



Rizzetta & Company

Madeira Community Development District

**Board of Supervisors' Meeting
June 23, 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	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock, LLP
District Engineer	Ivan Lamos, PE	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

June 16, 2026

FINAL AGENDA

The **regular** meeting of the Board of Supervisors of Madeira Community Development District will be held on **June 23, 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 Minutes of the Board of Supervisors' Regular Meeting held on April 28, 2026..... Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for March and April 2026..... Tab 2
 - C. Ratification of CR4 S2025 AA2..... Tab 3
4. **STAFF REPORTS - PART A**
 - A. District Engineer Report
 - B. Landscape Manager Report – Yellowstone Tab 4
 - 1) Consideration of Summer Flower Installation Proposal
 - 2) Consideration of Pantano and Tesoro Planter Replenishment Proposal
 - 3) Consideration of Pinestraw Installation Proposal
 - 4) Consideration of Agapanthus Removal and Annual Bed Installation Proposal
 - C. Pond Report – BlueWater 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 Holiday Lighting Proposal(s) – *Under Separate Cover*
 - C. Consideration of Exterior Painting Proposal(s) Tab 7
 - D. Ratification of Doody Daddy Approved Proposal Adding Trash Cans-Pantano Park Tab 8
 - E. Consideration of Road Repair Proposal – *Under Separate Cover*
 - F. Discussion on Speed Bumps/Humps/Tables
 - G. Update Regarding the Pressure Washing
 - H. Update Regarding the Tennis Village/Envera Gate Access
 - I. Consideration of WaterOut Proposal for Additional Lighting in Tesoro Park – *Under Separate Cover*
6. **STAFF REPORTS – PART B**
 - A. District Counsel
 - B. District Manager..... Tab 9
 - 1) Presentation of the Registered Voter Count

7. SUPERVISOR REQUESTS & AUDIENCE COMMENTS

8. ADJOURNMENT

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

Sincerely,

Lesley Gallagher

District Manager

Tab 1

MINUTES OF MEETING

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

**MADEIRA
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Madeira Community Development District was held on **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.

Attendance:

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

Also present:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Kutak Rock, LLP
Brandon Nelson	Landscape Manager, Yellowstone Landscape
Bill Lanius	Arendale Holdings
Ivan Lamos	District Engineer, Matthews DCCM

Audience present.

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

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

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON
AGENDA ITEMS**

Comments were heard on the Tennis Village access and gate closures 24/7.

47 **THIRD ORDER OF BUSINESS**

**CONSIDERATION OF THE
MINUTES OF THE COMMUNITY
WORKSHOP MEETING HELD
ON FEBRUARY 21, 2026**

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52 Community Walk.
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On a motion by Mr. Dothage, seconded by Ms. Collier, with all in favor, the Board approved the Minutes of the Community Workshop meeting held on February 21, 2026, for Madeira Community Development District.

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55 **FOURTH ORDER OF BUSINESS**

**CONSIDERATION OF THE
MINUTES OF THE BOARD OF
SUPERVISORS' MEETING
HELD ON FEBRUARY 24, 2026**

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On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 24, 2026, for Madeira Community Development District.

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61 **FIFTH ORDER OF BUSINESS**

**CONSIDERATION OF THE
MINUTES OF THE BUDGET
WORKSHOP MEETING HELD
ON MARCH 24, 2026**

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On a motion by Mr. Dothage, seconded by Mr. Guida, with all in favor, the Board approved the Minutes of the Budget Workshop Meeting held on March 24, 2026, for Madeira Community Development District.

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67 **SIXTH ORDER OF BUSINESS**

**RATIFICATION OF OPERATION
& MAINTENANCE
EXPENDITURES FOR
FEBRUARY 2026**

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On a motion by Mr. Dothage, seconded by Ms. Collier, with all in favor, the Board ratified the Operation & Maintenance Expenditures for February 2026 in the amount of \$81,816.67, for Madeira Community Development District.

72
73 **SEVENTH ORDER OF BUSINESS**

STAFF REPORTS – PART A

74
75 **A. District Engineer**

76
77 Mr. Lamos introduced himself as the new point of contact for DCCM/Matthews as Mike
78 Silverstein is no longer with their firm.
79

80 Discussion ensued regarding the current ADA and sidewalk repair projects.
81

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, the Board authorized a not to exceed amount of \$1,200.00 for an inspection once the project is completed if required noting they do not want a full report but only to know if the work was completed per scope, for Madeira Community Development District.

82
83 **B. Landscape Manager - Yellowstone Report**

84
85 Mr. Nelson reviewed his report and discussed the current drought.

86
87 **The board then moved on to agenda item 5B Consideration of Yellowstone Landscape*
88 *Enhancement and Expanded Area Proposal(s).*

89
90 **EIGHTH ORDER OF BUSINESS**

**CONSIDERATION OF
YELLOWSTONE LANDSCAPE
ENHANCEMENT AND
EXPANDED ARE
PROPOSAL(S)**

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96 The board reviewed a proposal to add areas identified in the proposal at an annual
97 expense of \$7,800.00 per year or monthly \$6,500.00 per month. Yellowstone did
98 confirm they would waive the noted 3% increase in 12 months.
99

On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board approved the Yellowstone proposal to add the expanded areas at an annual expense of \$7,800.00, for Madeira Community Development District.

100
101 Enhancement Proposals were tabled.

102
103 **The board moved back to agenda item 5A Consideration of Bluewater Proposal for*
104 *Aquatic Maintenance.*

105
106 **NINTH ORDER OF BUSINESS**

**CONSIDERATION OF
BLUEWATER PROPOSAL FOR
AQUATIC MAINTENANCE**

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108
109
110 Tabled both proposals.

111
112 Supervisor Guida requested the opportunity to review pricing further with BlueWater.

113
114 **TENTH ORDER OF BUSINESS**

**CONSIDERATION OF LIGHTING
PROPOSALS**

115
116
117 The board reviewed three proposals from WaterOut.
118

119 The sidewalk proposal in the amount of \$6,450.00 was tabled.
120

On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board approved the proposal for miscellaneous landscape lighting, outlet covers and lense replacements in the amount of \$3,000.00, for Madeira Community Development District.

121
On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board approved the proposal for the installation of 4 palm tree accent lights to Pasarela/Pantano intersection in the amount of \$1,450.00, for Madeira Community Development District.

122
123 It was requested that a proposal for additional lights in Tesoro Park be obtained for the
124 June meeting.

125
126 **ELEVENTH ORDER OF BUSINESS**

127 **CONSIDERATION OF**
128 **PRESSURE WASHING**
129 **PROPOSAL(S) – UNDER**
130 **SEPARATE COVER**

On a motion by Ms. Collier, seconded by Mr. Guida, with all in favor, the Board approved Oceantime pressure washing and sealing proposal in the amount of \$7,500.00 (Exhibit A), for Madeira Community Development District.

131
132 **TWELFTH ORDER OF BUSINESS**

133 **CONSIDERATION OF GATE**
134 **HOUSE IMPROVEMENT**
135 **PROPOSAL**

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, the Board changing the door hardware on the gate house and tower at an approximate cost of \$270.00 per set through Call the Handyman, for Madeira Community Development District.

136
137 **THIRTEENTH ORDER OF BUSINESS**

138 **CONSIDERATION OF RIGHT**
139 **OF WAY IMPROVEMENT**
140 **REQUEST - 24 PINTORESCO**

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, following discussion regarding a resident's request to install improvements in the CDD right of way, the request was denied, for Madeira Community Development District.

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146 **FOURTEENTH ORDER OF BUSINESS**

**CONSIDERATION OF
RIZZETTA & COMPANY RFID
MANAGEMENT AND
ADMINISTRATION PROPOSAL
– UNDER SEPARATE COVER**

147
148
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150
151
152 Tabled.

153 **FIFTEENTH ORDER OF BUSINESS**

**RATIFICATION OF ROAD
STRIPING PROPOSAL**

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156

On a motion by Mr. Dothage, seconded by Ms. Collier with all in favor, ratified the JUM proposal in the amount of \$7,350.00 for road and crosswalk striping, for Madeira Community Development District.

157 **SIXTEENTH ORDER OF BUSINESS**

**CONSIDERATION OF
RESOLUTION 2026-04;
REDESIGNATING
ASSISTANT TREASURER**

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On a motion by Mr. Riddle, seconded by Mr. Dothage with all in favor, the board adopted Resolution 2026-04; Redesignating Susan Garcia as Assistant Treasurer, for Madeira Community Development District.

163 **SEVENTEENTH ORDER OF BUSINESS**

**PRESENTATION OF FISCAL
YEAR 2026-2027 PROPOSED
BUDGET**

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168 **1. Consideration of Resolution 2026-05; Approving Proposed**
169 **Budget and Setting a Public Hearing**
170

On a motion by Mr. Dothage, seconded by Mr. Guida with all in favor, the board Adopted resolution 2026-05, Approving the proposed budget as presented and set the public hearing date for August 25, 2026, at 10:00 a.m. at the St. Augustine - St. Johns County Airport Authority 4730 Casa Cola Way St. Augustine, FL 32095, for Madeira Community Development District.

171 **EIGHTEENTH ORDER OF BUSINESS**

**CONSIDERATION OF
RESOLUTION 2026-06;
SETTING PUBLIC HEARING
ON REVISED RULES OF
PROCEDURE**

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On a motion by Mr. Dothage, seconded by Mr. Guida with all in favor, the board Adopted Resolution 2026-06 and set the public hearing date as August 25, 2026, at 10:00 a.m. at the St. Augustine - St. Johns County Airport Authority 4730 Casa Cola Way St. Augustine, FL 32095, for Madeira Community Development District.

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NINETEENTH ORDER OF BUSINESS

**CONSIDERATION OF
SUPPLEMENTAL
DISCLOSURE OF PUBLIC
FINANCE FOR SERIES 2025
BONDS**

On a motion by Mr. Dothage, seconded by Mr. Brownell with all in favor, the board approved supplemental disclosure of public finance for series 2025 bonds, for Madeira Community Development District.

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TWENTIETH ORDER OF BUSINESS

**CONSIDERATION OF
INSURANCE PROPOSAL FOR
ADDITIONAL PROPERTY –
UNDER SEPARATE COVER**

Discussion ensued regarding the CDD taking over ownership and maintenance of the mail kiosks throughout the community, which has been previously communicated to be HOA responsibility.

On a motion by Mr. Guida, seconded by Mr. Brownell with all in favor, the board denied the request to accept these and authorized District Counsel to prepare an agreement between the HOA and CDD allowing the HOA to own and maintain these on CDD property, for Madeira Community Development District.

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TWENTY-FIRST ORDER OF BUSINESS

**CONSIDERATION OF ALL
WEATHER CHANGE ORDERS -
UNDER SEPARATE COVER**

On a motion by Ms. Collier, seconded by Mr. Dothage with all in favor, the board approved the change order from All Weather for the ADA and Sidewalk project in the amount of \$5,378.00, for Madeira Community Development District.

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TWENTY-SECOND ORDER OF BUSINESS

STAFF REPORT – PART B

A. District Counsel

Mr. Haber did note that there have been some legislative updates including a recall provision and changes to sovereign immunity. Mr. Haber's firm will continue to monitor any changes.

211 **B. District Manager**

212
213 Ms. Gallagher reviewed the qualification period for the general election is noon June 8th
214 through noon June 12th with the St. Johns County Supervisor of Elections office.

215
216 **TWENTY-THIRD ORDER OF BUSINESS**

**SUPERVISOR REQUESTS &
AUDIENCE COMMENTS**

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218
219 **Supervisor Requests:**

220 Mr. Riddle noted that he would not be available for the June meeting.

221 Mr. Guida has concerns about the commercial clearing.

222
223 Mr. Brownell is continuing to work with St. Augustine Police Department regarding traffic
224 calming and would like to speak to Mr. Haber following the meeting.

225
226 **Audience Comments:**

227 Audience comments were heard on the trees at Tesoro Park, uplighting of palms at
228 Pasarela, opposition to additional streetlights, RFID stickers and that the HOA provides
229 additional services when providing these. Additional comments were heard on the
230 FDOT and new light regarding safety concerns. The board authorized the District
231 Manager to provide a letter to the appropriate contacts sharing the concerns raised at
232 this meeting. Comments were also heard regarding requested cooperation for the
233 Tennis Village residents traveling through Madeira for access.

234 **There was a brief recess at 12:10 pm prior to moving into the closed session.*

235
236 ***Note: In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida**
237 **Statutes, a portion of the meeting will be closed to the public, as it relates to**
238 **details of the District's security system plan. The closed session may occur at**
239 **any time during the meeting and is expected to last approximately thirty (30)**
240 **minutes but may end earlier or extend longer.**

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242 **TWENTY-FOURTH ORDER OF BUSINESS**

BUSINESS ITEMS – PART B

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244 **The closed security session began at 12:30 pm and included the following items:*

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246 **A. Discussion Regarding Gate Access**

247 **B. Discussion Regarding Envera Agreement**

248 **C. Discussion Regarding Gate Closure Hours**

249
250 **Mr. Dothage had exited the meeting.*

251
252 **The regular meeting was reopened at 12:50 p.m.*

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On a motion by Mr. Brownell, seconded by Ms. Collier with all in favor, the board approved an agreement between the Tennis Village and Madeira CDD for use of CDD roads specifying that there would be no expense to the CDD or RFID stickers provided with information for a community list to the District Manager delegating authority to the Chairman to finalize, for Madeira Community Development District.

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It was noted there would be no gate time changes at this time.

On a motion by Ms. Collier, seconded by Mr. Guida with all in favor, the board authorized allowing the Developer to install the Envera system for the second gate and would then take over the monthly service fees once this gate “goes live”, for Madeira Community Development District.

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TWENTY-FIFTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Riddle, seconded by Mr. Brownell, with all in favor, the Board adjourned the meeting at 12:58 p.m., for Madeira Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A

oceantime presure washing llc

PO BOX 50851
Jacksonville Beach, FL 32250
US
oceantime8@gmail.com



Estimate

ADDRESS
Laurie Collier
Madeira CDD

ESTIMATE 1661
DATE 03/17/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Clean sidewalk from route one stopping at pasarela - both sides of road	1	2,500.00	2,500.00
	Services	Clean street curbing includes islands starting at Route one stopping at Palsarela	1	1,500.00	1,500.00
	Services	Clean tower, including the roof, all of the monument walls and guard shack including roof on guard shack	1	1,000.00	1,000.00
	Services	At the intersection of Maralinda and portada power wash the sidewalks street gutters stopping just passed the water treatment facility driveway on the west side and stopping at the end of the CDC bed plantings on the east side - will clean bench by the lake	1	250.00	250.00
	Services	Clean sidewalk leading into amenities on the left-hand side stopping where a new sidewalk begins by paver walk area - that is the sidewalk in curbing in that area	1	200.00	200.00
	Services	Clean the ADA pad slope located on left-hand side of cul-de-sac on paranza also sidewalk by Woodward area right before that including curbing	1	150.00	150.00
	Services	Clean sidewalk and street curbing on Salida Way common area	1	600.00	600.00
	Services	Clean the common area sidewalk and curbing on Pescado	1	300.00	300.00
	Services	seal all natural stone on pillars and any structure at front entry that has natural stone			1,000.00

Oceantime proposes to remove mold, algae, dirt from surfaces.
Any flat surfaces named above will be hydro scrubbed, rinsed, and then treated with a mild solution of sodium hypochlorite. The final step by applying the sodium hypochlorite to the surface will penetrate the pores removing any mold spores and will give a 'uniform' look that will last much longer than a surface clean alone.

All the landscape (plants & flowers) will be covered for their protection if needed.
NOTE: Oil stains, fluids from vehicles, battery acid stains and rust stains will not come 100% clean. We will not spray any outdoor video cameras directly. It is the homeowners' responsibility to remove or cover any cameras and/or TVs prior to scheduled work. Please remove any items from the area that could be adversely affected by bleach. Oceantime Pressure Washing is not liable for any damage to items caused by open doors/windows or visible gaps.

We look forward to doing business with you!

Accepted By

Accepted Date

SUBTOTAL	7,500.00
TAX	0.00

TOTAL	\$7,500.00

Tab 2

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2026 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$66,581.10**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
B&B Exterminating Co., Inc.	300224	144897-030126	Pest Control 03/26	\$ 153.00
City of St. Augustine	300241	1786037	Water Services 02/26	\$ 1.92
City of St. Augustine	300243	1786039	Water Services 02/26	\$ 62.41
City of St. Augustine	300242	1789922	Water Services 02/26	\$ 95.92
COMCAST	20260313-1	84957431013189	Internet Services 03/26	\$ 116.85
Doody Daddy, LLC	300233	70-022026 ACH 2603-M	Dog Waste Station Supplies & Maintenance 03/26	\$ 710.00
East Coast Wells & Pump Service	300234	54533	Irrigation Repair 03/26	\$ 235.00
Envera Systems	300235	765070	Security Monitoring & Maintenance 03/26	\$ 2,554.00
Envera Systems	300225	765748	Security Monitoring & Maintenance 02/26	\$ 8.00
Envera Systems	300235	766896	Security Monitoring & Maintenance 03/26	\$ 32.00
First Coast Contract Maintenance Service, LLC	300236	10156	Miscellaneous Supplies 02/26	\$ 414.13
Florida Power & Light Company	20260325-1	0442977146- 031226 ACH	Electric Services 02/26	\$ 32.99

Madeira Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 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	20260304-2	1702726132-022026 ACH	Electric Services 02/26	\$ 37.60
Florida Power & Light Company	20260325-1	1773097140-031226 ACH	Electric Services 02/26	\$ 34.84
Florida Power & Light Company	20260325-1	2802315446-031226 ACH	Electric Services 02/26	\$ 33.03
Florida Power & Light Company	20260325-1	5746344448-031226 ACH	Electric Services 02/26	\$ 133.01
Florida Power & Light Company	20260325-1	6205433060-031226 ACH	Electric Services 02/26	\$ 181.15
Florida Power & Light Company	20260302-1	6930092066-021626 ACH	Electric Services 01/26	\$ 32.59
Florida Power & Light Company	20260331-1	6930092066-031726 ACH	Electric Services 02/26	\$ 33.03
Florida Power & Light Company	20260325-1	8134119497-031226 ACH	Electric Services 02/26	\$ 2,603.28
Florida Power & Light Company	20260325-1	8172672506-031226 ACH	Electric Services 02/26	\$ 32.68
Florida Power & Light Company	20260325-1	8539487143-031226 ACH	Electric Services 02/26	\$ 32.59
Florida Power & Light Company	20260325-1	9814072501-030926 ACH	Electric Services 02/26	\$ 147.45
John Pastore	300237	29709	Aquatic Maintenance 02/26	\$ 1,540.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John Pastore	300244	29712	Sox/Sod Installation 03/26	\$ 3,864.00
Kutak Rock, LLP	300232	3703034	General Counsel 11-12/25	\$ 2,397.50
Laurean J. Collier	300228	LC022426-381	Board of Supervisors Meeting 02/24/26	\$ 200.00
Matthews Design Group LLC	300226	194606	Engineering Services 01/26	\$ 2,780.00
Matthews Design Group LLC	300226	194607	Engineering Services 01/26	\$ 896.25
Matthews Design Group LLC	300238	194735	Engineering Services 02/26	\$ 4,255.00
Michael P. Guida	300229	MG022426-381	Board of Supervisors Meeting 02/24/26	\$ 200.00
Orville Lynne Dothage, II	300230	OD022426-381	Board of Supervisors Meeting 02/24/26	\$ 200.00
Rizzetta & Company, Inc.	300231	INV0000107462	District Management Fees 03/26	\$ 5,014.00
St. Johns County Airport Authority	300240	381-032426 BOS	BOS Meeting Room Fee 03/26	\$ 100.00
The Gate Store, Inc.	300227	33147	Gate Replacement Project 02/26	\$ 3,590.00
USA TODAY Media Corp	300239	0007597087	Legal Advertising 02/26	\$ 168.56

Madeira Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waterout of Northeast Florida, Inc	300245	06-0524-944-B	Landscape Maintenance 03/26	\$ 17,275.00
Yellowstone Landscape	20260304-1	1088654 ACH	Landscape Mulch 01/26	\$ 7,500.00
Yellowstone Landscape	20260304-1	1095009 ACH	Landscape Maintenance 02/26	\$ 7,833.32
Yellowstone Landscape	20260304-1	1114187 ACH	Landscape Replacement 02/26	\$ <u>1,050.00</u>
Report Total				\$ <u>66,581.10</u>

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures April 2026 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$41,117.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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	300261	1804340	Water Services 03/26	\$ 1.92
City of St. Augustine	300260	1804342	Water Services 03/26	\$ 71.14
City of St. Augustine	300262	1808195	Water Services 03/26	\$ 103.07
COMCAST	20260413-1	84957431013189	Internet Services 04/26	\$ 116.85
Doody Daddy, LLC	300258	70-032026 ACH 2604-M	Dog Waste Station Supplies & Maintenance 04/26	\$ 710.00
East Coast Wells & Pump Service	300247	54739	Irrigation Repair 03/26	\$ 950.00
Envera Systems	300248	766130	Security Monitoring & Maintenance 04/26	\$ 2,558.00
Florida Power & Light Company	20260428-2	0442977146- 041026 ACH	Electric Services 03/26	\$ 32.99
Florida Power & Light Company	20260406-1	1702726132- 032326 ACH	Electric Services 03/26	\$ 41.19
Florida Power & Light Company	20260428-2	1773097140- 041026 ACH	Electric Services 03/26	\$ 34.75
Florida Power & Light Company	20260428-2	2802315446- 041026 ACH	Electric Services 03/26	\$ 34.84
Florida Power & Light Company	20260428-2	5746344448- 041026 ACH	Electric Services 03/26	\$ 136.73

Madeira Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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	20260428-2	6205433060-041026 ACH	Electric Services 03/26	\$ 35.00
Florida Power & Light Company	20260428-2	6930092066-041526 ACH	Electric Services 03/26	\$ 34.89
Florida Power & Light Company	20260428-2	8134119497-041026 ACH	Electric Services 03/26	\$ 2,603.28
Florida Power & Light Company	20260428-2	8172672506-041026 ACH	Electric Services 03/26	\$ 32.74
Florida Power & Light Company	20260428-2	8539487143-041026 ACH	Electric Services 03/26	\$ 32.59
Florida Power & Light Company	20260428-2	9814072501-040726 ACH	Electric Services 03/26	\$ 139.07
Gary J. Brownell	300252	GB012026-381	Board of Supervisors Meeting 01/20/26	\$ 200.00
Gary J. Brownell	300252	GB032426-381	Board of Supervisors Meeting 03/24/26	\$ 200.00
John Pastore	300250	29761	Aquatic Maintenance 03/26	\$ 1,540.00
Kutak Rock, LLP	300259	3729909	Legal Services 01-02/26	\$ 3,271.00
Laurean J. Collier	300253	LC012026-381	Board of Supervisors Meeting 01/20/26	\$ 200.00
Laurean J. Collier	300253	LC022126-381	Board of Supervisors Meeting 02/21/26	\$ 200.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Laurean J. Collier	300253	LC032426-381	Board of Supervisors Meeting 03/24/26	\$ 200.00
Matthews Design Group LLC	300257	194975	Engineering Services 03/26	\$ 893.75
Matthews Design Group LLC	300257	194976	Engineering Services 03/26	\$ 831.53
Michael P. Guida	300254	MG012026-381	Board of Supervisors Meeting 01/20/26	\$ 200.00
Michael P. Guida	300254	MG022126-381	Board of Supervisors Meeting 02/21/26	\$ 200.00
Michael P. Guida	300254	MG032426-381	Board of Supervisors Meeting 03/24/26	\$ 200.00
Orville Lynne Dothage, II	300255	OD032426-381	Board of Supervisors Meeting 03/24/26	\$ 200.00
Rizzetta & Company, Inc.	300246	INV0000108056	District Management Fees 04/26	\$ 5,014.00
St. Johns County Airport Authority	300256	381-042826 BOS	BOS Meeting Room Fee 04/26	\$ 100.00
The Gate Store, Inc.	300249	33495	Gate Maintenance & Repair 03/26	\$ 255.00
USA TODAY Media Corp	300251	0007644972	Legal Advertising 03/26	\$ 76.80
Yellowstone Landscape	20260402-1	1114202 ACH	Landscape Maintenance 03/26	\$ 7,833.32

Madeira Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	20260402-1	1126999 ACH	Irrigation Repair 03/26	\$ 1,600.00
Yellowstone Landscape	20260428-1	1134773 ACH	Landscape Maintenance 04/26	\$ 7,833.32
Yellowstone Landscape	20260428-1	1138324 ACH	Landscape - Annual 03/26	\$ 1,549.80
Yellowstone Landscape	20260428-1	1143658 ACH	Tree Removal 04/26	<u>\$ 850.00</u>
Report Total				<u>\$ 41,117.57</u>

Tab 3

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

May 18, 2026

U.S. BANK NATIONAL ASSOCIATION

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

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

Dear Trustee:

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

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE

REQUISITION NO.	PAYEE	AMOUNT
CR 4	Kutak Rock, LLP	\$752.00

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

Sincerely,

MADEIRA COMMUNITY
DEVELOPMENT DISTRICT

Lesley Gallagher
District Manager

Tab 4

Madeira CDD Landscape Maintenance Update

June 2026

Completed Work

May 29-30, 2026

- Mowed and maintained all Bahia and St. Augustine turf areas.
- Completed edging throughout maintained areas.
- Performed weed control and hand weeding within the front island landscape bed

June 4, 2026

- Mowed all St. Augustine and Bahia turf areas.
- Completed weed removal and detailing within the Marshes sign area

June 9-10, 2026

- Applied turf fertilization throughout the property to promote healthy turf growth and color.
- The front entrance turf area was not fertilized during this application due to the irrigation system being offline as a result of an electrical issue.
- An electrical contractor is currently repairing the irrigation power supply. Once irrigation service is restored, the remaining front entrance turf areas will be fertilized.

June 11, 2026

- Mowed the entire property.
- Completed edging and string trimming throughout all maintained areas.
- Performed weed control and landscape detailing in the back park area.
- Completed weeding and cleanup along Pantano

Upcoming Work – June 18, 2026

- Scheduled mowing of the entire property.
- String trimming and edging as needed throughout maintained areas.
- Trimming and detailing of the Tesoro Park hedges to maintain proper shape, appearance, and visibility.



Proposal #: 717072

Date: 6/12/2026

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

Summer Flower Installation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Seasonal Flower Installation	756	\$2.05	\$1,549.80

Removal and replacement of seasonal flowers.

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	\$1,549.80
Sales Tax	\$0.00
Proposal Total	\$1,549.80

THIS IS NOT AN INVOICE



Proposal #: 717097

Date: 6/12/2026

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

Pantano and Tesoro Planter Replenishment

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	4	\$75.00	\$300.00
Assorted Perennials	30	\$15.00	\$450.00

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	\$750.00
Sales Tax	\$0.00
Proposal Total	\$750.00

THIS IS NOT AN INVOICE



Proposal #: 717110

Date: 6/12/2026

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

Pinestraw Madeira Summer 2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pinestraw	1	\$9,908.00	\$9,908.00

The Installation of 1300 Bales of Pine-Straw in Madeira CDD Plant Beds.

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	\$9,908.00
Sales Tax	\$0.00
Proposal Total	\$9,908.00

THIS IS NOT AN INVOICE



Proposal #: 717730

Date: 6/15/2026

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

Agapanthus Removal and New Annual Bed Installation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor for Plant Removal and Soil Replenishment	10	\$75.00	\$750.00
Wild Earth Potting Soil	2	\$50.00	\$100.00
Debris Disposal Fee	1	\$35.00	\$35.00
Summer Mix Annuals	360	\$2.05	\$738.00

The removal of existing Agapanthus and the construction of a new annual bed. The installation of 2 yards of potting soil and 360 annuals.

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	\$1,623.00
Sales Tax	\$0.00
Proposal Total	\$1,623.00


THIS IS NOT AN INVOICE

Tab 5

Madeira

Write a description for your map.

Legend

 Madeira



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 (NO_3^-) to nitrogen gas (N_2) or other nitrogen oxides (N_2O 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 (N_2) 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



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
Revised / Typo Correction

Prepared for
Madeira Community Development District

Leslie Gallagher / District Manager

Rizzetta and Company

904-436-6270

April 29, 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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• **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.

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- 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 \$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: Pond 16 & Ditch System -> \$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 29, 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.

Tab 7



Date: 6/1/2026

Proposal #:
0601026TS

Customer:

Madeira CDD
 3434 Colwell Avenue
 Suite 200
 Tampa, FL 33614
 Ph. (904) 436-6270
 Email: lgallagher@rizzetta.com
 Website: www.madeiracdd.org

Project Location:

**Maralinda Dr
 St Augustine, FL 32095**
(Guard house and Tower at the Entry)

Project Contact:

Lesley Gallagher – Senior District Manager
LGallagher@rizzetta.com

Project Description:

Pressure cleaning, surface preparation, and repainting/staining of the Madeira entry guard house and tower structures, including designated doors soffits/eaves, and related architectural trim surfaces.

All Weather Contractors (**AWC**) is pleased to submit the following proposal:

- **SCOPE OF WORK –**
 AWC scope of work includes labor and materials, unless otherwise noted:
- **Pressure wash exterior surfaces to remove dirt, mildew and surface contaminants.**
- **Prepare designated surfaces including light scraping, sanding, and spot priming where needed.**
- **Paint/stain designated Tower, guard house, doors, eaves/soffits and trim surfaces.**
- **Finish coating to match existing color.**
- **Protect adjacent landscaping, pavers and surrounding surfaces during work.**
- **Final cleanup and removal of project related debris upon completion.**

Project Total: \$7,895.00

- **PRICE**
 1. Payment in full upon completion of the project.
- **ALTERNATES & UNIT PRICES (if applicable)**
Labor & Materials Included



Date: 6/1/2026

Proposal #:
0601026TS

• **EXCLUSIONS:**

1. Structural repairs, stucco repairs, wood replacement, waterproofing, or concealed damage repairs unless otherwise noted.
2. Roof tile work or repairs.

• **VALIDITY**

1. This proposal is valid for 30 days from the date of the proposal.

• **QUALIFICATIONS & CLARIFICATIONS**

1. Payment and performance bond not required; permitting is the responsibility of owner/manager, unless otherwise noted. Work outside scope will require a written change order. Debris & haul-away included.

• **WORK HOURS & SCHEDULE**

1. Workdays are Monday – Friday 8:00am to 5:00pm, unless otherwise specified.
2. Weather-related issues, unforeseen repairs, or changes to scope of work may delay completion.

• **CERTIFICATIONS & INSURANCE MAINTAINED BY ALL WEATHER CONTRACTORS**

1. **GC**–CGC1523954 — **HVAC**–CMC1250093 — **Plumbing**–CFC1428601 — **Roofing**- CCC1334999 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000

• **WARRANTY**

1. AWC warranty does not apply to this project.

• **INSPECTION**

1. Work shall be inspected by the customer representative at the completion of the work.

All Weather Contractors is uniquely qualified to perform the work detailed above. We are RealPage approved supplier of construction services, and our teams of highly experienced tradespeople are ready to begin your project. Accept this proposal by placing an initial on each page of this proposal and signing the acceptance below. Return to our offices as soon as possible to get your project underway.

PROPOSAL SUBMITTED BY:

Tom Stowers

Sales Representative and Estimator

Tstowers@allweathercontractors.com

(904)298-5848

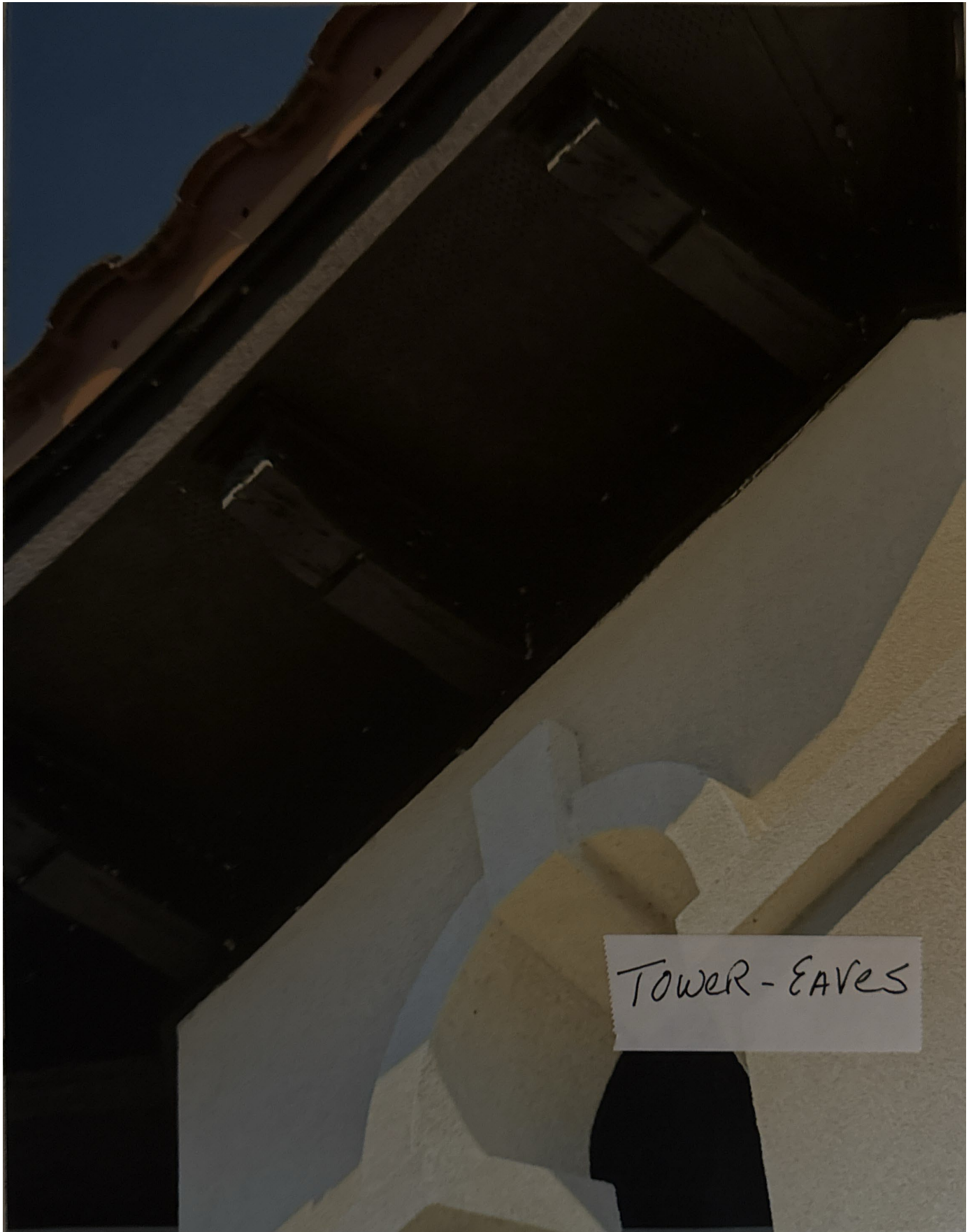
Date of June 1st 2026

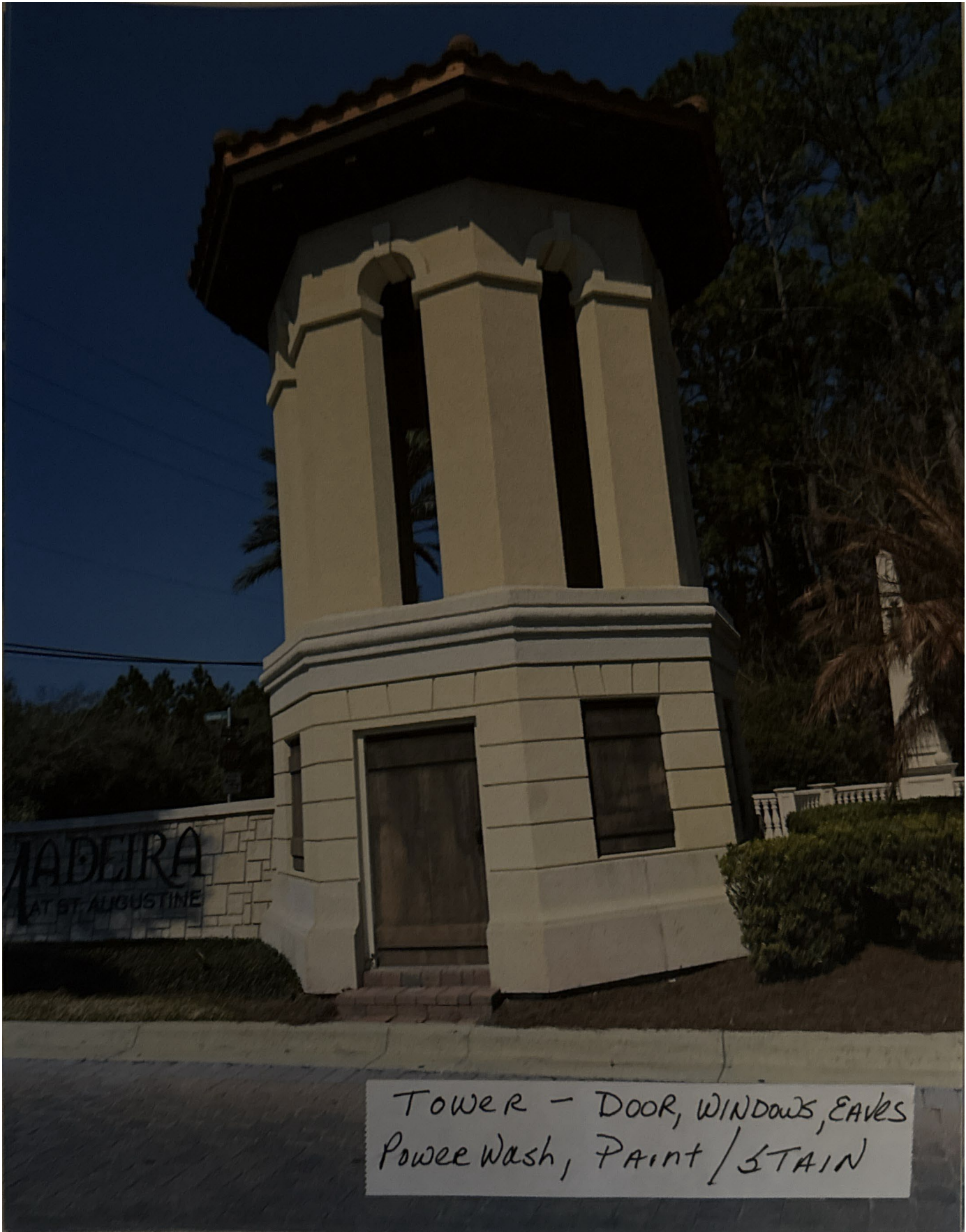
PROPOSAL ACCEPTED BY:

Name & Title

Date

General Statement: This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.

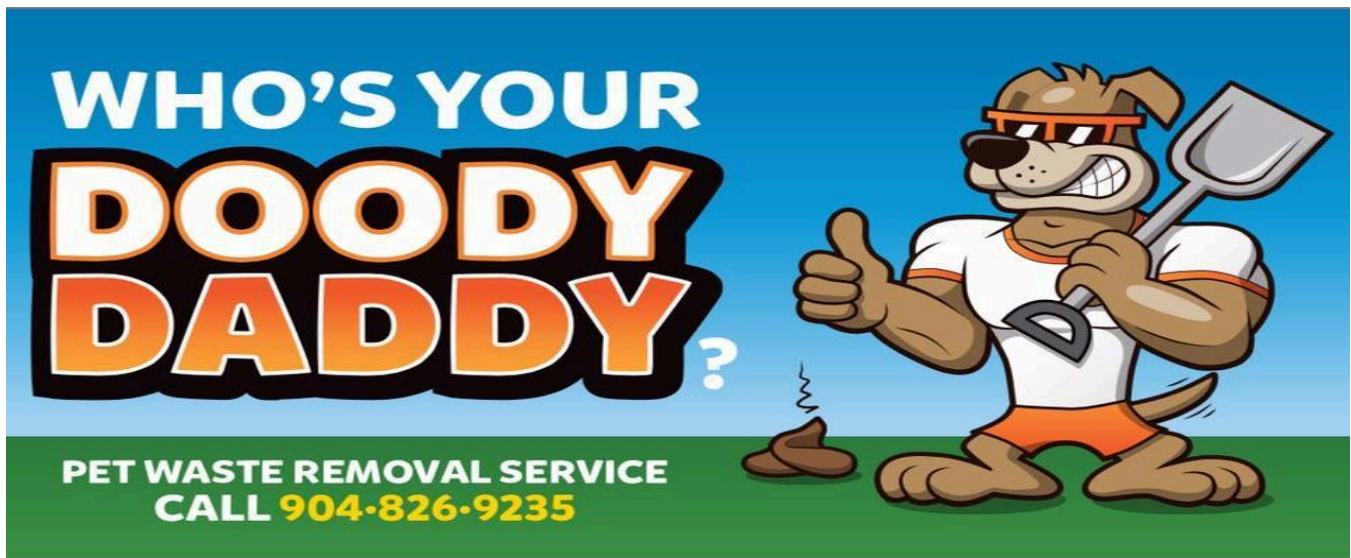




TOWER - DOOR, WINDOWS, EAVES
Power Wash, PAINT / STAIN



Tab 8



DOODY DADDY SERVICE AGREEMENT

This agreement is in effect as of June 1, 2026 and will stay in effect through July 23, 2027 is made between *Doody Daddy, LLC* and Madeira CDD whose address is Maralinda Dr. St. Augustine, FL 32095., *Rizzetta & Company* whose address is 2806 N. 5th Street, Suite 403, St. Aug, FL 32084.

1. **Pet Waste Station Service** – *Doody Daddy* hereby agrees to service the 10 pet waste stations located at above address. Servicing of the stations will occur once a week. *Doody Daddy* reserves the right to change the assigned day. *Doody Daddy* will purchase and provide all bags for each pet waste station. *Doody Daddy* is not responsible for any damage or repairs needed to any pet waste station.

2. **Trash Can Service** – *Doody Daddy* hereby agrees to service the 6 trash can(s) stations located at above address. Servicing of the trash cans will occur once a week. *Doody Daddy* reserves the right to change the assigned day. *Doody Daddy* will purchase and provide all bags for each trash can. *Doody Daddy* is not responsible for any damage or repairs needed to any trash can.

3. **Park & Common Area** – *Doody Daddy* hereby agrees to service the N/A park/common areas located at above address. Servicing will occur N/A a week. *Doody Daddy* reserves the right to change the assigned day.

4. **Billing** – An invoice for the next month's service will be sent at the beginning of each month. This invoice will be due in full by the 15th of that month. If delinquency occurs a late charge of twenty five dollars (\$25.00) will be added to the total of the bill.

5. **Collection of unpaid bills** – If a bill becomes more than 30 days late, *Doody Daddy* reserves the right to pursue collection. A service fee of \$75.00 will be added to a bill that is sent to a collection agency.

6. **Access to Service Area** – It is the customer's responsibility to assure uninhibited access to the service area. If the area is not accessible during the service day, the customer will be charged the normal fee for that days waste removal.

7. **High Grass and Leaves** – The customer is responsible for keeping the grass at a reasonable level and to keep the leaves picked up in the service area. *Doody Daddy* will not return if waste is missed due to overgrown grass or un-raked leaves. If *Doody Daddy* returns to service and it is determined that high grass or un-raked leaves existed at the time of the initial service call, the account will be charged an additional pick-up at the normal weekly rate.

8. **Inclement Weather** – If weather conditions prevent *Doody Daddy* from servicing on the assigned day, *Doody Daddy* will attempt to schedule a make up day. If we are unable to schedule a make up day, we will issue a credit towards the next month's invoice.

9. **Pet Waste Stations** – *Doody Daddy* will provide the 2 pet waste station(s) with this signed 2 year Contract. *Doody Daddy* is not responsible for any damage or maintenance needed to the stations. We will inspect the stations weekly and alert the customer of any problems.

10. **Breach of Contract** – If there is any breach in contract from Madeira CDD , Madeira CDD will be required to pay a fee of \$289 for each pet waste station that *Doody Daddy* supplied. According to this Contract, *Doody Daddy* will supply 2 pet waste station(s), hence making the total fee \$578.00 upon any early cancellation of this Contract from Madeira CDD . This fee will be due within 30 days upon written notice of cancellation of the Contract. Once the fee of \$578.00 is paid or upon completion of this Contract, Madeira CDD will assume ownership of the 2 pet waste station(s).

11. **Installation** – *Doody Daddy* will be installing 2 pet waste station(s) and shall not commence the installation under this Agreement until the marked locations on community survey have been submitted and the Board and Property Manager have approved and initialed next to each location.

12. **Site Examination** – Madeira CDD has examined the marked locations and certifies that it accepts all measurements, specifications and conditions affecting the work to be performed at the Site.

13. **Entire Contract** – This Contract contains the entire agreement of the parties regarding the subject matter of this Contract, and there are no other promises or conditions in any other agreement whether oral or written. This Contract supersedes any prior written or oral agreements between the parties.

Monthly contract \$796.00 per month starting 6/1/2026 through 7/23/2027 .

Property Manager Signature _____ Date _____

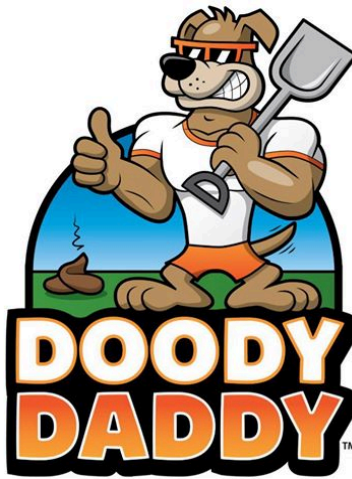
HOA Board President Signature _____ Date _____

Office Number _____ After Hours Number _____

Doody Daddy Signature _____ Date _____

WE THANK YOU FOR CHOOSING DOODY DADDY AS YOUR PET WASTE MANAGEMENT COMPANY,
IF YOU HAVE ANY QUESTIONS FEEL FREE TO CALL US AT: 904-826-9235.





Prepared Date
June 1, 2026

PROPOSAL

Prepared for Madeira CDD

DESCRIPTION OF WORK	VISITS	UNIT TOTAL	RATE PER VISIT	MONTHLY TOTAL
<p>Pet Waste Station Service</p> <ul style="list-style-type: none"> Weekly service includes restocking all pick-up bags, liner bags and removal of waste at each station. Doody Daddy will purchase and provide all bags for each pet waste station. Doody Daddy will provide stations for the community listed above with renewal of a 2 year Service Agreement. 	1 X Week	10 stations	\$112.50 (Based on 10 stations @ \$12.50 per station per week)	\$538 (Based on the weekly rate X 4.3 weeks per month. This keeps the payment the same regardless of 4 or 5 services each month.)
<p>Trash Can Service</p> <ul style="list-style-type: none"> Weekly service includes removal of current trash bags and restocking liner bags. Doody Daddy will purchase and provide all bags for each trash can. 	1 X Week	6	\$60 (Based on 6 trashcan @ \$10 per can per week)	\$258
<p>Park & Common Area Clean-up</p> <ul style="list-style-type: none"> Doody Daddy will walk a specific pattern removing all dog waste from any park and common areas. Pricing based on size and frequency. 	N/A	N/A	N/A	N/A
			TOTAL	\$796

Tab 9

April 16, 2020

Madeira CDD
Rizzetta & Company
Attn: Lesley Gallagher
2806 North Fifth Street, Unit 403
St. Augustine, FL 32084

Dear Ms. Gallagher:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Madeira CDD

311 registered voters in St. Johns County

VERY IMPORTANT REMINDER: Qualifying for state and local candidates will occur between Noon: June 8th and Noon: June 12th. Please have any interested candidates contact our office for qualifying information.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/ew