

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, May 27, 2015 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

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 2:00 p.m. and read roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held March 25, 2015**

On a Motion by Mr. Maier, seconded by Mr. Lanius, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held March 25, 2015 for Madeira Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for February
2015, March 2015 and April 2015**

On a Motion by Mr. Maier seconded by Ms. Hall, all in favor, the Board ratified the operation and maintenance expenditures for February 2015 in the amount of \$12,587.99, March 2015 in the amount of \$7,774.88 and April 2015 in the amount of \$9,505.92 for Madeira Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber reviewed the Special Warranty Deed (Exhibit A). The document notes the District acceptance of property tracts B11, B12, B13 and L2 also Tracts C1, C2, C5 and C6. He also noted the deed has already been recorded

On a Motion by Mr. Maier seconded by Mr. Lanius, all in favor, the Board ratified the of Special Warranty Deed (Exhibit A) for Madeira Community Development District.

B. District Engineer
Not present.

C. District Manager

Ms. Dobbins reviewed a builder's request for them to install security cameras for their own personal use on District property.

Discussion ensued.

On a Motion by Mr. Maier, seconded by Mr. Lanius, with all in favor, the Board authorized Ms. Sally Hall to review further with builder, on logistics and look of camera, to determine final approval for Madeira Community Development District.

- 1.) Charles Aquatics Service Report
- 2.) Update for the St. Johns County Tax Collectors Office Regarding the Number of Registered Voters

Ms. Dobbins noted that the district had 48 registered voters as of April 15, 2015.

SIXTH ORDER OF BUSINESS

**Consideration of Charles Aquatics
Contract Renewal**

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On a Motion by Ms. Hall, seconded by Mr. Lanius, with all in favor, the Board approved the renewal with Charles Aquatics based on the same current rate of \$425 per month for Madeira Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of LLS Tax Solutions
Engagement Letter**

On a Motion by Ms. Hall, seconded by Mr. Maier, with all in favor, the Board approved the renewal with LLS Tax Solutions based on current term of a \$650 annual payment for Madeira Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03,
Approving the Fiscal Year 2015/2016
Proposed Budget and Setting the Public
Hearing**

On a Motion by Mr. Lanius, seconded by Mr. Maier, with all in favor, the Board approved the Proposed Budget and Set the Public Hearing for August 26, 2015 at 2:00 p.m for Madeira Community Development District.

NINETH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There were no audience members present.

There were no supervisor requests.

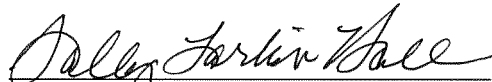
TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Hall, seconded by Mr. Maier, with all in favor, the Board adjourned the meeting at 2:54 p.m. for Madeira Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

Exhibit A

Instr #2015010789 BK: 3990 PG: 1830, Filed & Recorded: 2/24/2015 8:48 AM #Pgs:3
Cheryl Strickland, Clerk of the Circuit Court St. Johns County FL Recording \$27.00

no emulapde

Prepared By and Return To:

Ponce Associates, LLC
Attn: Project Manager
4200 Marsh Landing Blvd., #100
Jacksonville Beach, FL

SPECIAL WARRANTY DEED

The name of each person who executed, witnessed or notarized this document must be legibly printed, typewritten or stamped immediately beneath the signature of each person.

THIS SPECIAL WARRANTY DEED, made effective the 18th day of February, 2015, by and between **Ponce Associates, LLC, a Florida limited liability company**, whose mailing address is: 4200 Marsh Landing Blvd., Suite 100, Jacksonville Beach, Florida 32250, hereinafter referred to as the **GRANTOR**, to **Madeira Community Development District, a local unit of special purpose government created pursuant to Chapter 190, F.S.**, whose mailing address is: 2806 North 5th Street, Unit 403, St. Augustine, Florida 32084, hereinafter referred to as the **GRANTEE**.

WITNESSETH, that the said GRANTOR, for and in consideration of the sum of TEN AND NO/100 U.S. DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by GRANTEE, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE forever, the following described land situate, lying and being in the County of St. Johns, State of Florida (hereinafter referred to as the "**PROPERTY**"):

Tracts B11, B12, B13 and L2 (Lake), Madeira at St. Augustine Phase 1A, according to the map thereof, as recorded in Plat Book 63, Page(s) 24 through 31, of the Public Records of St. Johns County, Florida.

and

Tracts C1, C2, C5 and C6, Madeira at St. Augustine Phase 1A Replat, according to the map thereof, as recorded in Plat Book 67, Page(s) 1 and 2, of the Public Records of St. Johns County, Florida.

Excluding all improvements, fixtures and personal property located on the Property

Tax Parcel Identification Number: Portions of 073431-0007, 073431-0005

TOGETHER WITH all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none other, and

BK: 3990 PG: 1831

that said Property is free of all encumbrances except as listed in Exhibit "A" attached hereto and made a part hereof, but this reference shall not operate to reimpose same.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its managing member the day and year above written.

Signed, Sealed and Delivered
in Our Presence:

K Lewis
Print Name: K Lewis

John C. Kunkel
Print Name: John C. Kunkel

GRANTOR'S NAME:

Ponce Associates, LLC, a Florida
limited liability company

By: [Signature]
Name: John C. Kunkel
Its: Vice President

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 18th day of February, 2015, by John C. Kunkel, the Vice President of Ponce Associates, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

K Lewis
Print Name: K. Lewis
Notary Public
My Commission Expires: 7-14-17

(SEAL)



EXHIBIT "A"**PERMITTED ENCUMBRANCES**

1. Taxes for the year 2015 and subsequent years.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Madeira At St Augustine Phase IA, recorded in Plat Book 63, Page 24, as affected by Official Records Book 3117, Page 1480 and Official Records Book 3121, Page 1276, Public Records of St. Johns County, Florida.
3. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Madeira At St Augustine Phase 1A-Replat, recorded in Plat Book 67, Page 1, Public Records of St. Johns County, Florida.
4. Easement as set forth in instrument recorded in Deed Book 219, Page 541, Public Records of St. Johns County, Florida.
5. Easement Agreement as set forth in instrument recorded in Official Records Book 845, Page 1937, Public Records of St. Johns County, Florida.
6. Assignment of Development Rights as set forth in instrument recorded in Official Records Book 1836, Page 4 and Assignment of Development Rights recorded in Official Records Book 2729, Page 1898, Public Records of St. Johns County, Florida.
7. Grant of Easement as set forth in instrument recorded in Official Records Book 2073, Page 513, Public Records of St. Johns County, Florida.
8. Terms, provisions and conditions as set forth in instrument recorded in Official Records Book 2728, Page 784 as affected by Official Records Book 2961, Page 1041 and Official Records Book 2961, Page 1052, Public Records of St. Johns County, Florida.
9. Terms, provisions and conditions as set forth in instrument recorded Official Records Book 2927, Page 703, as affected by Official Records Book 2939, Page 781, Public Records of St. Johns County, Florida.
10. Terms, provisions and conditions as set forth in instrument recorded in Official Records Book 2939, Page 789, Public Records of St. Johns County, Florida.
11. Conservation Easement as set forth in instrument recorded in Official Records Book 2778, Page 50, Public Records of St. Johns County, Florida.
12. Conservation Easement as set forth in instrument recorded in Official Records Book 2808, Page 1469, as affected by Official Records Book 2928, Page 1234 and Partial Release of and Amendment to Conservation Easement recorded in Official Records Book 3121, Page 886, Public Records of St. Johns County, Florida.
13. Declaration of Covenants, Conditions, Restrictions and Easements as set forth in instrument recorded in Official Records Book 3095, Page 900, Public Records of St. Johns County, Florida.
14. Notice of Disclosure by Madeira Community Development District as set forth in instrument recorded in Official Records Book 3158, Page 553, Public Records of St. Johns County, Florida.
15. Declaration of Easement as set forth in instrument recorded in Official Records Book 3242, Page 382, Public Records of St. Johns County, Florida.
16. Easement as set forth in instrument recorded in Official Records Book 3270, Page 1282, Public Records of St. Johns County, Florida.
17. Easement as set forth in instrument recorded in Official Records Book 3270, Page 1284, Public Records of St. Johns County, Florida.
18. Easement as set forth in instrument recorded in Official Records Book 3273, Page 352, Public Records of St. Johns County, Florida.
19. Memorandum of Agreement as set forth in instrument recorded in Official Records Book 3296, Page 834, Public Records of St. Johns County, Florida.