

**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 22, 2018 at 2:00 p.m.** at the St. Johns County Airport Authority, Meeting Room Facility, located at 4730 Casa Cola Way, St. Augustine, Florida 32095. The following was the agenda for the meeting:

Present and constituting a quorum:

Sally Hall	<b>Board Supervisor, Chairman</b>
Doug Maier	<b>Board Supervisor, Assistant Secretary</b>
Chris Shee	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Blake Dougherty	<b>Account Manager, Yellowstone Landscape</b>
Eddie Coalwell	<b>Security Consultant, Envera Security</b>

Audience members were present.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Gallagher called the meeting to order at 2:04 p.m. and read roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience member comments on agenda items.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Special  
Meeting held May 17, 2018**

On a motion by Mr. Maier, seconded by Ms. Hall, with all in favor, the Board approved the Minutes of the Board of Supervisors' Special Meeting held on May 17, 2018 for Madeira Community Development District.
---

**FOURTH ORDER OF BUSINESS****Ratification of the Operation and  
Maintenance Expenditures for April  
2018, May 2018 and June 2018**

On a motion by Ms. Hall, seconded by Mr. Maier, with all in favor, the Board ratified the operation and maintenance expenditures for April 2018 in the amount of \$16,952.86, May 2018 in the amount of \$18,791.73 and June 2018 in the amount of \$16,205.53 for Madeira Community Development District.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Mr. Haber provided an update that the District website is currently under review as litigation has been brought against units of government for the website for ADA compliance. As further information becomes available it will be provided to the Board however there is no action for the Board to take at this time. He also noted that the Community Development District and Developer have been working with the Department of Transportation regarding an easement.

On a motion by Ms. Hall, seconded by Mr. Shee, with all in favor, the Board authorized for Mr. Maier to work with the District Counsel to execute final documents upon Counsel's review, in conjunction with Florida Department of Transportation easement for Madeira Community Development District.

**B. District Engineer**  
Not present.**C. Landscape Maintenance**

1.) Yellowstone Landscape Report, *(Under Separate Cover)*  
Mr. Dougherty reviewed his report. (Exhibit A)

**D. District Manger**

1.) Charles Aquatics Pond Report, July 20, 2018

On a motion by Mr. Maier, seconded by Mr. Shee, with all in favor, Ms. Gallagher reviewed the Charles Aquatics Pond report found under tab 3 and the Board approved renewing their agreement for Madeira Community Development District.

On a motion by Mr. Maier, seconded by Ms. Hall, with all in favor, the Board authorized the Chairman to review and approve insurance proposals between meetings in order to have insurance in place prior to October 1<sup>st</sup>, 2018 for Madeira Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion and Presentation by  
Envera Security**

Mr. Coalwell provided a presentation of Envera Security services. Discussion ensued. This item was tabled at this time.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Financial Report  
for Period Ending September 30,  
2017**

On a motion by Mr. Maier, seconded by Mr. Shee, with all in favor, the Board accepted the Financial Report for the Period Ending September 30, 2017 but noted their dissatisfaction in the report not being completed by the requested February 28, 2018 deadline for Madeira Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of the Arbitrage Rebate  
Calculation Series 2007AB as of April  
30, 2018 Report**

On a motion by Ms. Hall, seconded by Mr. Maier, with all in favor, the Board accepted the Arbitrage Rebate Report for Series 2007AB 2018, noting no cumulative rebate liability as of April 30, 2018 for Madeira Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of FPL LED Street  
Light Conversion**

This item was tabled.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-05,  
Setting Date, Time and Location of  
Fiscal Year 2018-2019 Regular  
Meetings**

On a motion by Mr. Maier, seconded by Ms. Hall, with all in favor, the Board adopted Resolution 2018-05, Setting Date, Time and Location of Fiscal Year 2018-2019 Regular Meeting for Madeira Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year  
2018/2019 Final Budget**

1. Consideration of Resolution 2018-06, Approving the Fiscal Year 2018-2019 Budget.

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

Ms. Gallagher reviewed the budget as proposed. Discussion ensued.

On a motion by Mr. Maier, seconded by Mr. Shee, with all in favor, the Board closed the Public Hearing for Madeira Community Development District.

On a motion by Mr. Maier, seconded by Mr. Shee, with all in favor, the Board adopted Resolution 2018-06, Approving the Budget for Fiscal Year 2018/2019 for Madeira Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Public Hearing on Imposing Special Assessments**

1. Consideration of Resolution 2018-07, Imposing Special Assessments and Certifying the Assessment Roll

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

Ms. Gallagher reviewed Resolution 2018-07. There were no public comments.

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

On a motion by Ms. Hall, seconded by Mr. Shee, with all in favor, the Board adopted Resolution 2018-07, Imposing Special Assessments and Certifying the Assessment Roll for Madeira Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

An audience member had a question regarding entrance and development plans.

No supervisor comments.

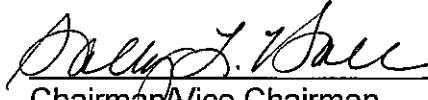
**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Hall, seconded by Mr. Shee, with all in favor, the Board adjourned the meeting at 4:07 p.m. for Madeira Community Development District.



Secretary/Assistant Secretary



Chairman/Vice-Chairman

# **Exhibit A**



## Madeira: Landscape Report – August 2018

### Irrigation Maintenance-

System Inspections will continue to be completed Monthly, and minor repairs & adjustments will be made at the time of inspection. System has been set to run for two days a week, per current state regulations. Flower zones are adjusted run additional days. We currently do not have any major improvements, and/or repairs to report at this time.

### Fungus/Pest/Fertilizer applications-

On 7/24/18 the team applied a granular 24-0-11 at 1 pound per 1000 sq. ft. to all St. Augustine turf. Weeds and potential insects were spot treated at the time of application. Our next scheduled blanket application will take place on 9/16/18. The application will be liquid that consists of fertilizer, herbicide, insecticides, and fungicides. Site conditions will determine products and quantities.

### Maintenance –

Maintenance is being completed on a weekly basis. Our scheduled weekly service day is on Tuesday weather permitting. Turf and bed weeds have been challenging due to the amount of rain we have received this growing season. We continue to make this our top priority.

### Annual Flowers –

Our spring/summer annuals continue to provide pop. We have had to remove some of the spring flowers that have declined. We hope to push this rotation into October.

### Tesoro Terrace Island-

This island is not included in our current contract scope. In the past we would send a crew in quarterly to maintain the island for an additional payment. Moving forward we have agreed to add this island into our current scope at no additional charge.

Blake Dougherty  
Account Manager