENTED BY
SUPERVISOR COLLIER – UNDER
SEPARATE COVER**

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153 No Comments.
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TWELFTH ORDER OF BUSINESS

DISCUSSION REGARDING PRESSURE WASHING SCOPE

The board authorized Mr. Guida to finalize the scope for pressure washing targeting the April meeting to review proposals. It was requested that a proposal be obtained from Oceantime.

THIRTEENTH ORDER OF BUSINESS

CONSIDERATION OF RESOLUTION 2026-03; REGARDING GENERAL ELECTION

Mr. Haber reviewed res. 2026-03 noting two seats up in the general election. The qualification period of noon June 8th through noon June 12th with the St. Johns County Supervisor of Elections office was also noted.

On a motion by Mr. Riddle, seconded by Mr. Dothage, with all in favor, the Board adopted Resolution 2026-03; Regarding General Election, for Madeira Community Development District.

FOURTEENTH ORDER OF BUSINESS

CONSIDERATION OF WATEROUT PATH LIGHTING PROPOSAL

It was noted that this item was requested at the last meeting. The board tabled this item for discussion at the budget workshop.

On a motion by Mr. Taylor, seconded by Ms. Collier, with all in favor, the Board approved not to exceed the amount of \$1000.00 to have WaterOut clean existing lighting on posts at entry, replace and lenses required and provide two plug covers, for Madeira Community Development District.

FIFTEENTH ORDER OF BUSINESS

CONSIDERATION OF PHASE 1 ROAD STRIPING PROPOSAL(S)

On a motion by Mr. Dothage, seconded by Mr. Taylor with all in favor, the Board approved not to exceed amount of \$6,000.00 for road striping with JUM to include the areas outlined in their existing proposal as well as the crosswalks at Maralinda and Pinteroesco and Maralinda and Portada, for Madeira Community Development District.

192 **SIXTEENTH ORDER OF BUSINESS**

**UPDATE ON GATE PROJECT STATUS
AND LIGHTING**

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195 Hoping to have completed this week.
196

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198 **SEVENTEENTH ORDER OF BUSINESS**

**DISCUSSION REGARDING FIELD
SERVICES**

199
200
201 Ms. Gallagher to attempt to obtain costs for a form of field services for further discussion at the
202 budget workshop.

203
204
205 **EIGHTEENTH ORDER OF BUSINESS**

**DISCUSSION REGARDING SIDEWALK
DAMAGE**

206
207
208 Mr. Lanius noted that they are happy to assist on the HOA side regarding damage by including
209 something in the documents regarding responsibility to reimburse the CDD for damage to
210 common property and sidewalks caused by residents as well as responsibility for sidewalk
211 maintenance. It was also discussed that this could be something included as part of the ARB
212 process when improvements are made. Mr. Riddle inquired about a form of administrative
213 agreement between the HOA and CDD as well to clarify. Mr. Haber confirmed the CDD cannot
214 enforce the HOA covenants but if CDD property is damaged and CDD does not consent to use of
215 its property the CDD can send a demand for reimbursement of damages. Mr. Haber noted that
216 he is also happy to work with the HOA on the best course of action regarding damage and
217 demand.

218
219
220 **NINETEENTH ORDER OF BUSINESS**

**DISCUSSION REGARDING ADDITIONAL DOG
WASTE STATIONS AND TRASH REMOVAL**

221
222
223 To be further discussed at the budget workshop. It was also requested that a separate line of
224 item be added for this service for the fiscal year 2026/27 budget.

225
226 Ms. Gallagher updated the board that the additional bonnets were ordered that the developer
227 will provide reimbursement for as requested at the previous meeting.

228
229
230 **TWENTIETH ORDER OF BUSINESS**

STAFF REPORT – PART B

231
232 **A. District Counsel**

233
234 No report but was available to answer questions.
235
236
237

B. District Manager

Ms. Gallagher reviewed her report which provided an update on the exit gate strike the occurred 1/31/25.

It also noted that the DR 504 application had been submitted as required annually and that the qualification period for the general election is noon June 8 - noon June 12, 2026 through the St. Johns County Supervisor of Elections office and that she will update the property insurance policy for the new lighting upon completion.

TWENTY-FIRST ORDER OF BUSINESS

SUPERVISOR REQUESTS & AUDIENCE COMMENTS

Supervisor Requests:

Ms. Collier noted that the CDD will need an estimate of the cost for the Engineer to review the next three streets in phase 1 for ADA compliance for the proposed budget.

Audience Comments:

It was requested that call in information be provided for the budget workshop be posted. The board directed the district manager to post call in information for this workshop only and not regular meetings.

Ms. Collier inquired with Mr. Lanius about ADA pads Pasarela and Maralinda slope concerns. Mr. Lanius noted that he will follow through on any areas that need to be corrected.

Ms. Gallagher updated the board that her office had received a concern from the property owner of 138 Pajaro about his neighbor outside of the community clearing property. There is potentially CDD property or property under a conservation easement that may also be impacted. Mr. Silverstein has indicated that a survey would be required to confirm if CDD property was involved and there would be an additional expense to the CDD. Mr. Lanius noted that he did not believe that there was CDD property involved and that this would be more of a private property or HOA matter, but Mr. Lanius would ask Mr. Maier to review following the meeting. Ms. Gallagher will also forward the survey to Mr. Lanius I that the property owner provided.

**The board took a brief recess at 11:48 am prior to moving into the closed session of the meeting.*

**The board moved into the closed security session of the meeting at 11:55 a.m.*

TWENTY-SECOND ORDER OF BUSINESS **BUSINESS ITEMS – PART B**

A. Discussion Regarding District Security
1.) Gate
2.) Envera Agreement

Discussion occurred regarding gate access RFID stickers and hours for gate closures.

**The board closed the security session of the meeting and moved back into the regular meeting at 12:14 p.m.*

Ms. Collier provided an update that Mr. Lanius confirmed that if the three ADA ramps at Pasarella and Maralinda require work to the slopes that this would either be a construction or design problem that the developer will pay for and with that information they could possibly be removed from the scope that Mr. Silverstein will circulate back for repair proposals.

TWENTY-THIRD ORDER OF BUSINESS **ADJOURNMENT**

On a motion by Mr. Riddle, seconded by Mr. Guida, with all in favor, the Board adjourned the meeting at 12:17 p.m., for Madeira Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 3

1
2
3 **MINUTES OF MEETING**

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

8
9 **MADEIRA**
10 **COMMUNITY DEVELOPMENT DISTRICT**

11 The **budget workshop** meeting of the Madeira Community Development District
12 was held on **March 24, 2026, at 10:00 a.m.** at the St. Augustine - St. Johns County Airport
13 Authority 4730 Casa Cola Way St. Augustine, FL 32095

14
15 Attendance:

16		
17	Brian Riddle	Board Supervisor, Chairman
18	Michael Guida	Board Supervisor, Vice Chairman
19	Gary Brownell	Board Supervisor, Assistant Secretary
20	Laurie Collier	Board Supervisor, Assistant Secretary
21	Orville Dothage	Board Supervisor, Assistant Secretary
22		

23 Also present were:

24		
25	Lesley Gallagher	District Manager, Rizzetta & Company
26	Danielle Wasilewski	District Manager, Rizzetta & Company
27		

28
29
30 A member of the public was on the phone and provided comments to the board.

31
32 The board reviewed a draft proposed budget for fiscal year 2026/2027 and discussed
33 potential capital expenditures.

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35 The budget workshop meeting adjourned at 12:24 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 4

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

February 2026

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$81,816.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of St. Augustine	300220	1767801	Water Services 01/26	\$ 1.92
City of St. Augustine	300220	1767803	Water Services 01/26	\$ 70.35
City of St. Augustine	300220	1771727	Water Services 01/26	\$ 153.89
COMCAST	20260213-1	84957431013189 70-012026 ACH	Internet Services 02/26	\$ 116.85
Doody Daddy, LLC	300216	2602-M	Dog Waste Station Supplies & Maintenance 02/26	\$ 710.00
Envera Systems	300221	763953	Security Monitoring & Maintenance 02/26	\$ 2,538.00
Envera Systems	300221	764790	Security Monitoring & Maintenance 02/26	\$ 32.00
Florida Power & Light Company	20260224-1	0442977146- 021126 ACH	Electric Services 01/26	\$ 32.99
Florida Power & Light Company	20260203-1	1702726132- 012126 ACH	Electric Services 01/26	\$ 32.59
Florida Power & Light Company	20260224-1	1773097140- 021126 ACH	Electric Services 01/26	\$ 35.19

Madeira Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260224-1	2802315446-021126 ACH	Electric Services 01/26	\$ 33.50
Florida Power & Light Company	20260224-1	5746344448-021126 ACH	Electric Services 01/26	\$ 130.82
Florida Power & Light Company	20260224-1	6205433060-021126 ACH	Electric Services 01/26	\$ 182.94
Florida Power & Light Company	20260224-1	8134119497-021126 ACH	Electric Services 01/26	\$ 2,603.28
Florida Power & Light Company	20260224-1	8172672506-021126 ACH	Electric Services 01/26	\$ 32.74
Florida Power & Light Company	20260224-1	8539487143-021126 ACH	Electric Services 01/26	\$ 32.59
Florida Power & Light Company	20260218-1	9814072501-020626 ACH	Electric Services 01/26	\$ 143.04
Gary J. Brownell	300206	GB012726-381	Board of Supervisors Meeting 01/27/26	\$ 200.00
Ground Control of Florida, LLC	300211	232-01	Miscellaneous Expense 12/25	\$ 34,725.00
John Pastore	300217	29659	Aquatic Maintenance 01/26	\$ 1,540.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Laurean J. Collier	300207	LC012726-381	Board of Supervisors Meeting 01/27/26	\$ 200.00
Matthews Design Group, Inc.	300222	194370	Engineering Services 11/25	\$ 1,965.10
Michael P. Guida	300208	MG012726-381	Board of Supervisors Meeting 01/27/26	\$ 200.00
Orville Lynne Dothage, II	300209	OD012726-381	Board of Supervisors Meeting 01/27/26	\$ 200.00
Rizzetta & Company, Inc.	300210	INV0000106646	District Management Fees 02/26	\$ 5,014.00
St. Johns County Airport Authority	300219	381-022426 BOS	BOS Meeting Room Fee 02/26	\$ 100.00
The Gate Store, Inc.	300215	32949	Gate Maintenance & Repair 01/26	\$ 350.00
The Gate Store, Inc.	300218	33104	Gate Maintenance & Repair 01/26	\$ 255.00
The Gate Store, Inc.	300218	33145	Gate Replacement Project 02/26	\$ 1,980.00
The Gate Store, Inc.	300218	33148	Final Payment Gate Replacement 02/26	\$ 27,750.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
USA TODAY Media Corp	300214	0007550319	Legal Advertising 01/26	\$ 254.88
Waterout of Northeast Florida, Inc	300223	06-0524-945	Guard & Gate Maintenance & Repair 02/26	\$ <u>200.00</u>
Report Total				\$ <u>81,816.67</u>

Tab 5



YELLOWSTONE
LANDSCAPE

Property

Madeira CDD

February

Mowing Services

Mowing St Augustine	2-Apr	9-Apr	16-Apr															
Mowing Bahia	2-Apr	9-Apr	16-Apr															
Edging	H	S	H															
Blowing	2-Apr	9-Apr	16-Apr															
Weeding	2-Apr																	

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

Detail Services

Trimming	2-Apr		16-Apr															
Weeding																		

Agronomic Services

Fertilization	17-Apr																	
Insecticide																		
Fungicide																		
Herbicide	17-Apr																	

T T T=Turf S=Shrub

Irrigation Service

Inspection Date	8-May																	

Irrigation Repairs were completed on 4/13/26

20-0-15 Turf Fert and Herbicide scheduled 4/17/26

Tesoro Park cleanup was 4/2

Tab 6



100 Aquatic Drive
St. Augustine, FL 32084
Phone 904-880-1817
Fax – 904-880-1339
info@bluewaterjax.com

Aquatic Vegetation and Algae Management
Nutrient Reduction Proposal
Pond # 14 and Pond #15

Prepared for
Madeira Community Development District

Leslie Gallagher / District Manager

Rizzetta and Company

904-436-6270

April 1, 2026

Stormwater System Description:

Two (2) additional waterways located within the Madeira Community. (*See site map*)

Aquatic Vegetation Management Operations – Monthly Maintenance

Our Aquatic Management Plan is custom designed for the client. Each stormwater system exhibits a unique profile of topography, chemistry, and biological aspects which may vary widely through a single property. Sediment types, subsurface water movement, depth, water chemistry, and excessive nutrient runoff will dictate the appropriate Best Management Practices for vegetation / algae management and water quality.

- **Bioremediation - Pollutant Reduction / Removal / Control**
- **Filamentous and Blue–Green, and Planktonic Algae Control**
- **Emergent Aquatic Weed and Grass Control**
- **Submerged Aquatic Weed Control**
- **Trash Removal within and along the waterway shoreline**
- **Control Structure Monitoring to ensure proper drainage**
- **Call-Back service for resistant plant species**

• **Target Aquatic Vegetation Species:**

Grasses: Torpedo Grass, Southern Water Grass, Invasive terrestrial Grasses

Submerged Weeds:: Spike rush, Southern Naiad, Chara, and Nitella.

Shoreline Vegetation: Alligator weed, emergent Spikerush, Pennywort, and brush species.

• **Target Algae Species:**

Includes: filamentous species, blue-green species, planktonic species, and cyanobacteria species.

• **Control Structure Monitoring:** The out-fall, or control structure, leading from the waterway(s) to the down-stream stormwater collection system will be monitored monthly for proper drainage. Blockages will be removed upon visitation.

• **Service Frequency:**

Account requires one (1) visitation per month for maintenance and monitoring under normal environmental conditions. Additional treatment, if required, are inclusive.

• **Reporting:** Service Reports to be delivered the day of service or as requested by client.

Bluewater Bioremediation – Nutrient / Pollutant Reduction Program

Denitrification: Denitrification is the conversion of nitrate (NO₃⁻) to nitrogen gas (N₂) or other nitrogen oxides (N₂O and NO), thereby removing excess nitrates from the water column. Archaea, particularly those known as anaerobic ammonia-oxidizing (Anammox) archaea, are proficient in this process. Anammox archaea are capable of using nitrite as an electron acceptor to oxidize ammonia under anoxic conditions, producing molecular nitrogen (N₂) as a byproduct. This mechanism effectively reduces the nitrate levels in the water, contributing to the restoration of a balanced nitrogen cycle in lake ecosystems. By harnessing the denitrification capabilities of archaea, it becomes possible to mitigate nitrogen pollution in lakes and improve water quality.

Organic Matter Consumption: Many types of archaea are involved in the decomposition of organic matter. They break down complex organic compounds into simpler molecules through processes like fermentation, thereby releasing nutrients and energy. Some archaea, known as methanogens, consume organic matter and produce methane as a byproduct. This decomposition of organic matter is essential for nutrient recycling and the regulation of carbon and energy flow in ecosystems.

Inorganic Matter Consumption: Archaea are also involved in the consumption and transformation of inorganic matter. For example, certain types of archaea play a role in nitrification, the oxidation of ammonia to nitrite and nitrate, or in denitrification, the reduction of nitrate to nitrite and nitrogen gas. These processes are vital for the conversion of essential nutrients in the environment, such as nitrogen and sulfur compounds. By consuming both organic and inorganic matter, archaea contribute to the biogeochemical cycling of nutrients, the breakdown of complex compounds, and the release of energy in various ecosystems.

Petroleum Remediation: The metabolic activities of hydrocarbonoclastic archaea result in the breakdown of petroleum products into simpler compounds. During storm events, petroleum products are washed from driveways and streets into the collective stormwater systems. This natural process of petroleum consumption by archaea offers a sustainable approach to mitigating the environmental impact of petroleum pollution. Archaea, known as hydrocarbonoclastic archaea, possess enzymes capable of degrading hydrocarbons present in petroleum products. These hydrocarbon-degrading archaea use hydrocarbons as a source of carbon and energy through a process known as aerobic or anaerobic oxidation. During aerobic oxidation, archaea use oxygen to break down hydrocarbons, while anaerobic archaea can carry out the degradation process in the absence of oxygen. This capability allows them to thrive in diverse environments, including oil-contaminated soil, sediments, and water bodies.

Phosphate Remediation:

- 1)- **Cellular Absorption:** Archaea assimilate inorganic phosphate (Pi) from the stormwater through specific transport proteins in their cell membranes. This phosphate is then utilized in metabolic pathways, such as energy production and the synthesis of nucleic acids and cellular structures.
- 2)- **Energy Storage:** Polyphosphate Accumulation: Archaea have the ability to convert inorganic phosphate into polyphosphate (long chains of phosphate groups). This process acts as a storage mechanism, allowing archaea to sequester excess phosphate when available and release it during periods of scarcity. Polyphosphate can serve as an energy source during cellular metabolism.
- 3)- **Microbial Metabolism:** In stormwater environments rich in organic matter, archaea can metabolize organic substrates. In doing so, they can utilize phosphate in the formation of ATP (adenosine triphosphate) through processes like oxidative phosphorylation or substrate-level phosphorylation, thus indirectly linking phosphate metabolism to energy generation.
- 4)- **Co-metabolism:** Archaea can synergistically interact with bacteria and other microorganisms in stormwater systems. For instance, bacteria may release phosphate as a byproduct of their metabolic processes, which archaea can then utilize. This cooperative interaction can enhance overall nutrient cycling.

Controlling the overall water quality is essential for any aquatic management program because nuisance algae and invasive vegetation thrive on excessive nutrients. Natural water chemistry can play a role with mineral and iron content, which will determine the effectiveness of conventional herbicides and algicides. Utilizing best management practices (BMP's) which include biological control measures as an equal means to chemical control aids the overall health of the waterway while reducing pesticide usage to maintain aesthetics.

Annual Water Quality Testing Parameters:

- Nitrate
- Nitrite
- Ammonia
- Total Kjeldahl Nitrogen (TKN)
- Orthophosphate
- E Coli

Aquatic Management Pricing and Billing Method

1] : Aquatic/Stormwater Management Program \$5,100.00 / Year

2] : Water Quality Testing / Fish Removal \$ Inclusive

TOTAL SERVICES- - - - - - - - - - -> **\$5,100.00 / Year**

Aquatic vegetation and algae species will be chemically controlled monthly with the use of E.P.A. approved aquatic herbicides for the State of Florida. MSDS and Label information available for review. Bioremediation to reduce pollutants and excess nutrients via proprietary, non-pathogenic microbial formulations.

Payment Schedule:

Aquatic/ Stormwater Management Program:Additional Ponds 14 & 15 -> \$5,100.00
(\$425.00 billed monthly for 12 months)

This proposal is valid for thirty days from origination. Negotiations past the thirty day period may require reevaluation of the project that may affect the originally quoted pricing.

Blue Water Environmental of FLA., Inc. Representative: _____

Printed Name: John Pastore / Owner

Date: April 1, 2026

Acceptance of Proposal

The specifications and prices of the Aquatic Program (s) listed above are hereby accepted and agreed upon. You are authorized to commence the work as specified. Payments will be made as outlined.

Signature: _____

Name: _____ Date: _____

The authorizing agent above is in full representation of;

Madeira Community Development District
St. Augustine, FL 32084



100 Aquatic Drive
St. Augustine, FL 32084
Phone 904-880-1817
Fax – 904-880-1339
info@bluewaterjax.com

Aquatic Vegetation and Algae Management
Nutrient Reduction Proposal
Pond # 16 and Drainage Ditch System

Prepared for
Madeira Community Development District

Leslie Gallagher / District Manager

Rizzetta and Company

904-436-6270

April 8, 2026

Stormwater System Description:

One (1) additional waterway and Drainage Ditch system located within the Madeira Community. (See site map)

Aquatic Vegetation Management Operations – Monthly Maintenance

Our Aquatic Management Plan is custom designed for the client. Each stormwater system exhibits a unique profile of topography, chemistry, and biological aspects which may vary widely through a single property. Sediment types, subsurface water movement, depth, water chemistry, and excessive nutrient runoff will dictate the appropriate Best Management Practices for vegetation / algae management and water quality.

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Petroleum Remediation: The metabolic activities of hydrocarbonoclastic archaea result in the breakdown of petroleum products into simpler compounds. During storm events, petroleum products are washed from driveways and streets into the collective stormwater systems. This natural process of petroleum consumption by archaea offers a sustainable approach to mitigating the environmental impact of petroleum pollution. Archaea, known as hydrocarbonoclastic archaea, possess enzymes capable of degrading hydrocarbons present in petroleum products. These hydrocarbon-degrading archaea use hydrocarbons as a source of carbon and energy through a process known as aerobic or anaerobic oxidation. During aerobic oxidation, archaea use oxygen to break down hydrocarbons, while anaerobic archaea can carry out the degradation process in the absence of oxygen. This capability allows them to thrive in diverse environments, including oil-contaminated soil, sediments, and water bodies.

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- Nitrite
- Ammonia
- Total Kjeldahl Nitrogen (TKN)
- Orthophosphate
- E Coli

Aquatic Management Pricing and Billing Method

1] : Aquatic/Stormwater Management Program \$2,700.00 / Year

2] : Water Quality Testing / Fish Removal \$ Inclusive

TOTAL SERVICES- - - - - - - - - - -> **\$2,700.00 / Year**

Aquatic vegetation and algae species will be chemically controlled monthly with the use of E.P.A. approved aquatic herbicides for the State of Florida. MSDS and Label information available for review. Bioremediation to reduce pollutants and excess nutrients via proprietary, non-pathogenic microbial formulations.

Payment Schedule:

Aquatic/ Stormwater Management Program: Additional Ponds 14 & 15 -> \$2,700.00
(\$225.00 billed monthly for 12 months)

This proposal is valid for thirty days from origination. Negotiations past the thirty day period may require reevaluation of the project that may affect the originally quoted pricing.

Blue Water Environmental of FLA., Inc. Representative: _____

Printed Name: John Pastore / Owner

Date: April 8, 2026

Acceptance of Proposal

The specifications and prices of the Aquatic Program (s) listed above are hereby accepted and agreed upon. You are authorized to commence the work as specified. Payments will be made as outlined.

Signature: _____

Name: _____ Date: _____

The authorizing agent above is in full representation of;

Madeira Community Development District
St. Augustine, FL 32084



Figure No. 1 - Aerial location map of Proposed Pond 16 and drainage ditch system.



Figure No. 2 - Ditch termination point located at the intersection of Sixth Ave. and Ocean Blvd.



Figure No. 3 - Current ditch condition exhibiting excess aquatic vegetation, Pond #8 is to the Right and Proposed Pond #16 is to the Left in the photo.



Figure No. 4 - Ditch easement area needing maintenance to provide access to the ditch system.



Figure No. 5 - Current condition of proposed Pond #16 with excess aquatic vegetation.



Figure No. 6 - Proposed Pond #16 conditions showing control structure blocked with vegetation.



Figure No. 7 - Pond #16 control structure blocked by aquatic vegetation.



Figure No. 8 - Overall condition of the Drainage ditch needing maintenance with woody stem vegetation leaning over the system from the South bank.



Figure No. 1 - Madeira Community Stormwater Identification map including ponds 14 and 15.

Tab 7



YELLOWSTONE
LANDSCAPE

Madeira CDD

LANDSCAPE MAINTENANCE 2026-2027

Prepared By:

Scott Painter

Yellowstone Landscape

Prepared For:

Lesley Gallagher

Rizzetta & Company

Excellence

IN COMMERCIAL LANDSCAPING

EXECUTIVE SUMMARY

Understanding Your Needs

As a property that demands peak performance from your landscape, maintaining an impressive appearance year-round is crucial to your reputation.

Our Tailored Solution

Yellowstone Landscape proposes a comprehensive maintenance program designed specifically for your landscape, including:

- Maintenance of all turf, bed areas, and common spaces
- Horticultural evaluations with proactive plant health care treatments
- Complete irrigation system management with Monthly inspection reports
- Dedicated Account Manager with regular property walks and progress reporting

Why Choose Yellowstone Landscape

With years of experience serving properties like yours throughout the country, our team brings specialized expertise in landscape management. Our local branch location just a few miles from your property ensures rapid response times, while our established relationships with local suppliers guarantee the best plant materials for your unique environment.

Investment and Value

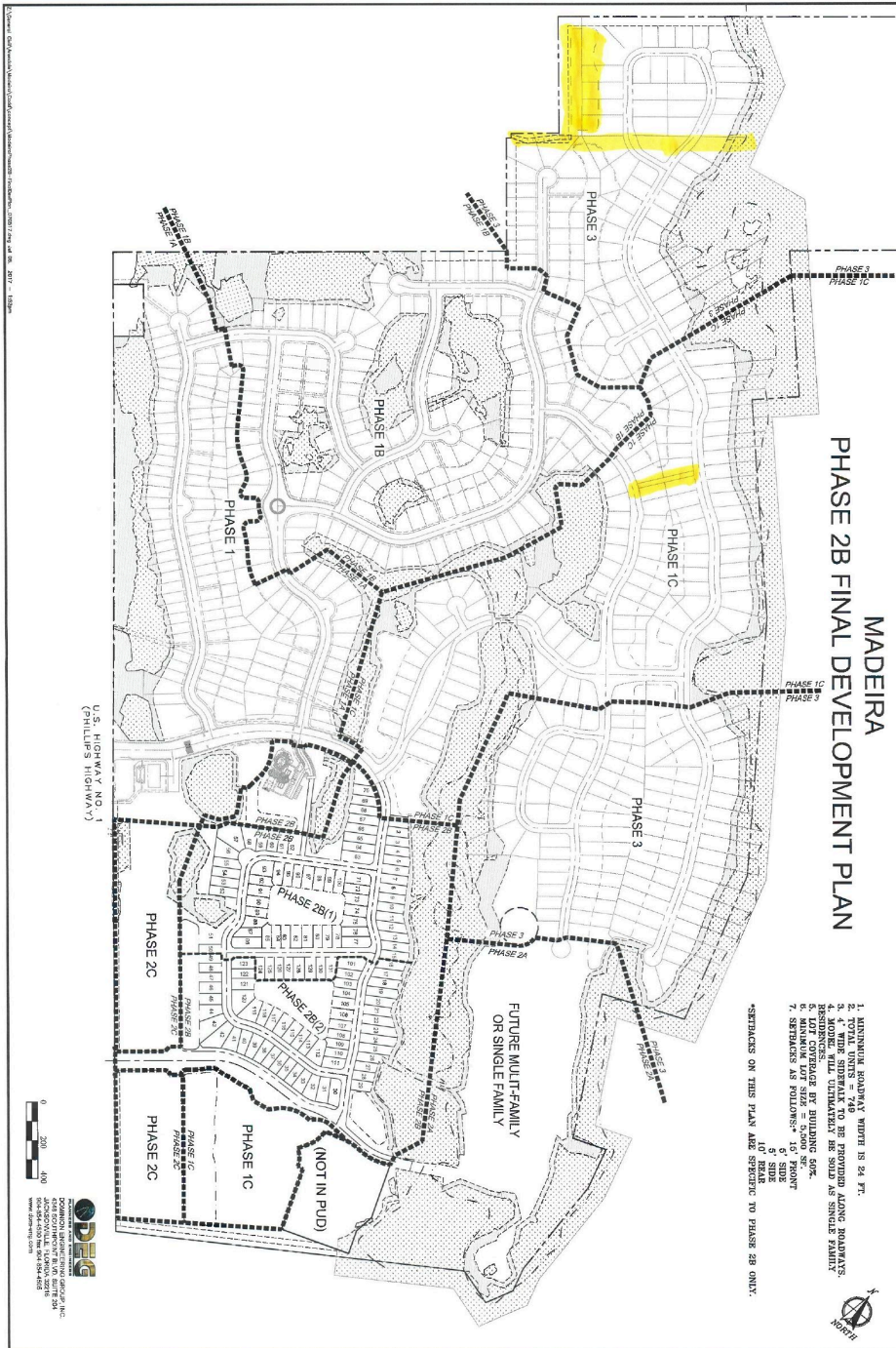
Your annual investment of **\$7,800.00** provides exceptional value through reduced water consumption, extended plant life, and enhanced curb appeal, directly supporting property values and your overall satisfaction. Our proactive maintenance approach prevents costly replacements and expensive emergencies, providing budget predictability throughout our partnership.

Next Steps

Upon your approval, our transition team is prepared to begin service on **05/01/2026**, with a comprehensive 90-day improvement plan already developed specifically for your property. We welcome the opportunity to present this proposal to anyone else involved with this important partnership decision at your convenience.

SERVICE AREA MAP

Below is an overview the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.



INTRODUCING YOUR SERVICE TEAM

The success of your property depends on the people behind the plan. You'll work directly with these experienced professionals. They will serve as your dedicated partners - accountable for your property's performance and accessible whenever you need them.



Steve Stershic
Branch Manager

Your **Branch Manager** oversees all aspects of your property's care, ensuring seamless coordination between field teams, scheduling, and quality standards. They're first degree of escalation for any service concerns and manage everything from daily operations to long-term planning for all properties served from their location. With direct responsibility for quality control, safety protocols, and team training, they ensure consistent excellence across every visit. Their local leadership means faster response times, personalized attention, and accountability for your team's performance throughout the year.



Brandon Nelson
Account Manager

Your **Account Manager** is your day-to-day partner, coordinating all service activities and ensuring your property receives the attention it deserves. They schedule crews, monitor quality standards, and address any concerns quickly, acting as your advocate within our organization. By tracking performance against your budget and specifications, they keep your property on track while proactively identifying opportunities for improvement. You'll communicate directly with them for routine needs, making it easy to adjust services as your property's requirements evolve throughout the season.



Chuck Speare
Irrigation Manager

Your **Irrigation Manager** ensures that a property's irrigation system operates efficiently and sustainably, providing the right amount of water to each landscape area. They regularly inspect, adjust, and optimize the system to reduce waste, and maintain plant health.



Brandon Nelson
Spray Application Manager

Your **Spray Application Manager** oversees all fertilizer and pest management treatments to keep the landscape healthy, safe, and looking its best. They ensure applications are timed correctly, performed safely, and tailored to the property's specific needs.

QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attention from experienced professionals at every level of our organization.



WEEKLY PROPERTY INSPECTIONS

Your Account Manager walks your property each week, creating detailed punch lists that address everything from sight line obstructions to seasonal pruning needs. These inspections ensure crews know exactly what requires attention and can prioritize work based on your property's current conditions.

Four levels of inspection mean your property is never relying on just one perspective. When problems get caught early, excellence becomes routine.

REGULAR CLIENT COLLABORATION

We meet with you routinely to align on priorities, review completed work, and plan upcoming activities. You'll receive weekly summaries that document what we've accomplished and what's scheduled next, keeping you informed without requiring constant follow-up.



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attention from experienced professionals at every level of our organization.

CROSS-PROPERTY REVIEWS

Our Branch Manager conducts regular inspections across all properties, bringing fresh perspective to maintenance practices and crew performance. This outside view catches issues that daily familiarity might miss and creates opportunities for Account Managers to learn from successes across our portfolio.



EXECUTIVE OVERSIGHT

Our Regional Vice Presidents and General Managers perform monthly property reviews, applying decades of experience to identify opportunities for improvement. This executive-level attention ensures your property benefits from the highest level of expertise in our organization.

The Result: Problems get identified and resolved quickly. Your property receives the benefit of continuous improvement, proactive planning, and the collective expertise of our entire management team, not just the crew you see each week.

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Service Category	Frequency	Description
Mowing/Detail	42	Professional cutting, trimming and cleanup with frequency adjusted to seasonal growth rates
Bed Maintenance	Time of Mowing	Weeding, pruning, and bed definition to maintain appearance and plant health
Fertilization	Seasonal (6x yearly)	Custom nutrient applications based on soil testing and plant requirements
Integrated Pest Management	As needed	Monitoring and treatment of insects, disease, and weeds using IPM practices
Irrigation Management	Monthly	System inspections, adjustments, and programming for optimal water efficiency

Additional Cost-Recommended 300 Bales of Pine Straw

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Turf Management

Our comprehensive turf program includes:

- Mowing at optimal heights (3-4" cool season, 2-3" warm season)
- Regular soil testing for proper pH and nutrient levels
- Pre-emergent weed control (spring and fall applications)
- Targeted post-emergent treatments as needed
- Seasonal fertilization tailored to grass type and regional conditions
- Insect and disease monitoring with prompt treatment

Plant Material Care

We protect your landscape investment through:

- Seasonal pruning using proper horticultural techniques
- Shrub and ground cover fertilization (spring and fall)
- Ornamental tree maintenance (up to 10' height)
- Insect and disease monitoring with integrated pest management
- Bed definition and weed control throughout growing season
- Plant health assessments with proactive treatments

Irrigation & Water Management

Our water management program features:

- Monthly comprehensive system inspections
- Controller programming adjustments based on seasonal needs
- Cleaning and adjustment of sprinkler heads and nozzles
- Prompt repair of damaged components (billed separately)
- Winterization and spring startup services
- Regular system efficiency evaluations

Additional Specialized Services

Available as enhancements to your maintenance program:

- Seasonal color installations and maintenance
- Mulch application and replenishment
- Tree pruning above 10' height
- Palm tree maintenance
- Landscape renovations and enhancements
- Seasonal leaf cleanup (up to 3 times annually)

Quality Assurance

- Dedicated account manager with regular property inspections
- Written reports documenting completed services and recommendations
- 24-hour emergency response capability
- Properly trained and equipped service teams
- Licensed applicators for all chemical treatments
- Ongoing evaluation of landscape performance

INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
\$7,800.00	\$650.00

Key Terms & Conditions

Agreement Overview

This summary highlights important aspects of our service agreement. The complete terms and conditions are available in the appendix.

Our Commitment to You

- We provide all labor, materials, equipment, and supervision necessary for the services outlined in this proposal
- All work will be performed according to standard landscape maintenance practices by properly licensed personnel
- We maintain comprehensive insurance coverage including general liability, auto, and workers' compensation
- We stand behind our work with a 90-day warranty on workmanship and plant materials

Your Investment

- Annual service fee: **\$7,800.00** billed in equal monthly installments of **\$650.00**
- Payment terms: Due upon receipt of monthly invoice
- Contract term: Initial **12-Month** period with automatic renewal unless terminated

Additional Services

- Services beyond the scope of this agreement require written approval
- Emergency services available with 24-hour response capability
- **Irrigation repairs, mulch installation, and seasonal color** are provided at additional cost

Service Assurance

- Regular property inspections with written documentation
- Responsive communication with your dedicated Account Manager
- Environmental compliance with all applicable regulations
- Guarantee to correct any service deficiencies promptly

Termination

- Either party may terminate with cause after 30 days' written notice
- Payment due for all services performed through termination date
- Yellowstone not responsible for conditions beyond our control (drought, extreme weather, etc.)

INVESTMENT & AGREEMENT

Compensation Schedule

Madeira CDD agrees to pay Yellowstone Landscape **\$7,800.00** in equal monthly installments billed in the amount of **\$650.00** upon receipt of invoice.

Charges will increase by **3%** at the commencement of each additional automatic twelve (12) month renewal term per the agreement renewal terms of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The Terms and Conditions following and the Appendices attached hereto constitute part of this agreement.

Lesley Gallagher

Rob Tetrault

Rob Tetrault

Regional Vice President, Yellowstone Landscape

TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement (“Agreement”) contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape’s (hereinafter referred to as “Yellowstone”) offer to Client and shall become a binding contract upon acceptance by Client’s signature on this Agreement and/or instruction to perform the Services by Client’s authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the “Compensation Schedule” include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client’s Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstone also reserves the right to charge Client additional charges for additional services provided by Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Client of any such changes. Client’s failure to object to such changes via written notice within 30 days shall be deemed to be Client’s affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices (“Warranty”). To the extent applicable standard landscape maintenance practices conflict with conservation mandates, Yellowstone Landscape will furnish the Services in a manner consistent with such conservation mandates and/or state or local regulations. Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Access: Access during normal business hours and other reasonable periods of time, including, but not limited to, when necessary for after-hours emergencies, shall be furnished to areas necessary to complete work or related functions as outlined in this Agreement in a safe and efficient manner. Client will notify Yellowstone Landscape in writing of any limitation on access to the Property as soon as possible, and in any event at least 48 hours prior to any scheduled delivery of services, goods, or materials. If access is not available, Client will be notified via email and a visit charge may be assessed.

Utilities: All utilities shall be provided by the owner of the Property or Client.

Bio-Hazards: Yellowstone Landscape shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards at the Property. This includes, but is not limited to, items such as hypodermic needles (Sharps/needles), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids and will not be handled by Yellowstone Landscape employees or contractors at any time. Yellowstone Landscape shall only be obligated to report/communicate any observations of potential bio-hazards to Client for the appropriate removal by others, unless otherwise arranged.

Change in Ownership: Client shall provide written notice to Yellowstone Landscape of any proposed change in the ownership or management of the Property at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Property shall not relieve Client of its obligations hereunder, including, but not limited to, the payment of any amounts due, or to become due, hereunder.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the “Initial Term”, this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the “Termination” provision or by either party with written notice of not less than 30 days prior to the end of the “Initial Term” or any automatic term(s). Charges will increase by 3% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

TERMS AND CONDITIONS

Termination: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of such a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing. Yellowstone may terminate this agreement at any time upon 30 days' written notice to Client. Upon termination of this Agreement for any reason, Client shall pay Yellowstone for all Services performed to the effective date of termination.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" within this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to the address indicated on the invoice. In addition, if the Services include pricing for work including, but not limited to, mulch, pine straw, chemicals, flowers, irrigation or any other type of seasonal or periodic work ("Periodic Work"), and this Agreement is terminated early for any reason, whether during the Initial Term or any subsequent term after such work has been performed, Client shall owe Yellowstone for the full contract value of such Periodic Work, notwithstanding any agreement to spread such payment over a longer period.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: The Agreement shall be governed by the laws of the State of Florida without regard to its conflicts of laws provision. Yellowstone and Client agree (i) to submit to the jurisdiction of the State or Superior Courts of Flagler County, Florida for the purpose of any suit or other proceeding arising out of or based upon this Agreement, (ii) agree not to commence any suit, action or other proceeding arising out of or based upon this Agreement except in the state courts of Flagler County, Florida. Any such dispute may by mutual agreement of the Parties be submitted to arbitration or mediation, which shall be conducted in Flagler County, Florida.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance. Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. If requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

TERMS AND CONDITIONS

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for economic, incidental, consequential, special or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation). Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add charges payable by Client hereunder during the Initial Term or any Renewal Term: (i) for any changes or modifications to, or differences between, the actual Services provided by Yellowstone to Client and those specified on the Compensation Schedule; (ii) for any increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii) to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, pandemics or other widespread illness, or acts of God such as floods, fires, hurricanes and natural disasters. Increases to charges specified in this section may be applied singularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section are not represented to be solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.

Vehicle Recording Devices: Client acknowledges and agrees that Yellowstone's vehicles may contain recording devices, and both video and audio recordings may be made during the provision of services hereunder.



YELLOWSTONE
LANDSCAPE

Excellence

IN COMMERCIAL LANDSCAPING

**THANK
YOU**

Prepared By:
Scott Painter
Yellowstone Landscape



Proposal #: 663767

Date: 4/21/2026

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

Front Entrance Upgrades 2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor for Plant Removal and Replacement	46	\$75.00	\$3,450.00
Jack Frost Ligustrum	100	\$20.00	\$2,000.00
Asiatic Jasmine	60	\$6.50	\$390.00
Foxtail Fern	55	\$21.00	\$1,155.00
Society Garlic	50	\$7.50	\$375.00
Blue Daze	45	\$7.25	\$326.25
Dwarf Bottle Brush	100	\$33.00	\$3,300.00

The Installation of plant material and removal of previous freeze damaged material.

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	\$10,996.25
Sales Tax	\$0.00
Proposal Total	\$10,996.25

THIS IS NOT AN INVOICE



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.

MADEIRA

ST. AUGUSTINE, FL



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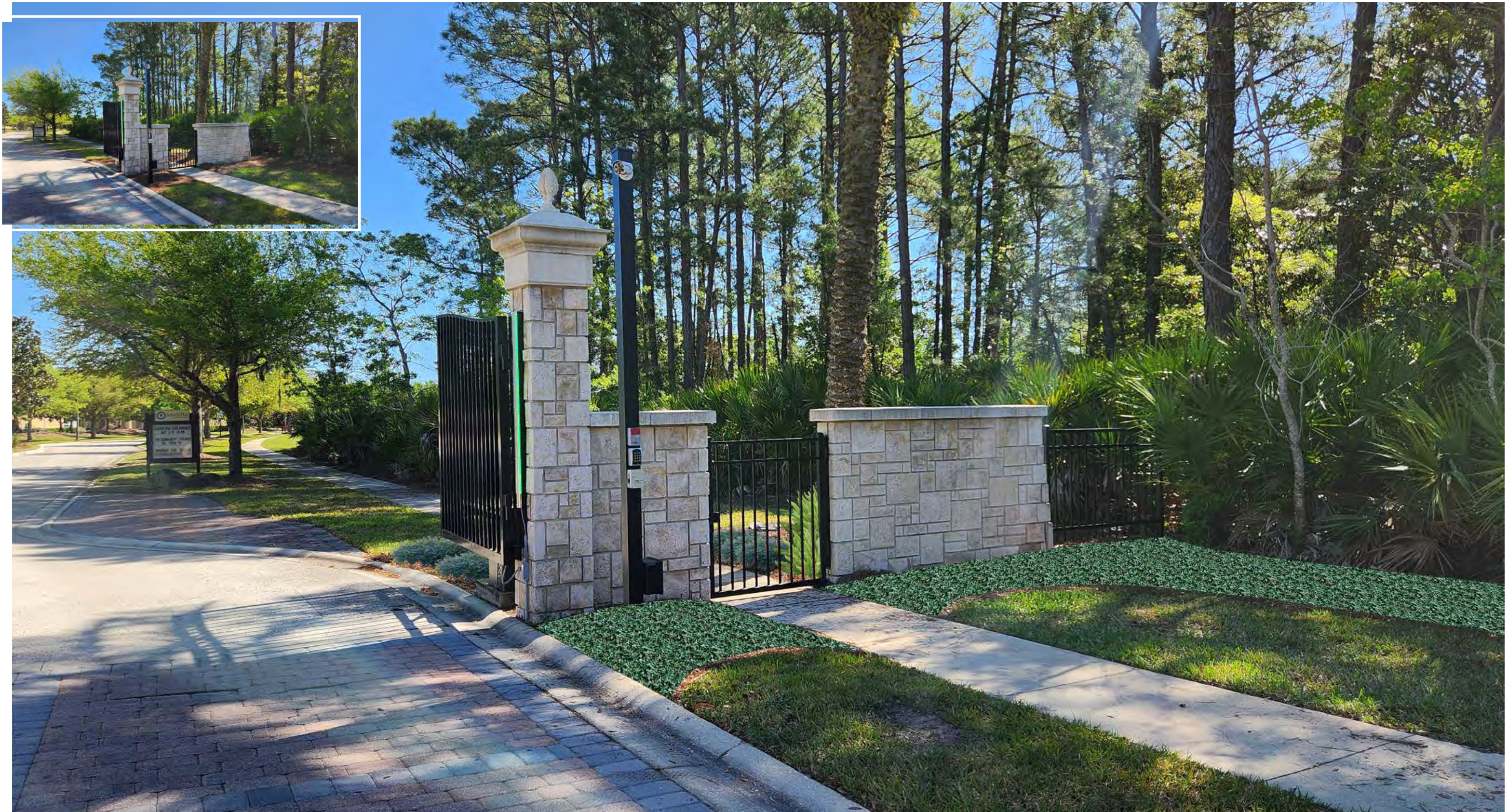
MADEIRA

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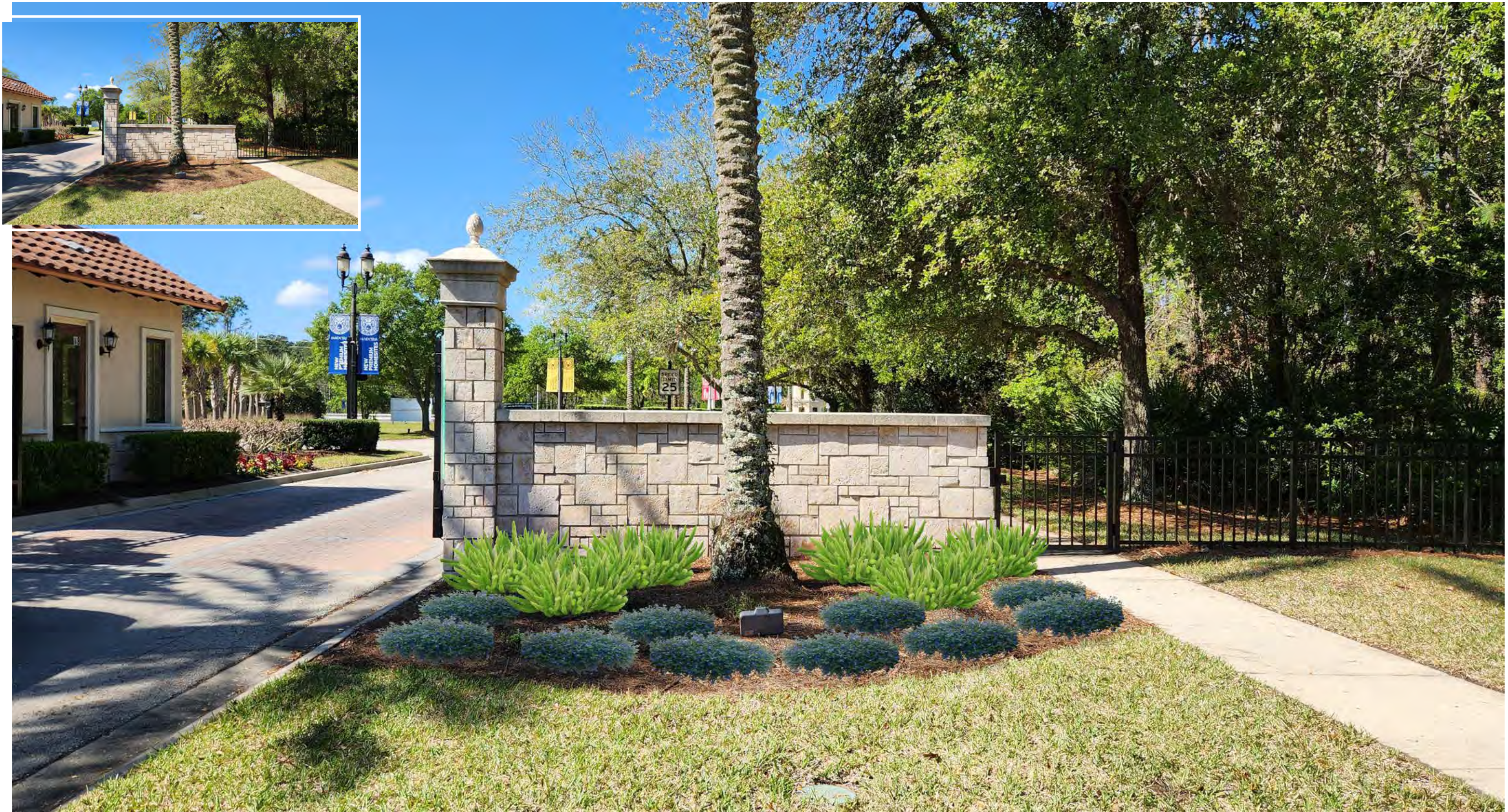
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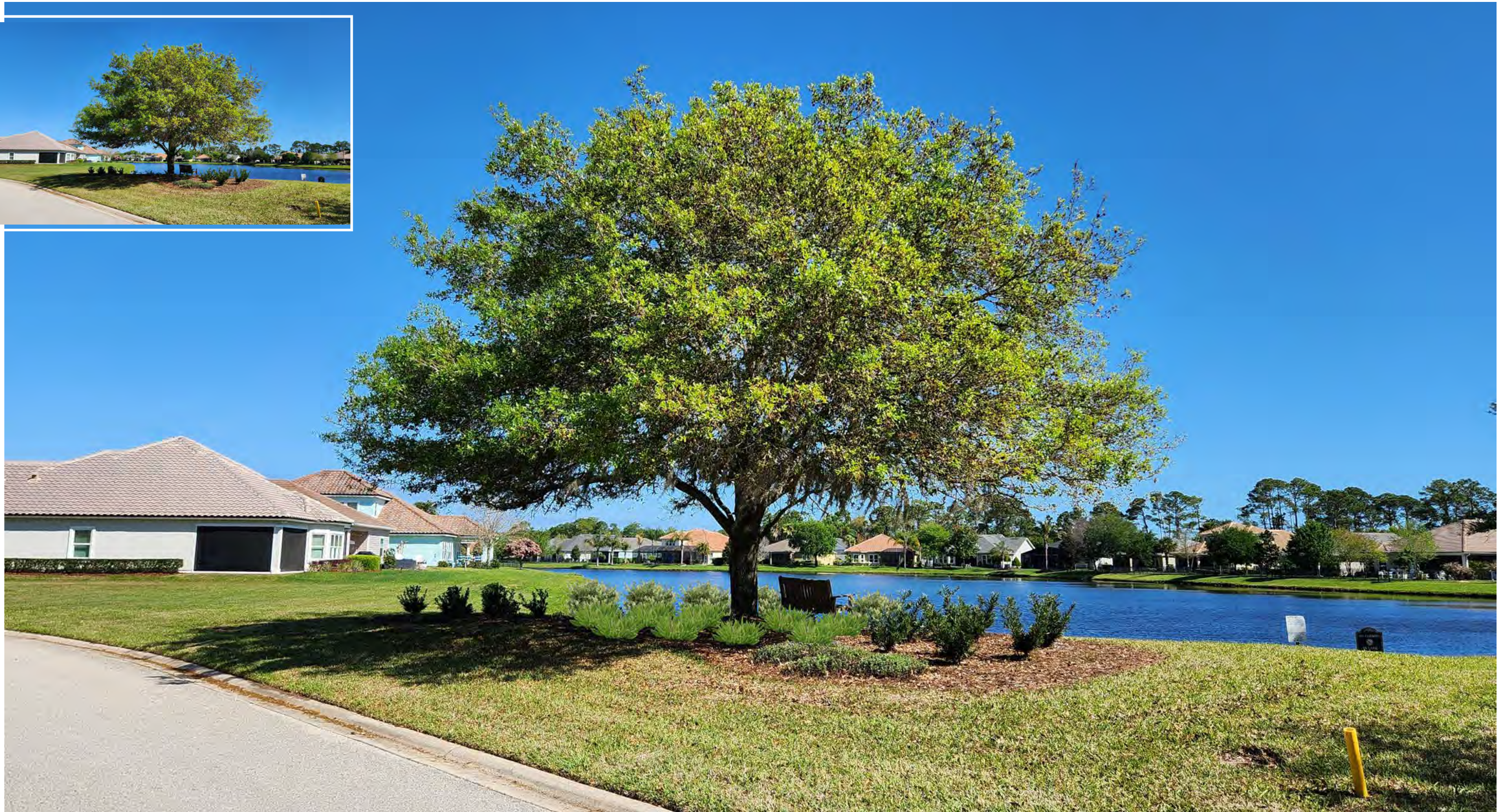
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Ligustrum 'Jack Frost'



Pygmy Date Palm



Blue Daze



Loropetalum 'Plum Delight'



Mulch



Pine Straw



Bulbine



Oleander



Bottlebrush



Asian Jasmine



Foxtail Fern

Tab 8

WATEROUT OF NORTHEAST FLORIDA

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



ADDRESS

Leslie Gallager
Maderia Community Development
District
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

SHIP TO

Leslie Gallager
Maderia Community Development
District
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Estimate 1114

DATE 04/03/2026

ACTIVITY	QTY	RATE	AMOUNT
Waterout Service Item Maderia CDD C/O Rizzetta and Company 3434 Colwell Ave. Suite 200 Tampa, Florida 33614 MADERIA St. Augustine SIDEWALK LANDSCAPE LIGHTING Installation of 15 Each Sidewalk surface mount LED WAC 12 V Lighting system 250 Lin Ft Run each side of the sidewalk 1- 150 Watt 12 V Transformer 2 - Small Tree LED 3 Watt LED Lights 1 Astronomical Timer for ON/OFF Control Total Invoice \$6450.00	1	6,450.00	6,450.00

TOTAL \$6,450.00

Accepted By

Accepted Date

WATEROUT OF NORTHEAST FLORIDA

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



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Maderia Community Development
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Suite 200
Tampa, FL 33614

SHIP TO

Leslie Gallager
Maderia Community Development
District
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Estimate 1115

DATE 04/03/2026

ACTIVITY	QTY	RATE	AMOUNT
Waterout Service Item Maderia CDD C/O Rizzetta and Company 3434 Colwell Ave. Suite 200 Tampa, Florida 33614	1	3,000.00	3,000.00
Misc. Landscape Lighting for Maralinda Bridge			
Disassemble, wipe down and clean - Existing Maralinda Entry Lantern Lens's Subtotal \$250.00			
Install 2 Each Duplex outlet weatherproof covers over existing outlets on Maralinda Bridge Subtotal \$250.00			
Remove and Replace Existing Maralinda Bride Lantern Lens's Subtotal \$2,500.00			
Total \$3000.00			

TOTAL \$3,000.00

WATEROUT OF NORTHEAST FLORIDA

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Maderia Community Development
District
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Suite 200
Tampa, FL 33614

Estimate 1116

DATE 04/23/2026

ACTIVITY	QTY	RATE	AMOUNT
Waterout Service Item Installation of 4 Palm Tree Accent Lights to Pasarela /Pantano Intersection New fixtures can be tied into new Landscape Transformers.	1	1,450.00	1,450.00

TOTAL \$1,450.00

Accepted By

Accepted Date

Accepted By

Accepted Date

Tab 9

Received from Call the Handyman

Hi Lesley, thank you for reaching out to me. The cost for replacing two standard lock sets should be between 230.00 - 270.00.

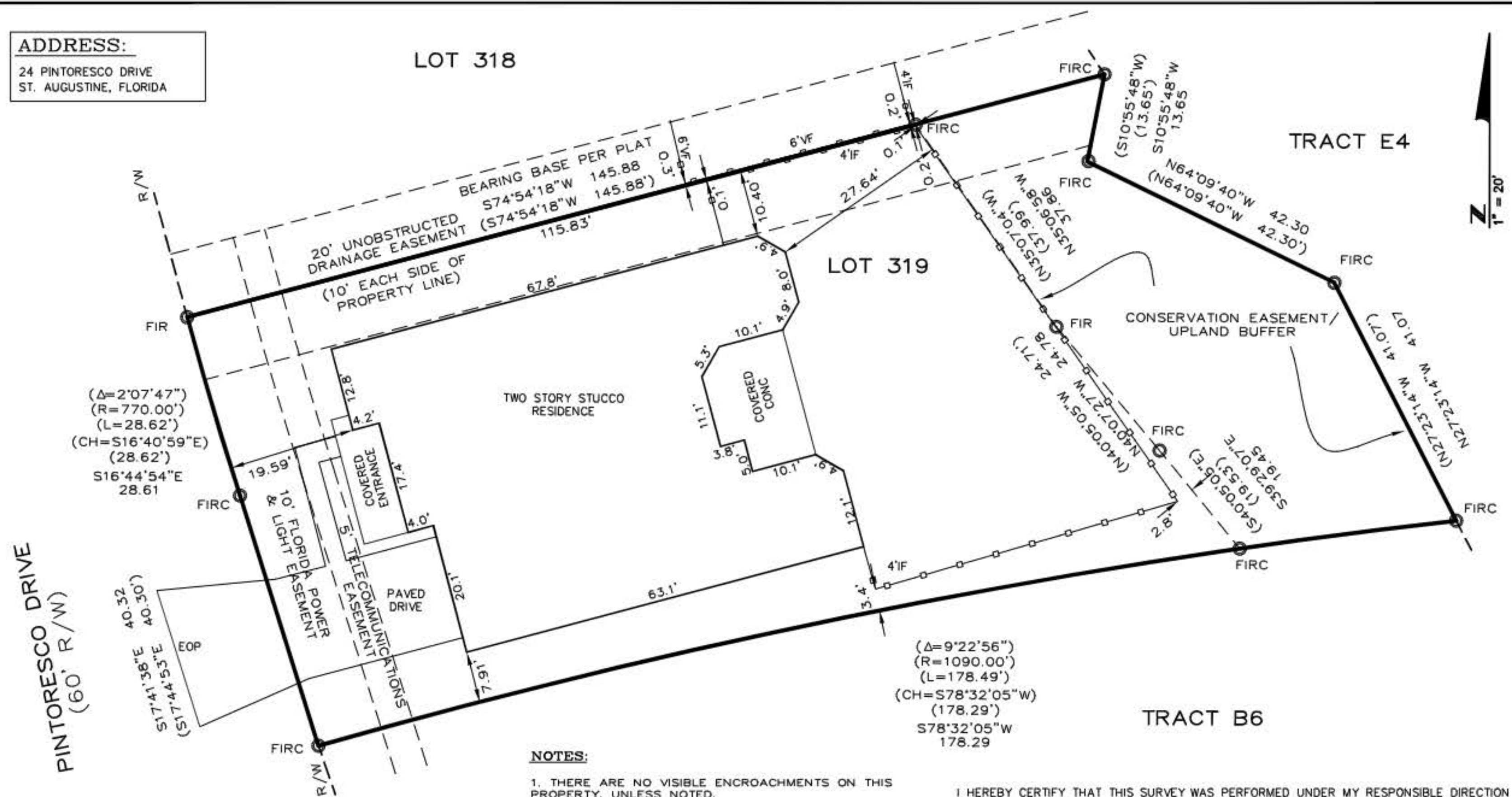
Installation per door 75.00 x 2

Hardware typically per door 40.00 - 60.00 x 2

Tab 10

ADDRESS:
 24 PINTORESCO DRIVE
 ST. AUGUSTINE, FLORIDA

LOT 318



SYMBOLS & ABBREVIATIONS

- | | |
|---|-----------------------------------|
| Δ - CENTRAL ANGLE | IF - IRON FENCE |
| AC - ACRES ± | L - ARC LENGTH |
| CH - CHORD | P.O.C. - POINT OF COMMENCEMENT |
| CLF - CHAIN LINK FENCE | P.O.B. - POINT OF BEGINNING |
| O.R. - OFFICIAL RECORD BOOK | R - RADIUS OR RANGE |
| D.B. - DEED BOOK PG. - PAGE | R/W - RIGHT OF WAY |
| EOP - EDGE OF PAVEMENT | SEC. - SECTION |
| FCM - FOUND CONCRETE MONUMENT | SIR - SET 5/8" IRON ROD/CAP #6590 |
| FIR - FOUND IRON ROD (5/8" UNLESS NOTED.) | SNC - SET NAIL AND CAP #6590 |
| FIRC - FOUND IRON ROD AND CAP | UNREC. - UNRECORDED |
| F.I.R.M. - FLOOD INSURANCE RATE MAP | LB. - LICENSED BUSINESS |
| FIP - FOUND IRON PIPE | T - TOWNSHIP OR TANGENT |
| FPIP - FOUND PINCHED IRON PIPE | VF - VINYL FENCE |
| FNC - FOUND NAIL AND CAP | WBF - WOOD BOARD FENCE |

NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS NOTED.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THIS PROPERTY LIES IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL No. 12109C0304J, DATED 12/07/2018.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED

(Δ=9°22'56")
 (R=1090.00')
 (L=178.49')
 (CH=S78°32'05"W)
 (178.29')
 S78°32'05"W
 178.29

TRACT B6

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.S.M. 11051/052).

Alan D. Platt

ALAN D. PLATT, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA LICENSED No. 4664



9/05/2023
 DATE SIGNED
 8/31/2023
 DATE SURVEYED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

BOUNDARY SURVEY OF:
 LOT 319
 MADEIRA AT ST. AUGUSTINE
 PHASE 1A
 PLAT BOOK 63, PAGE 24-31
 ST. JOHNS COUNTY FLORIDA

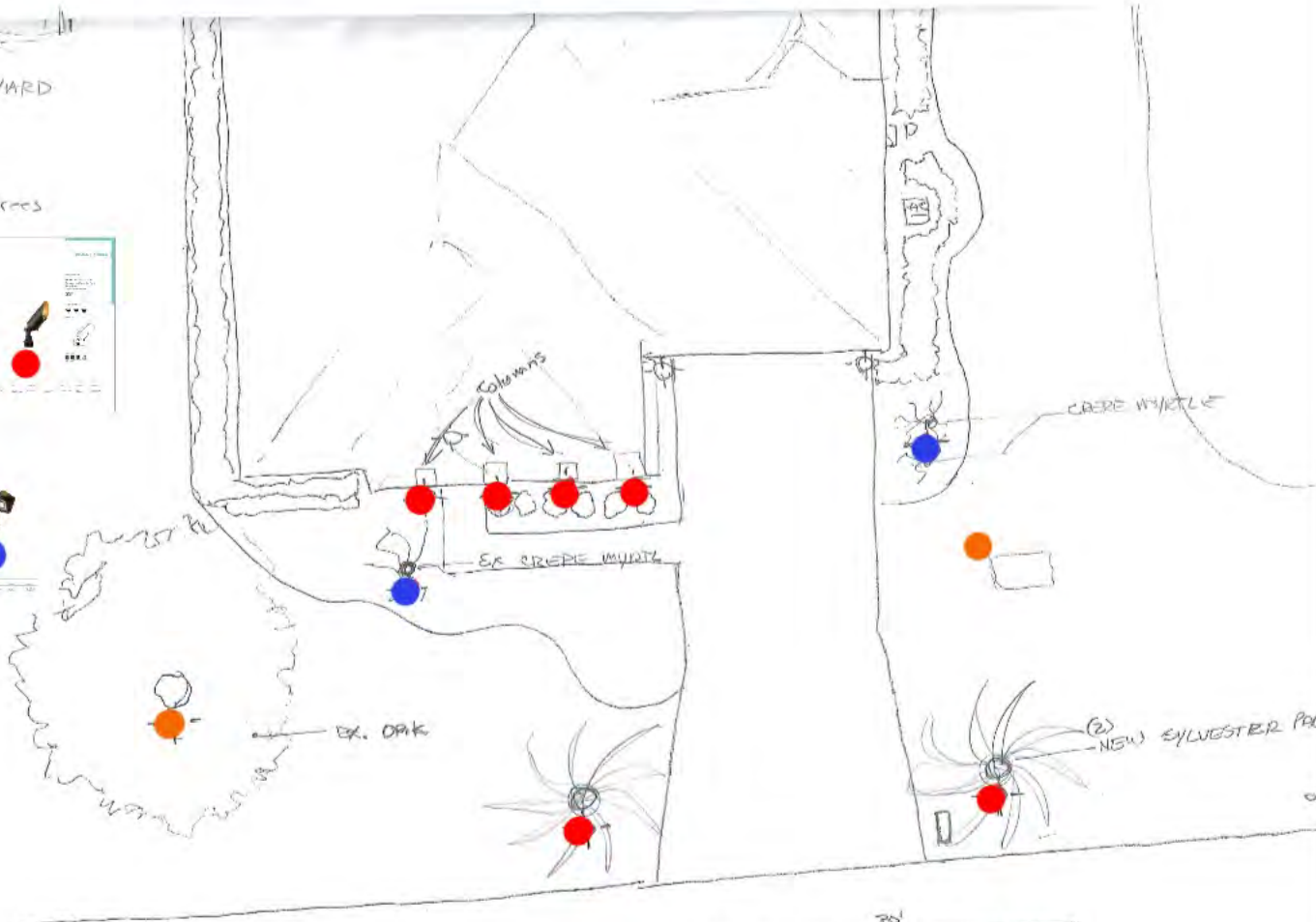
DRAWING:
 20418-BS
PROJECT:
 20418

A.D. Platt
 & ASSOCIATES, INC. • LAND SURVEYORS
 3712 CARRINGTON PLACE, TALLAHASSEE, FL 32303
 PHONE: (850) 385-1036 FAX: (850) 385-1108
 LICENSED BUSINESS No. 6590

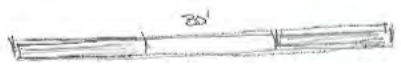
CERTIFIED TO:
 BRYON DOUGLAS MEAD TRUST
 HICKORY PLACE, INC.
 MEADE CONSTRUCTION, INC.
 SOUTHERN CAPITAL TITLE
 FIDELITY NATIONAL TITLE INSURANCE
 COMPANY

PLUS BACKYARD

- OAK
- Mayushai
- bamboo trees



24 PINTO REDD LIGHTING



Tab 11

Exhibit A



JAX UTILITIES MANAGEMENT INC.

WATER AND WASTEWATER UTILITIES

- CONSULTATION
- CONSTRUCTION

- OPERATION
- MAINTENANCE

- ADMINISTRATION
- REGULATORY

Date: APRIL 6, 2026

BID PROPOSAL

MADEIRA COMMUNITY DEVELOPMENT DISTR C/O MS. LESLIE GALLAGHER RIZZETTA & COMPANY	PROJECT NAME: MADEIRA RE-STRIPE AVAILABLE PLANS: YES ___ NO <u>XX</u>
---	---

We hereby propose to furnish labor, materials, and equipment to complete the subject work as specified in accordance with the designs and specifications of the plans and as described below:

ANY ADDITIONAL WORK NOT SPECIFIED WILL BE SUBJECT TO ADDITIONAL CHARGES:

IN ACCORDANCE WITH THE EMAIL CORRESPONDENCE BETWEEN MS. GALLAGHER AND RICK JOHNS REGARDING THE PROPOSED WORK AND THE ATTACHED:

Payments made payable to: Jax Utilities Mgmt, Inc. 5465 Verna Blvd. Jax, Fl. 32205 (904) 779-5353	Total Project Cost: \$ 7,350.00
--	---------------------------------

Terms and Conditions: Due upon completion of work, or at the option of Jax Utilities Mgmt., Inc. 30 days after invoice for completed job or interim progress billing. It is understood and agreed by the parties that Jax Utilities Mgmt. Inc. is entitled to received payment for all work, labor, materials and equipment furnished and performed hereunder when invoiced to customer. In the event any payment is not paid when due, Jax Utilities Mgmt., Inc. reserves the right to terminate this agreement and shall be entitled to recover all charges for which payment is sought. Customer hereby authorizes any Attorney at Law for Jax Utilities Mgmt., Inc. in an action on this agreement in any court of law in the county where contractor resides for the recovery of any amount due hereunder together with interest at the rate of 1 1/2 % per month plus attorney fees and court costs.

THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE SPECIFIED ABOVE

ACCEPTANCE OF PROPOSAL

Owner/Authorized Agent

Of

Date

Rick Johns

Jax Utilities Management, Inc.
CUCO# 507273

DATE April 6, 2026

Tab 12

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MADEIRA
COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN
ASSISTANT TREASURER OF THE DISTRICT, 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 Board of Supervisors (hereinafter the "Board") previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2016-04; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

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

PASSED AND ADOPTED THIS 28th DAY OF APRIL, 2026.

**MADEIRA COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

TAB 13



Rizzetta & Company

Madeira Community Development District

www.madeiracdd.org

Proposed Budget for Fiscal Year 2026/2027

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Rizzetta & Company

Proposed Budget Madeira Community Development District General Fund Fiscal Year 2026/2027						
Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
46	Security Operations					
47	Guard & Gate Facility Maintenance & Repairs	\$ 2,555	\$ 7,765	\$ 10,000	\$ 2,235	\$ 10,000 \$ -
48	Guard & Gate Security Cameras/Access Monitoring	\$ 13,239	\$ 36,843	\$ 34,000	\$ (2,843)	\$ 80,000 \$ 46,000
49	Electric Utility Services					
50	Utility - Street Lights	\$ 12,915	\$ 30,996	\$ 26,250	\$ (4,746)	\$ 35,000 \$ 8,750
51	Utility Services	\$ 3,007	\$ 7,217	\$ 5,250	\$ (1,967)	\$ 15,000 \$ 9,750
52	Water-Sewer Combination Services					
53	Utility Services	\$ 1,995	\$ 4,788	\$ 5,000	\$ 212	\$ 7,500 \$ 2,500
54	Stormwater Control					
55	Aquatic Maintenance	\$ 7,700	\$ 21,730	\$ 20,000	\$ (1,730)	\$ 30,000 \$ 10,000
56	Miscellaneous Expense	\$ 2,576	\$ 6,182	\$ 10,000	\$ 3,818	\$ 10,000 \$ -
57	Other Physical Environment					
58	General Liability & Property Insurance	\$ 12,855	\$ 12,855	\$ 13,820	\$ 965	\$ 20,000 \$ 6,180
59	Irrigation Repairs	\$ 10,774	\$ 17,500	\$ 5,000	\$ (12,500)	\$ 10,000 \$ 5,000
60	Landscape & Irrigation Maintenance Contract	\$ 46,667	\$ 131,152	\$ 175,000	\$ 43,848	\$ 150,000 \$ (25,000)
61	Landscape Replacement Plants, Shrubs, Trees	\$ 2,600	\$ 15,000	\$ 15,000	\$ -	\$ 15,000 \$ -
62	Miscellaneous Expense	\$ 3,925	\$ 9,420	\$ 12,500	\$ 3,080	\$ 20,000 \$ 7,500
63	Specialty Palm Tree Trimming	\$ 6,120	\$ 6,120	\$ 4,000	\$ (2,120)	\$ 12,000 \$ 8,000
64	Road & Street Facilities					
65	Entry & Walls Maintenance & Repairs	\$ -	\$ 8,000	\$ 6,000	\$ (2,000)	\$ 6,000 \$ -
66	Ornamental Lighting & Maintenance	\$ -	\$ 10,000	\$ 8,000	\$ (2,000)	\$ 8,000 \$ -
67	Pressure Washing	\$ -	\$ 7,500	\$ 5,000	\$ (2,500)	\$ 15,000 \$ 10,000
68	Parks & Recreation					
69	Fence/Wall Maintenance & Repairs	\$ -	\$ 1,000	\$ 5,000	\$ 4,000	\$ 5,000 \$ -
70	Dog Waste Station Supplies & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000 \$ 15,000
71	Special Events					
72	Holiday Decorations	\$ 4,623	\$ 4,623	\$ 7,500	\$ 2,877	\$ 7,500 \$ -
73	Contingency					
74	Capital Outlay	\$ 61,070	\$ 61,070	\$ 115,000	\$ 53,930	\$ (115,000)
75	Miscellaneous Contingency	\$ 98,316	\$ 140,750	\$ 50,000	\$ (90,750)	\$ 50,000 \$ -
76						
77	Field Operations Subtotal	\$ 290,937	\$ 540,511	\$ 532,320	\$ (8,191)	\$ 521,000 \$ (11,320)
78						
79	TOTAL EXPENDITURES	\$ 371,614	\$ 735,394	\$ 646,556	\$ (88,838)	\$ 688,681 \$ 42,125
80						
81	EXCESS OF REVENUES OVER EXPENDITURES	\$ 61,917	\$ (88,838)	\$ -	\$ (88,838)	\$ - \$ -
82						

Comments
Gate Repairs, A/C Maintenance, Termite Bond, Lighting
Projected Reflects 12 Hours of Security Monitoring Services at Gate and Internet Service. Proposed Reflects 24 Hours of Security Monitoring at Two Entrances. Also Includes Flock Contract & Proposed to Include Flock at Second Entrance.
Estimated Increase
FY 2026/27 to To Include New Landscape Areas and Meters, Second Entry Gate and Lighting
Projected and Proposed to Include New Ponds & Ditch
Estimated Based on Needs. FY 25/26 Included SOX Project
Estimated Amount to Inluded New Property FY 26/27
Estimated Based on Needs (Irrigation/Well Repairs). Proposed FY 26/27 Includes New Areas of Irrigation
Projected Reflects Agreement + Pine Straw + Annuals. Proposed FY 26/27 Includes Estimate for Additional Areas
Estimated Based on Needs (Additional Trees/Plants, Removal of Trees/Plants)
Reflects Dog Waste Stations and Well PM
Proposed for FY 26/27 to Include Palms in New Areas
Painting at Entry & Gate House?
Path Lighting, Lense Replacements?
Proposed To Include Areas Not Completed Previously
Removed "Arbor" from Description for FY 26/27
New Line for FY 2026/2027
This Line Was Removed for Fiscal Year 2026/27 and \$115,000 Moved from Capital Outlay to Reserve Budget
FY 25/26 Projections Include Completed Underdrain Repairs, Driveway Repair, Lighting Project, Benches and Trash Cans, Sidewalk Repairs, Road Striping

Madeira Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2025A-1 Debt Service	Series 2025A-2 Debt Service	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments	\$463,241.35	\$660,262.87	\$1,123,504.22
TOTAL REVENUES	\$463,241.35	\$660,262.87	\$1,123,504.22
EXPENDITURES			
Administrative			
Debt Service Obligation	\$463,241.35	\$660,262.87	\$1,123,504.22
Administrative Subtotal	\$463,241.35	\$660,262.87	\$1,123,504.22
TOTAL EXPENDITURES	\$463,241.35	\$660,262.87	\$1,123,504.22
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

County Collection Costs (2%) and Early payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$1,195,217.26

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is a total 6% of Tax Roll. Budgeted net of tax roll assessments See Assessment Table.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$958,681.00	2025/2026 O&M Budget:	\$735,352.00
Collection Costs:	2%	\$20,397.47	2026/2027 O&M Budget:	\$958,681.00
Early Payment Discounts:	4%	\$40,794.94		
2026/2027 Total:		\$1,019,873.40	Total Difference:	\$223,329.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
ASSESSMENT AREA 1					
<i>Single Family 50'</i>	Series 2025A-1 Debt Service	\$1,379.84	\$1,379.84	\$0.00	0.00%
	Operations/Maintenance	\$649.63	\$846.93	\$197.30	30.37%
	Total	\$2,029.47	\$2,226.77	\$197.30	9.72%
<i>Single Family 50'-D</i>	Series 2025A-1 Debt Service	\$1,442.14	\$1,442.14	\$0.00	0.00%
	Operations/Maintenance	\$649.63	\$846.93	\$197.30	30.37%
	Total	\$2,091.77	\$2,289.07	\$197.30	9.43%
<i>Single Family 55'</i>	Series 2025A-1 Debt Service	\$1,568.78	\$1,568.78	\$0.00	0.00%
	Operations/Maintenance	\$714.60	\$931.62	\$217.02	30.37%
	Total	\$2,283.38	\$2,500.40	\$217.02	9.50%
<i>Single Family 65'</i>	Series 2025A-1 Debt Service	\$1,700.01	\$1,700.01	\$0.00	0.00%
	Operations/Maintenance	\$844.52	\$1,101.01	\$256.49	30.37%
	Total	\$2,544.53	\$2,801.02	\$256.49	10.08%
<i>Single Family 65'-D</i>	Series 2025A-1 Debt Service	\$1,874.78	\$1,874.78	\$0.00	0.00%
	Operations/Maintenance	\$844.52	\$1,101.01	\$256.49	30.37%
	Total	\$2,719.30	\$2,975.79	\$256.49	9.43%
<i>Single Family 70'-D</i>	Series 2025A-1 Debt Service	\$2,018.99	\$2,018.99	\$0.00	0.00%
	Operations/Maintenance	\$909.49	\$1,185.70	\$276.21	30.37%
	Total	\$2,928.48	\$3,204.69	\$276.21	9.43%
<i>Single Family 75'</i>	Series 2025A-1 Debt Service	\$1,830.24	\$1,830.24	\$0.00	0.00%
	Operations/Maintenance	\$974.45	\$1,270.40	\$295.95	30.37%
	Total	\$2,804.69	\$3,100.64	\$295.95	10.55%
<i>Single Family 75'-D</i>	Series 2025A-1 Debt Service	\$2,163.21	\$2,163.21	\$0.00	0.00%
	Operations/Maintenance	\$974.45	\$1,270.40	\$295.95	30.37%
	Total	\$3,137.66	\$3,433.61	\$295.95	9.43%
<i>Single Family 85'</i>	Series 2025A-1 Debt Service	\$1,961.47	\$1,961.47	\$0.00	0.00%
	Operations/Maintenance	\$1,104.38	\$1,439.78	\$335.40	30.37%
	Total	\$3,065.85	\$3,401.25	\$335.40	10.94%
<i>Single Family 80'-D</i>	Series 2025A-1 Debt Service	\$2,307.43	\$2,307.43	\$0.00	0.00%
	Operations/Maintenance	\$1,039.41	\$1,355.09	\$315.68	30.37%
	Total	\$3,346.84	\$3,662.52	\$315.68	9.43%
<i>Commercial</i>	Series 2025A-1 Debt Service	\$145.56	\$145.56	\$0.00	0.00%
	Operations/Maintenance	\$974.45	\$1,270.40	\$295.95	30.37%
	Total	\$1,120.01	\$1,415.96	\$295.95	26.42%
ASSESSMENT AREA 2					
<i>Single Family 50'</i>	Series 2025A-2 Debt Service	\$1,531.30	\$1,531.30	\$0.00	0.00%
	Operations/Maintenance	\$649.63	\$846.93	\$197.30	30.37%
	Total	\$2,180.93	\$2,378.23	\$197.30	9.05%
<i>Single Family 65'</i>	Series 2025A-2 Debt Service	\$1,990.69	\$1,990.69	\$0.00	0.00%
	Operations/Maintenance	\$844.52	\$1,101.01	\$256.49	30.37%
	Total	\$2,835.21	\$3,091.70	\$256.49	9.05%
<i>Single Family 70'</i>	Series 2025A-2 Debt Service	\$2,143.82	\$2,143.82	\$0.00	0.00%

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$958,681.00	2025/2026 O&M Budget:	\$735,352.00
Collection Costs:	2%	\$20,397.47	2026/2027 O&M Budget:	\$958,681.00
Early Payment Discounts:	4%	\$40,794.94		
2026/2027 Total:		\$1,019,873.40	Total Difference:	\$223,329.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Single Family 100'</i>	Operations/Maintenance	\$909.49	\$1,185.70	\$276.21	30.37%
	Total	\$3,053.31	\$3,329.52	\$276.21	9.05%
	Series 2025A-2 Debt Service	\$2,296.95	\$2,296.95	\$0.00	0.00%
<i>Single Family 75'</i>	Operations/Maintenance	\$974.45	\$1,270.40	\$295.95	30.37%
	Total	\$3,271.40	\$3,567.35	\$295.95	9.05%
	Series 2025A-2 Debt Service	\$2,450.08	\$2,450.08	\$0.00	0.00%
<i>Single Family 80'</i>	Operations/Maintenance	\$1,039.41	\$1,355.09	\$315.68	30.37%
	Total	\$3,489.49	\$3,805.17	\$315.68	9.05%
	Series 2025A-2 Debt Service	\$1,531.30	\$1,531.30	\$0.00	0.00%
<i>Attached</i>	Operations/Maintenance	\$649.63	\$846.93	\$197.30	30.37%
	Total	\$2,180.93	\$2,378.23	\$197.30	9.05%
	Series 2025A-2 Debt Service	\$1,531.30	\$1,531.30	\$0.00	0.00%

MADEIRA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$958,681.00
COLLECTION COSTS @ 2%	\$20,397.47
EARLY PAYMENT DISCOUNT @ 4%	\$40,794.94
TOTAL O&M ASSESSMENT	\$1,019,873.40

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2025A-1 DEBT SERVICE ⁽¹⁾	SERIES 2025A-2 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2025A-1 DEBT SERVICE ⁽²⁾	SERIES 2025A-2 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Assessment Area 1											
Single Family 50'	61	59	0	0.50	30.50	5.07%	\$51,662.75	\$846.93	\$1,379.84	\$0.00	\$2,226.77
Single Family 50'-D	15	15	0	0.50	7.50	1.25%	\$12,703.95	\$846.93	\$1,442.14	\$0.00	\$2,289.07
Single Family 55'	71	57	0	0.55	39.05	6.49%	\$66,145.25	\$931.62	\$1,568.78	\$0.00	\$2,500.40
Single Family 65'	83	48	0	0.65	53.95	8.96%	\$91,383.77	\$1,101.01	\$1,700.01	\$0.00	\$2,801.02
Single Family 65'-D	4	4	0	0.65	2.60	0.43%	\$4,404.04	\$1,101.01	\$1,874.78	\$0.00	\$2,975.79
Single Family 70'-D	12	11	0	0.70	8.40	1.40%	\$14,228.43	\$1,185.70	\$2,018.99	\$0.00	\$3,204.69
Single Family 75'	71	40	0	0.75	53.25	8.84%	\$90,198.07	\$1,270.40	\$1,830.24	\$0.00	\$3,100.64
Single Family 75'	1	1	0	0.75	0.75	0.12%	\$1,270.40	\$1,270.40	\$3,239.07	\$0.00	\$4,509.47
Single Family 75'	1	1	0	0.75	0.75	0.12%	\$1,270.40	\$1,270.40	\$2,755.21	\$0.00	\$4,025.61
Single Family 75' - Partial	1	1	0	0.75	0.75	0.12%	\$1,270.40	\$1,270.40	\$924.97	\$0.00	\$2,195.37
Single Family 75'-D	28	26	0	0.75	21.00	3.49%	\$35,571.07	\$1,270.40	\$2,163.21	\$0.00	\$3,433.61
Single Family 85'	21	6	0	0.85	17.85	2.96%	\$30,235.41	\$1,439.78	\$1,961.47	\$0.00	\$3,401.25
Single Family 80'-D	8	7	0	0.80	6.40	1.06%	\$10,840.71	\$1,355.09	\$2,307.43	\$0.00	\$3,662.52
Commercial	170	170	0	0.75	127.50	21.18%	\$215,967.21	\$1,270.40	\$145.56	\$0.00	\$1,415.96
Total Assessment Area 1	547	446	0		370.25	61.49%	\$627,151.85				
Assessment Area 2 - Platted											
Single Family 50'	55	0	53	0.50	27.50	4.57%	\$46,581.16	\$846.93	\$0.00	\$1,531.30	\$2,378.23
Single Family 65'	7	0	7	0.65	4.55	0.76%	\$7,707.07	\$1,101.01	\$0.00	\$1,990.69	\$3,091.70
Single Family 70'	18	0	18	0.70	12.60	2.09%	\$21,342.64	\$1,185.70	\$0.00	\$2,143.82	\$3,329.52
Single Family 75'	76	0	74	0.75	57.00	9.47%	\$96,550.05	\$1,270.40	\$0.00	\$2,296.95	\$3,567.35
Single Family 80'	74	0	74	0.80	59.20	9.83%	\$100,276.54	\$1,355.09	\$0.00	\$2,450.08	\$3,805.17
Total Assessment Area 2 - Platted	230	0	226		160.85	26.71%	\$272,457.46				
Assessment Area 2 - Unplatted											
Attached	142	0	142	0.50	71.00	11.79%	\$120,264.10	\$846.93	\$0.00	\$1,531.30	\$2,378.23
Total Assessment Area 2 - Unplatted	142	0	142		71.00	11.79%	\$120,264.10				
Total Community	919	446	368		602.10	100.00%	\$1,019,873.40				

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount Costs (4%): (\$61,192.40)

Net Revenue to be Collected: \$958,681.00

⁽¹⁾ Reflects the number of total lots with Series 2025A-1 and 2025A-2 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2025A-1 and 2025A-2 bond issues. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2026 St. Johns County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and/or annual disclosure reports, as required in the District's Continuing Disclosure Agreement(s), with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2026-05
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Madeira Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE:
TIME:
LOCATION:

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF APRIL, 2026.

ATTEST:

**MADEIRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget

TAB 14

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Madeira Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on _____, 2026, at _____ .m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED this 28th day of April, 2026.

ATTEST:

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TAB 15

This instrument was prepared by:

Wesley S Haber
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**MADEIRA COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCE
(SERIES 2025 BONDS)**

The Madeira Community Development District (“**District**”) is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. This disclosure supplements that prior Amended and Restated Disclosure of Public Financing recorded in the Official Records of St. Johns County, Florida at Instrument No. 2019027046. The District encompasses approximately 1,007 acres, and the legal description of the lands is attached hereto as **Exhibit A**.

On March 28, 2025, the District issued its \$4,875,000 Madeira Community Development District Capital Improvement Refunding Revenue Bonds (Assessment Area 1), Series 2025 (“Assessment Area 1 Bonds”) and \$9,625,000 Madeira Community Development District Capital Improvement Revenue Bonds (Assessment Area 2) (“Assessment Area 2 Bonds” together with the Assessment Area 1 Bonds, the “Series 2025 Bonds”). The Assessment Area 1 Bonds were issued to refund a portion of the District’s outstanding Series 2007A Bonds, which improvements are described in the *Engineer’s Report, Capital Improvements for Infrastructure*, dated April 13, 2007, as supplemented and amended by the *Supplemental Engineer’s Report*, dated March 14, 2012 (“2007A Engineer’s Report”). The Assessment Area 2 Bonds were issued to finance a portion of its capital improvement plan known as the “Assessment Area 2 Project” which includes, among other things, roadway improvements, stormwater management, water and sewer utilities, and landscape, entry features and hardscape improvements. The Assessment Area 2 Project is described in more detail in the *Second Supplemental Engineer’s Report Madeira St. Augustine*, dated September 24, 2024, and as more particularly described as the 2025 Project in the *Third Supplemental Engineer’s Report*, dated February 4, 2025 (“Supplemental Engineer’s Report” together with the 2007A Engineer’s Report, the “Engineer’s Report”).

The Series 2025 Bonds are secured by special assessments (“Assessments”) levied and imposed on certain benefitted lands within Assessment Area 1 and Assessment Area 2 of the District. The Assessments are further described in the Final Second Supplemental Special Assessment Allocation Report Capital Improvement Refunding Revenue Bonds (Assessment Area 1), Series 2025 Capital Improvement Revenue Bonds (Assessment Area 2), Series 2025 dated March 19, 2025 (the “Supplemental Methodology Report”) which supplements the Final Special Assessment Methodology Report, dated May 15, 2007 (the “Master Assessment Report” and together with the Supplemental Methodology Report, the “Assessment Report”). The Supplemental Methodology Report allocates Assessments securing repayment of the Assessment Area 1 Bonds to the property included in Assessment Area 1 and allocates the total benefit derived from the District’s Assessment Area 2 Project to the benefitted lands in Assessment Area 2.

A detailed description of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the District Office c/o District Manager, Madeira Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or call (813) 933-5571. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

IN WITNESS WHEREOF, the foregoing Supplemental Disclosure of Public Finance has been executed the ____ day of _____, 2026.

WITNESS

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Address: _____

By: _____
Name: Lesley Gallagher, District Manager

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2026, by Lesley Gallagher, as District Manager of Madeira Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

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

EXHIBIT A: Legal Description

EXHIBIT A

Legal Description of Boundaries of District

42CCC-1.002 Boundary.

The boundaries of the District are as follows:

PARCEL "A":

A PARCEL OF LAND IN SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST AND SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND IN NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ALL OF SAID PARCEL OF LAND BEING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE NORTH LINE OF POINCIANA AVENUE, SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING 78' EAST FROM AND PARALLEL WITH THE CENTER LINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY AND THE NORTH LINE OF POINCIANA AVENUE BEING 30' NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID AVENUE AS SHOWN ON REVISED PLAT OF FORT MOOSA GARDENS AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF SAID COUNTY, SAID NORTH LINE OF AVENUE BEING INDICATED ON SAID PLAT OF FORT MOOSA GARDENS AS "PROPERTY LINE"; THENCE N29°03'48"W ON SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 2,028.73' TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE, N29°03'48"W, 160.52 FEET; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE, N28°28'53"W, 1,943.65'; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE, N29°03'17"W, 1,029.43'; THENCE N60°59'38"E ON THE SOUTHEAST LINE OF JACKSON PARK AS RECORDED IN MAP BOOK 3 PAGE 51, PUBLIC RECORDS OF SAID COUNTY AND ON THE SOUTHEAST LINE OF DE LEON MANORS AS RECORDED IN MAP BOOK 8, PAGE 80, PUBLIC RECORDS OF SAID COUNTY 2,101.26'; THENCE N28°59'54"W ON THE SOUTHWEST LINE OF THE EAST 202' OF TRACT "D" IN NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, PUBLIC RECORDS OF SAID COUNTY 600.13'; THENCE N61°00'06"E ON THE NORTHWEST LINE OF SAID TRACT "D" AND OF TRACT "E" IN SAID NORTH ST. AUGUSTINE, 252.00'; THENCE N28°59'54"W ACROSS OCEAN BOULEVARD AND ON THE SOUTHWEST LINE OF TRACT "H" IN SAID NORTH ST. AUGUSTINE, 650.00'; THENCE N61°07'23"E ON THE NORTHWEST LINE OF TRACTS "H", "G" AND "G-1" OF SAID NORTH ST. AUGUSTINE AND ON THE NORTHEASTERLY EXTENSION OF THAT LINE, 953.48'; THENCE S48°52'37"E ON THE MEANDER LINE OF THE MARSH OF NORTH RIVER, 380.00'; THENCE S01°37'23"W ON SAID MEANDER LINE, 975.00'; THENCE S55°58'51"E ON SAID MEANDER LINE, 552.35'; THENCE DUE SOUTH 390.00'; THENCE DUE WEST 200.00'; THENCE DUE SOUTH 365.00'; THENCE S81°17'19"W, 627.24'; THENCE S03°05'24"E, 2,263.29'; THENCE S72°48'05"W, 263.80'; THENCE S16°34'58"E, 753.33'; THENCE DUE WEST 763.64' TO THE POINT OF BEGINNING EXCEPTING THEREFROM ALL OF THAT PART OF OCEAN BOULEVARD LYING NORTHEAST OF THE SOUTHWEST LINE OF SAID TRACT "H" IN NORTH ST. AUGUSTINE EXTENDED SOUTHEASTERLY ACROSS SAID OCEAN BOULEVARD; AND ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING EAST OF AND ADJOINING BLOCKS "F", "F-1" AND "G-1" OF SAID PLAT BOOK 3, PAGE 20 AND BETWEEN THE NORTH LINE OF BLOCK "G-1" PRODUCED EASTERLY, AND THE SOUTH LINE OF SAID BLOCK "F-1" PRODUCED EASTERLY.

PARCEL "B":

A PARCEL OF LAND IN SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST; SECTION 49, TOWNSHIP 7 SOUTH, RANGE 29 EAST; SECTION 42 AND UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND SECTION 60, TOWNSHIP 7 SOUTH, RANGE 30 EAST, AND SECTION 60, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE NORTH LINE OF POINCIANA AVENUE, SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING 78' EAST FROM AND PARALLEL WITH THE CENTER LINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY AND THE NORTH LINE OF POINCIANA AVENUE BEING 30' NORTH FROM AND PARALLEL WITH SOUTH LINE OF SAID AVENUE AS SHOWN ON REVISED PLAT OF FORT MOOSA GARDENS AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF SAID COUNTY, SAID NORTH LINE OF AVENUE BEING INDICATED ON SAID PLAT OF FORT MOOSA GARDENS AS "PROPERTY LINE"; THENCE N29°03'48"W ON SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY

2,028.73'; THENCE DUE EAST 763.64'; THENCE N16°34'58"W, 753.33'; THENCE N72°48'05"E, 263.80'; THENCE N03°05'24"W, 2,263.29'; THENCE N81°17'19"E, 627.24'; THENCE DUE NORTH 365.00'; THENCE DUE EAST 200.00'; THENCE DUE NORTH 390.00'; THENCE DUE EAST 180.00'; THENCE S32°36'45"E, 1,400.87'; THENCE S24°19'23"E, 1,371.76'; THENCE S05°11'40"E, 828.40'; THENCE S78°27'12"W, 453.30'; THENCE S17°18'42"E, 818.90'; THENCE S72°41'18"W, 624.11'; THENCE S35°56'56"E ALONG THE EAST EDGE OF A MARSH 233.53'; THENCE S70°13'47"W ALONG THE SOUTH SIDE OF A MARSH AND THE NORTH SIDE OF A ROAD, 252.37'; THENCE S21°12'17"E ACROSS SAID ROAD, 76.57'; THENCE N67°56'03"E ALONG THE NORTH SIDE OF A MARSH AND THE SOUTH SIDE OF SAID ROAD, 167.03'; THENCE S20°19'23"E ALONG THE FACE OF A TIMBER BULKHEAD, 86.38'; THENCE N70°44'27"E ALONG THE FACE OF A TIMBER BULKHEAD, 87.92'; THENCE N63°01'48"E ALONG THE NORTH LINE OF A MARSH, 135.36'; THENCE S51°10'57"E ALONG THE NORTHEAST LINE OF A MARSH, 167.34'; THENCE S25°47'06"W ALONG THE WEST LINE OF A MARSH, 179.36'; THENCE S20°10'46"E ALONG THE EAST LINE OF A MARSH, 124.65'; THENCE S62°26'50"E ALONG THE NORTHEAST LINE OF A MARSH, 5.62'; THENCE S67°25'00"W ON THE EASTERLY EXTENSION OF SAID NORTH LINE OF POINCIANA AVENUE AND ON SAID NORTH LINE OF POINCIANA AVENUE 1,849.77' TO THE POINT OF BEGINNING.

PARCEL "C":

A PARCEL OF LAND IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE NORTH LINE OF POINCIANA AVENUE SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 BEING 78' EAST FROM AND PARALLEL WITH THE CENTER LINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY AND THE NORTH LINE OF POINCIANA AVENUE BEING 30' NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID AVENUE AS SHOWN ON REVISED PLAT OF FORT MOOSA GARDENS AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF SAID COUNTY, SAID NORTH LINE OF AVENUE BEING INDICATED ON SAID PLAT OF FORT MOOSA GARDENS AS "PROPERTY LINE"; THENCE N67°25'00"E ON SAID NORTH LINE OF POINCIANA AVENUE, 1416.90'; THENCE N05°31'30"W, 499.41 FEET TO THE POINT OF BEGINNING; THENCE N21°12'17"W ACROSS A ROAD, 76.57'; THENCE N70°13'47"E ALONG THE NORTH SIDE OF SAID ROAD AND THE SOUTH SIDE OF A MARSH, 252.37'; THENCE N35°56'56"W ALONG THE EAST SIDE OF A MARSH, 233.53'; THENCE N72°41'18"E, 624.11'; THENCE N17°18'42"W, 45.00'; THENCE MEANDERING ALONG THE EDGE OF A MARSH THE FOLLOWING BEARINGS AND DISTANCES: N79°49'10"E, 182.22'; THENCE S03°58'07"E, 225.45'; THENCE S10°11'58"W, 544.36'; THENCE S04°01'20"E, 129.59'; THENCE S37°27'24"W, 156.21'; THENCE N62°26'50"W, 207.54'; THENCE N20°10'46"W, 124.65'; THENCE N25°47'06"E, 179.36'; THENCE N51°10'57"W, 167.34'; THENCE S63°01'48"W, 135.36' TO THE EAST END OF A TIMBER BULKHEAD; THENCE S70°44'27"W ALONG THE SOUTH FACE OF A TIMBER BULKHEAD, 87.92'; THENCE N20°19'23"W ALONG THE WEST FACE OF A TIMBER BULKHEAD, 86.38'; THENCE S67°56'03"W ALONG THE SOUTH SIDE OF A ROAD AND NORTH SIDE OF A MARSH, 167.03' TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST; SECTION 49, TOWNSHIP 7 SOUTH, RANGE 29 EAST; SECTION 42 AND UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST AND SECTION 60, TOWNSHIP 7 SOUTH, RANGE 30 EAST; ALL IN ST. JOHNS COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND THE NORTHERLY PROPERTY LINE OF THE REVISED PLAT OF FORT MOOSA GARDENS, AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF ST. JOHNS COUNTY AND ASSUMING SAID EASTERLY RIGHT-OF-WAY LINE BEARS S29°03'48"E; THENCE N60°21'57"E, 874.42' TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE N09°16'25"W, 335.31'; THENCE S80°43'33"W, 29.05'; THENCE N09°16'25"W, 8.41'; THENCE NORTHWESTERLY 95.45', ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 41°41'10" AND A RADIUS OF 131.19'; THENCE N41°15'20"E, NOT TANGENT TO THE SAID CURVE, 66.05'; THENCE NORTHEASTERLY 64.18', ALONG A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 25°16'14" AND A RADIUS OF 145.51'; THENCE N15°59'06"E, 44.70'; THENCE N83°47'41"E, 84.70'; THENCE EASTERLY 122.86' ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 19°01'38" AND RADIUS OF 369.96' TO POINT OF REVERSE CURVE; THENCE CONTINUING EASTERLY 179.16', ALONG SAID REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 32°06'50" AND A RADIUS OF 319.64'; THENCE S09°17'49"E, NOT TANGENT TO SAID REVERSE CURVE, 296.85'; THENCE S20°06'20"W, 105.57'; THENCE S09°16'25"E, 125.00' TO THE INTERSECTION WITH A LINE THAT BEARS N80°43'35"E FROM THE POINT OF BEGINNING; THENCE S80°43'35"W, 375.00' TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PART OF THE ABOVE DESCRIBED LAND DESCRIBED AS FOLLOWS:

COMMENCING AT HERETOFORE MENTIONED POINT "A"; THENCE N09°16'25"W, 239.79'; THENCE N80°43'35"E, 15.30' TO THE POINT OF BEGINNING; THENCE CONTINUE N80°43'35"E, 110.40'; THENCE S09°16'25"E, 60.79'; THENCE N80°43'35"E, 61.16'; THENCE N09°16'25"W, 60.79'; THENCE N80°43'35"E, 126.94'; THENCE N09°16'25"W,

120.84'; THENCE S80°43'35"W, 126.94'; THENCE N09°16'25"W, 60.14'; THENCE S80°43'35"W, 61.16'; THENCE S09°16'25"E, 60.14'; THENCE S80°43'35"W, 110.40'; THENCE S09°16'25"E, 52.62'; THENCE S80°43'35"W, 15.30'; THENCE S09°16'25"E, 15.00'; THENCE N80°43'35"E, 15.30'; THENCE S09°16'25"E, 53.22' TO THE POINT OF BEGINNING.

PARCEL 1:

ALL THOSE PORTIONS OF THE JOSEPH S. SANCHEZ GRANT SURVEYED AS SECTION 54, TOWNSHIP 6 SOUTH OF RANGE 29 EAST, SECTION 42, TOWNSHIP 6 SOUTH OF RANGE 30 EAST, SECTION 49, TOWNSHIP 7 SOUTH OF RANGE 29 EAST, AND SECTION 60, TOWNSHIP 7 SOUTH, RANGE 30 EAST AND THOSE PORTIONS OF GOVERNMENT LOTS 1 AND 3, SECTION 36, TOWNSHIP 6 SOUTH OF RANGE 29 EAST, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINES:

BOUNDED ON THE NORTH BY THE SOUTH LINE OF "NORTH ST. AUGUSTINE ADDITION TO ST. AUGUSTINE, FLORIDA" ACCORDING TO PLAT THEREOF RECORDED IN PLATBOOK 3, PAGE 20, AND IN PART REPLATTED AS "JACKSON PARK," ACCORDING TO PLAT THEREOF RECORDED IN PLATBOOK 3, PAGE 51, RESPECTIVELY, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF SAID TWO PLATTED AREAS EXTENDED EASTWARD THROUGH THE MARSHES TO THE LOW WATER MARK OF THE WEST SHORE OF NORTH RIVER, BOUNDED ON THE EAST BY THE LOW WATER MARK OF THE WEST SHORE OF SAID NORTH RIVER, BOUNDED ON THE SOUTH BY THE NORTH LINE OF FORT MOOSA GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLATBOOK 3, PAGE 71, AND THE NORTH LINE OF "REVISED PLAT OF PART OF FORT MOOSA GARDENS," ACCORDING TO PLAT RECORDED IN PLATBOOK 4, PAGE 34, RESPECTIVELY, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO BOUNDED GENERALLY ON THE SOUTH BY A CONTINUOUS LINE ON VARYING COURSES DESCRIBED AS FOLLOWS:

THE NORTH LINE OF SAID TWO PLATTED AREAS EXTENDED EASTWARD ACROSS A SMALL CREEK TO A MEANDER LINE ON THE EAST BANK OF SAID CREEK, WHICH MEANDER LINE IS A PART OF THE GRANT LINE OF A PORTION OF SAID SECTION 42; THENCE RUN ON SAID PART OF GRANT LINE S33°E, 120', MORE OR LESS, TO A SOUTHWEST CORNER OF SAID SECTION 42; THENCE CONTINUING ON THE GRANT LINE COURSE N50°E, 231', MORE OR LESS, TO THE EASTMOST SOUTHEAST CORNER OF SAID SECTION 42 AND THENCE DUE EAST ACROSS THE MARSHES TO THE LOW WATER MARK OF THE WEST SHORE OF SAID NORTH RIVER AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING STATE HIGHWAY NO. 5 AS SAID EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY IS ESTABLISHED BY DEED OF ST. AUGUSTINE GOLF DEVELOPMENT COMPANY TO THE STATE OF FLORIDA, BEARING DATE OF FEBRUARY 8, 1926, RECORDED IN DEED BOOK 66, PAGE 338, OF THE CURRENT PUBLIC LAND RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EXCEPTING FROM THE FOREGOING DESCRIPTION ALL OR ANY PART OF SECTION 43, J. ARNAU GRANT, TOWNSHIP 6 SOUTH, RANGE 30 EAST, WHICH LIES WITHIN THE BOUNDARIES OF THE ABOVE DESCRIBED LAND.

INTENDING BY THE FOREGOING DESCRIPTION TO ALSO INCLUDE THEREIN, AND INTENDING TO ALSO HEREBY CONVEY, THE SEVERAL PARCELS OF LAND CONVEYED UNTO ST. AUGUSTINE GOLF DEVELOPMENT COMPANY BY TEN DEEDS OF FLORIDA EAST COAST HOTEL COMPANY, EACH DATED NOVEMBER 10, 1915, ANOTHER DEED OF SAID HOTEL COMPANY, DATED JANUARY 20, 1926, AND ONE DEED OF FLORIDA EAST COAST RAILWAY COMPANY, DATED FEBRUARY 2, 1926, SAID TWELVE DEEDS BEING RECORDED IN THE PUBLIC LAND RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS FOLLOWS BUT EXCLUDING FROM THIS DESCRIPTION SO MUCH OF SAID PARCELS OF LAND CONVEYED IN SAID TWELVE DEEDS AS MAY LIE WEST OF THE EASTERLY RIGHT OF WAY LINE HEREIN ABOVE DESCRIBED OF SAID U.S. HIGHWAY NO. 1, STATE HIGHWAY NO. 5, VIZ.

DEED	BOOK	40,	PAGE	246,	ET SEQ.
DEED	BOOK	40,	PAGE	247,	ET SEQ.
DEED	BOOK	40,	PAGE	249,	ET SEQ.
DEED	BOOK	40,	PAGE	251,	ET SEQ.
DEED	BOOK	40,	PAGE	253,	ET SEQ.
DEED	BOOK	40,	PAGE	254,	ET SEQ.
DEED	BOOK	40,	PAGE	256,	ET SEQ.
DEED	BOOK	40,	PAGE	257,	ET SEQ.
DEED	BOOK	166,	PAGE	153,	ET SEQ.
DEED	BOOK	67,	PAGE	436,	ET SEQ.
DEED	BOOK	67,	PAGE	439,	ET SEQ.

ALSO EXCEPTING FROM THE FOREGOING DESCRIPTION ALL OR ANY PART THEREOF LYING WITHIN PARCELS "A", "B" AND "C" HEREOF.

PARCEL 3:

ALL THAT PARCEL OF LAND LYING EAST OF AND ADJOINING BLOCK "F-1" AND BLOCK "G-1", ACCORDING TO PLAT BOOK 3, PAGE 20, AMENDED PLAT OF NORTH ST. AUGUSTINE ADDITION TO ST. AUGUSTINE, FLORIDA. SAID PLAT FILED FEBRUARY 15, 1924, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA AND BETWEEN THE NORTH LINE OF BLOCK "G-1" PRODUCED EASTERLY TO NORTH RIVER,

AND THE SOUTH LINE OF SAID "F-1" PRODUCED EASTERLY TO NORTH RIVER, BEING A PART OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND PART OF UNSURVEYED SECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST.

PARCEL 5:

GRANT TO ARNAU, SECTION 43, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

TRACT "1":

A PARCEL OF LAND IN SECTION 42 AND UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE NORTH LINE OF POINCIANA AVENUE, SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING 78 FEET EAST FROM AND PARALLEL WITH THE CENTERLINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY AND THE NORTH LINE OF POINCIANA AVENUE BEING 30 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID AVENUE AS SHOWN ON REVISED PLAT OF FORT MOOSA GARDENS AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF SAID COUNTY, SAID NORTH LINE OF AVENUE BEING INDICATED ON SAID PLAT OF FORT MOOSA GARDENS AS "PROPERTY LINE"; THENCE N29°03'48"W ON SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY, 2,028.73 FEET; THENCE DUE EAST 763.64 FEET; THENCE N16°34'58"W 753.33 FEET; THENCE N72°48'05"E 263.80 FEET; THENCE N03°05'24"W 2,263.29 FEET; THENCE N81°17'19"E 627.24 FEET; THENCE DUE NORTH 365.00 FEET; THENCE DUE EAST 200.00 FEET; THENCE DUE NORTH 390.00 FEET; TO THE POINT OF BEGINNING; THENCE N55°58'51"W 552.35 FEET; THENCE N01°37'23"E 450.00 FEET; THENCE S88°22'37"E 444.57 FEET; THENCE S32°36'45"E 975.97 FEET; THENCE S57°23'15"W 250.00 FEET; THENCE N32°36'45"W 250.00 FEET; THENCE DUE WEST 180.00 FEET BACK TO THE POINT OF BEGINNING.

EXCEPTING FROM THE FOREGOING DESCRIPTION ALL OF ANY PART THEREOF LYING WITHIN PARCEL 1 AND PARCEL 3 HEREOF.

TRACT "2":

THE EAST HALF OF VACATED SIXTH AVENUE OF NORTH ST. AUGUSTINE, AS RECORDED IN MAP BOOK 3, PAGE 20, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SIXTH AVENUE BEING VACATED SOUTH OF THE SOUTH LINE OF OCEAN BOULEVARD OF SAID NORTH ST. AUGUSTINE BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED IN OFFICIAL RECORDS BOOK 935, PAGE 1803, PUBLIC RECORDS OF SAID COUNTY.

TRACT "3":

ALL OF VACATED OCEAN BOULEVARD LYING EAST OF THE EAST LINE OF TRACT "1" OF NORTH ST. AUGUSTINE, AS RECORDED IN MAP BOOK 3, PAGE 20, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE SOUTH HALF OF SAID OCEAN BOULEVARD LYING BETWEEN THE EAST LINE OF SAID TRACT "1" AND THE EAST LINE OF SIXTH AVENUE OF SAID NORTH ST. AUGUSTINE, SAID OCEAN BOULEVARD BEING VACATED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED IN OFFICIAL RECORDS BOOK 833, PAGE 1521, PUBLIC RECORDS OF SAID COUNTY.

LESS AND EXCEPT:

A PORTION OF SECTION 42, JOS S. SANCHEZ GRANT, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF SECTION 60, JOS S. SANCHEZ GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE NORTHERLY RIGHT-OF-WAY LINE OF POINCIANA AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 67°27'54" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND AN EASTERLY PROLONGATION THEREOF, 816.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°32'06" WEST, 119.94 FEET TO THE MOST SOUTHERLY CORNER OF AN EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 764, PAGE 1781, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY, NORTHWESTERLY, AND NORTHEASTERLY, ALONG THE WESTERLY, SOUTHWESTERLY, AND NORTHWESTERLY LINES OF SAID EASEMENT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: NORTH 09°17'06" WEST, 343.72 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 109.19 FEET, AN ARC DISTANCE OF 102.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°11'50" WEST, 98.85 FEET TO A POINT OF NON-TANGENCY; COURSE NO. 3: NORTH 41°14'39" EAST, 91.36 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 4: NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 123.51 FEET, AN ARC DISTANCE OF 54.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°36'28" EAST, 54.04 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 5: NORTH 15°58'19" EAST, 49.26 FEET TO THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1836, PAGE 22, PUBLIC RECORDS OF SAID COUNTY AND THE ARC OF A CURVE LEADING EASTERLY;

THENCE EASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 137.94 FEET, AN ARC DISTANCE OF 59.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°54'51" EAST, 58.79 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 83°46'46" WEST, 38.78 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS 764, PAGE 1781, PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY, SOUTHWESTERLY, AND SOUTHEASTERLY, ALONG THE EASTERLY, SOUTHEASTERLY AND NORTHEASTERLY LINES OF SAID EASEMENT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 15°58'25" WEST, 44.70 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 145.51 FEET, AN ARC DISTANCE OF 64.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°36'30" WEST, 63.66 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 3: SOUTH 41°14'39" WEST, 66.05 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 131.16 FEET, AN ARC DISTANCE OF 95.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°07'32" EAST, 93.36 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 5: SOUTH 09°18'55" EAST, 8.41 FEET; THENCE NORTH 80°42'54" EAST, 29.05 FEET; THENCE SOUTH 09°17'06" EAST, 27.30 FEET TO THE NORTHERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1836, PAGE 52, CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY, NORTHERLY, SOUTHERLY, AND WESTERLY, ALONG THE NORTHERLY, WESTERLY, EASTERLY, AND SOUTHERLY BOUNDARY LINES OF SAID LANDS, RUN THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES; COURSE NO. 1: NORTH 80°42'54" EAST, 15.30 FEET; COURSE NO. 2: NORTH 09°17'06" WEST, 52.62 FEET; COURSE NO. 3: NORTH 80°42'54" EAST, 110.40 FEET; COURSE NO. 4: NORTH 09°17'06" WEST, 60.14 FEET; COURSE NO. 5: NORTH 80°42'54" EAST, 61.16 FEET; COURSE NO. 6: SOUTH 09°17'06" EAST, 60.14 FEET; COURSE NO. 7: NORTH 80°42'54" EAST, 126.94 FEET; COURSE NO. 8: SOUTH 09°17'06" EAST, 120.84 FEET; COURSE NO. 9: SOUTH 80°42'54" WEST, 126.94 FEET; COURSE NO. 10: SOUTH 09°17'06" EAST, 60.79 FEET; COURSE NO. 11: SOUTH 80°42'54" WEST, 61.16 FEET; COURSE NO. 12: NORTH 09°17'06" WEST, 60.79 FEET; COURSE NO. 13: SOUTH 80°42'54" WEST, 110.40 FEET; COURSE NO. 14: NORTH 09°17'06" WEST, 53.22 FEET; COURSE NO. 15: SOUTH 80°42'54" WEST, 15.30 FEET; THENCE SOUTH 09°17'06" EAST, 293.01 FEET; THENCE NORTH 80°42'52" EAST, 375.00 FEET; THENCE NORTH 09°17'06" WEST, 125.00 FEET; THENCE NORTH 20°05'39" EAST, 105.57 FEET; THENCE NORTH 09°18'30" WEST, 296.82 FEET; THENCE NORTH 70°41'48" EAST, 4.86 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 51.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°02'46" EAST, 51.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 79.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°49'23" EAST, 79.07 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE ; THENCE NORTH 70°15'00" EAST, 44.29 FEET TO THE MEAN HIGH WATER LINE OF ROBINSON CREEK; THENCE SOUTHERLY, SOUTHWESTERLY, AND SOUTHEASTERLY, ALONG SAID MEAN HIGH WATER LINE, 635 FEET MORE OR LESS, TO AFORESAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF POINCIANA AVENUE; THENCE SOUTH 67°27'54" WEST, ALONG LAST SAID LINE, 557.93 FEET TO THE POINT OF BEGINNING.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History--New 6-6-06.