
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.

(John Kunkel was given the Oath of Office prior to the onset of this meeting.)

**MADEIRA
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Madeira Community Development District was held on **Wednesday, January 22, 2014 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:

Jennifer Hardin	Board Supervisor, Chairman
Sally Hall	Board Supervisor, Vice Chairman
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.

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

Consideration of Resolution 2014-01, Designating a Public Comment Period

On a Motion by Ms. Hall, seconded by Ms. Hardin, with all in favor, the Board approved Resolution 2014-01, Designating a Public Comment Period for Madeira Community Development District.
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THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held August 28, 2013

On a Motion by Ms. Hardin, seconded by Ms. Hall, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held August 28, 2013 for Madeira Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for August 2013, September 2013, October 2013 and November 2013

On a Motion by Ms. Hall, seconded by Ms. Hardin, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2013 in the amount of \$11,621.51, September 2013 in the amount of \$19,855.25, October 2013 in the amount of \$979.20 and November 2013 in the amount of \$14,730.69 for Madeira Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber reviewed the District's Updated Rules of Procedure and set the Public Hearing for March 26, 2014 at 2:00 p.m.

Mr. Haber also updated the Board of Supervisors that at the March meeting resolutions and an assessment methodology report will be presented so the process can begin to reallocate assessments due to the project being complete and funds were used to redeem the bonds.

Mr. Haber reviewed that estoppel letters were issued on lot closings, on which the District waived acceleration and penalties. He would recommend the Board of Supervisors ratify the issuance of these estoppels.

The Board of Supervisors ratified all estoppel letters for the lot closings for the last three years.

On a Motion by Mr. Kunkel, seconded by Ms. Hardin, with all in favor, the Board ratified all estoppel letters for the lot closings for the last three years for Madeira Community Development District.

B. District Engineer

Not present.

C. District Manager

Ms. Dobbins noted that the next regularly scheduled Board of Supervisors meeting will be held March 26, 2014 at 2:00 p.m.

Ms. Dobbins updated the Board of Supervisors that a lighting inspection was completed. 22 LED lights are going to be installed and 8 street lights will be repaired for a cost of \$7,668, per the Chairman's approval.

Ms. Dobbins also noted that the fence railings were painted last October and the entrance sign was pressure washed in early December.

She also reviewed a resident request for neighborhood signage and holiday decorations.

SIXTH ORDER OF BUSINESS

Consideration of Austin Outdoor Contract Renewal

It was noted that the renewal will be at the same terms as the current agreement.

On a Motion by Ms. Hall, seconded by Ms. Hardin, with all in favor, the Board approved the Austin Outdoor Contract Renewal for Madeira Community Development District.

SEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present.

Ms. Hall updated the Board of Supervisors that the HOA's Covenant and Restrictions, Article 15, Section 3 states that homeowners shall maintain all shoreline vegetation.

Mr. Haber stated that the HOA would be the entity to enforce this, but if a homeowner was not maintaining their shoreline the CDD could do so since it's the District's property.

It was also noted that there are a couple remaining parcels that need to be transferred to the CDD. The Board of Supervisors authorized Ms. Hall to work with District Counsel to review the parcels to be conveyed. Additionally, the Board of Supervisors waived the requirement for an Opinion of Title to be provided by the Developer.

On a Motion by Mr. Kunkel, seconded by Ms. Hardin, with all in favor, the Board authorized Ms. Hall to work with District Counsel to review the parcels to be conveyed to the CDD and waived the requirement for the Developer to provide an Opinion of Title for Madeira Community Development District.

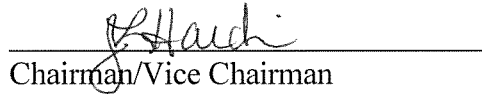
EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Hardin, seconded by Ms. Hall, with all in favor, the Board adjourned the meeting at 2:50 p.m. for Madeira Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman