

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 **Wednesday, August 24, 2016 at 2:00 p.m.** at the office of Rizzetta & Company, Inc., 2806 North Fifth Street, Suite 403, St. Augustine, Florida 32084.

Present and constituting a quorum:

Sally Hall	Board Supervisor, Chairman
Bill Lanius	Board Supervisor, Vice Chairman
Doug Maier	Board Supervisor, Assistant Secretary
John Kunkel	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A.

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 2:22 p.m. and read roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Audit Committee Meeting held May 25, 2016

<p>On a Motion by Ms. Hall, seconded by Mr. Lanius, with all in favor, the Board approved the Minutes of the Board of Supervisors' Audit Committee meeting held May 25, 2016 for Madeira Community Development District.</p>

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held May 25, 2016**

On a Motion by Mr. Lanius seconded by Ms. Hall, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular meeting held May 25, 2016 for Madeira Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for May
2016, June 2016 and July 2016**

On a Motion by Mr. Maier, seconded by Mr. Lanius, all in favor, the Board ratified the operation and maintenance expenditures for May 2016 in the amount of \$10,391.81, for June 2016 in the amount of \$11,372.54 and for July 2016 in the amount of \$14,230.62 for Madeira Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
Not Present.
- C. District Manager
Reviewed Charles Aquatics Pond Report under Tab 4.

SEVENTH ORDER OF BUSINESS

**Review of Entrance Gate Operational Cost
and Proposals**

The Board reviewed combined proposals from the Gate Store and Weiser Security.

Discussion ensued.

A Public Hearing is to be set to establish fee for replacement gate access devices at \$50.00 or lower for the January 25, 2017 meeting date.

On a Motion by Ms. Hall, seconded by Mr. Maier, with all in favor, the Board approved a Public Hearing is to be set to establish fee for replacement gate access devices at \$50.00 or lower for the January 25, 2017 meeting date for Madeira Community Development District.

The Board approved The Gate Store proposal in the amount of \$11,769.03 and Weiser Security proposal in the amount of \$25,187.40, subject to Mr. Maier working with District Counsel on formal agreements to also include preventative maintenance of the gate.

On a Motion by Mr. Kunkel, seconded by Mr. Lanius, with all in favor, the Board approved The Gate Store proposal in the amount of \$11,769.03 and Weiser Security proposal in the amount of \$25,187.40, subject to Mr. Maier working with District Counsel on formal agreements to also include preventative maintenance of the gate for Madeira Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Agreement with
Matthews Design Group, Inc.**

On a Motion by Mr. Lanius, seconded by Ms. Hall, with all in favor, the Board approved Agreement with Matthews Design Group, Inc. for Professional Engineering Services for Madeira Community Development District.

NINTH ORDER OF BUSINESS

**Acceptance of Final Arbitrage Rebate
Calculation Series 2007 A&B for the
period ended April 30, 2016**

On a Motion by Mr. Kunkel, seconded by Mr. Lanius, with all in favor, the Board accepted the Final Arbitrage Rebate Calculation Series 2007 A&B for the period ended April 30, 2016 with a negative cumulative rebate requirement of \$(7,698,058.08) for Madeira Community Development District.

TENTH ORDER OF BUSINESS

**Acceptance of the Financial Report for the
Fiscal Year ended September 30, 2015**

On a Motion by Mr. Kunkel, seconded by Mr. Maier, with all in favor, the Board accepted the Financial Report for Fiscal Year ended September 30, 2015 for Madeira Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04,
Appointment of a Secretary, Treasurer
and Assistant Treasurer**

On a Motion by Mr. Kunkel, seconded by Mr. Maier, with all in favor, the Board adopted Resolution 2016-04, Appointment of a Secretary, Treasurer and Assistant Treasurer for Madeira Community Development District.

TWELFTH ORDER OF BUSINESS

**Public Hearing on the Fiscal Year
2016/2017 Final Budget**

1.) Consideration of Resolution 2016-05, Approving the Final Budget for Fiscal Year 2016/2017

On a Motion by Ms. Hall, seconded by Mr. Kunkel, with all in favor, The Board opened the Public Hearing for Madeira Community Development District.

The Budget was amended to add line item for capital improvements – gate installation and guard gate facility maintenance to now read guard gate facility maintenance and monitoring.

On a Motion by Ms. Hall, seconded by Mr. Maier, with all in favor, The Board closed the Public Hearing for Madeira Community Development District.

On a Motion by Ms. Hall, seconded by Mr. Lanius, with all in favor, The Board adopted Resolution 2016-05, approving the Final Budget for Fiscal Year 2016/2017, as amended, for Madeira Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Public Hearing on Imposing Special
Assessments**

1.) Consideration of Resolution 2016-06, Imposing Special Assessments and Certifying the Assessment Roll

On a Motion by Mr. Maier, seconded by Mr. Lanius, with all in favor, The Board opened the Public Hearing for Madeira Community Development District.

On a Motion by Mr. Kunkel, seconded by Mr. Lanius, with all in favor, The Board closed the Public Hearing for Madeira Community Development District.

On a Motion by Mr. Kunkel, seconded by Mr. Maier, with all in favor, The Board adopted Resolution 2016-06, Imposing Special Assessments and Certifying the Assessment Roll for Madeira Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-07,
Adopting of Investment Policy**

On a Motion by Mr. Maier, seconded by Mr. Lanius, with all in favor, the Board adopted Resolution 2016-07, Adoption of Investment Policy for Madeira Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-08,
Designating the Date, Time and Location
for Regular Meetings**

On a Motion by Mr. Kunkel, seconded by Mr. Maier, with all in favor, the Board adopted Resolution 2016-08, Designating the Date, Time and Location as St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, FL 32095, for Regular Meetings for Madeira Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendation**

The Board approved the Audit Committee recommendation of McDirmit Davis for audit services for 2016 at a cost of \$4,000.00, for 2017 at a cost of \$4,100.00 and for 2018 at a cost of \$4,200.00 with final draft to be submitted for review no later than May 1, 2017.

On a Motion by Mr. Lanius, seconded by Ms. Hall, with all in favor, the Board approved the Audit Committee recommendation of McDirmit Davis for audit services for 2016 at a cost of \$4,000.00, for 2017 at a cost of \$4,100.00 and for 2018 at a cost of \$4,200.00 with final draft to be submitted for review no later than May 1, 2017 for Madeira Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

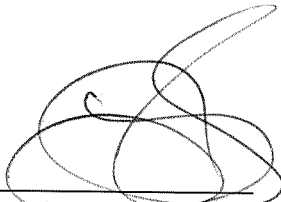
There were no audience comments.

There were no supervisor requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Maier, seconded by Ms. Hall, with all in favor, the Board adjourned the meeting at 3:28 p.m. for Madeira Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman