

**MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on December 2, 2021 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741 and via conference call at 1-888-354-0094, Participant Passcode: 413 553 5047.

Present were:

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Robert Wanas	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Mike Eckert (via telephone)	District Counsel
Shawn Hindle	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 9:03 a.m. Supervisors Mays, Kramer and Wanas were present. Supervisors Onorato and Breakstone were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Ratification of First Amended and Restated
Interlocal Agreement Regarding the
Exercise of Powers and Cooperation on
Providing Additional Disclosure and
Notices**

Mr. Wrathell stated that the Third, Fourth, Fifth, Sixth and Seventh Orders of Business were related to the Boundary Amendment that was nearly ready to be effectuated.

Mr. Eckert stated when the CDD was established it was required to enter into an Interlocal Agreement with the County. This item changes the legal description to include the boundary amendment parcel, which would be heard on December 13, 2021 by the County. Ratification was recommended so that it can take effect immediately and to provide the County with assurance that the Board will approve it.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the First Amended and Restated Interlocal Agreement Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices, was ratified.

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2022-01, Amending Resolution 2021-09, Directing the Chairman and District Staff to File a Petition with Osceola County, Florida, Requesting the Passage of an Ordinance Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date

Mr. Eckert presented Resolution 2022-01, which amends Resolution 2021-09, and authorizes District Counsel to act on behalf of the District.

On MOTION by Mr. Mays and seconded by Mr. Wanas, with all in favor, Resolution 2022-01, Amending Resolution 2021-09, Directing the Chairman and District Staff to File a Petition with Osceola County, Florida, Requesting the Passage of an Ordinance Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Form of Published Notice of Public Hearing to Consider an Ordinance Expanding the Boundaries of the Edgewater East Community Development District

Mr. Eckert presented the Notice of Public Hearing related to the Boundary Amendment Public Hearing.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Form of Published Notice of Public Hearing to Consider an Ordinance Expanding the Boundaries of the Edgewater East Community Development District, and publication of the same, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Form of Amended Notice of Establishment of the Edgewater East Community Development District

Mr. Eckert presented the form of Amended Notice of Establishment of the Edgewater East Community Development District that would be filed in the property records to notify future owners that the property is within the CDD.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Form of Amended Notice of Establishment of the Edgewater East Community Development District, was approved.

SEVENTH ORDER OF BUSINESS

Update: October 25, 2021 Organization Meeting with Osceola County Regarding the Acquisition of Road Right-of-Way

Mr. Hindle discussed the County’s requirement for a Necessity of Need Report in conjunction with the acquisition of the Road Right-of-Way (ROW). The County Consultant would complete the Report at the County’s expense, which would take four to six months to complete. Upon review of the alignment, an adjustment was made and two additional property owners were added and five were removed. The number of property owners from which the CDD needs to obtain property has decreased from nine to six. Agreements were signed with four of the property owners to work out the ROW and meetings with two additional property owners were scheduled or pending. If all can be arranged with willing sellers and willing buyers no property would need to be condemned if the CDD is comfortable proceeding that way. He asked that an appraiser be engaged for the properties that have committed to sell in order to establish a basis for what to offer for the purchase.

Mr. Wrathell asked if Mr. Hindle had an appraiser in mind.

Mr. Hindle stated he would use an appraiser that he has used in the past for condemnation cases; he would provide a not-to-exceed amount when the final agreements are signed. He noted that one property owner may be willing to donate a property in order to gain mobility fee credits, as they are in the process of beginning to develop their parcel. He would like to present to the County that the CDD has the ROW. While the CDD was not involved with the development of Parcel ED2, he was negotiating with the County in the hopes that the roadway would not be a requirement of ED2. The road would be in three phases; the westernmost portion would be done first, followed by the southern portion and then the northern portion. Construction plans would be adjusted and reviewed when appropriate.

Mr. Eckert asked if this work would be part of the project for which the CDD has already sold bonds or part of a future project and noted that, if it was for a future project, a Construction Funding Agreement would be needed to enable reimbursements when bonds are issued. Mr. Hindle stated it would be part of Assessment Area Two. A Board Member stated this would be part of the new bond offering currently in development. Mr. Eckert stated he would present a Construction Funding Agreement at the next meeting.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, engaging a Property Appraiser to establish the values of the properties for future acquisition of parcels, as outlined by the District Engineer, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of October 31, 2021. Regarding the debt service payments, Mr. Wrathell stated he would check the \$807,559 interest payment amount to verify the amount that would be due. He believed the amount shown was overly conservative and stated the CDD would only pay the amount due.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Unaudited Financial Statements as of October 31, 2021, were accepted.

NINTH ORDER OF BUSINESS

Approval of October 7, 2021 Regular Meeting Minutes

Mr. Wrathell presented the October 7, 2021 Regular Meeting Minutes.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the October 7, 2021 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock, LLP*

Mr. Eckert stated he was working with the Financing Team to assemble the financing documents to issue bonds for Assessment Area Two. It would be important to ensure that meetings during the next two months have a quorum.

A Board Member asked if any interim meetings would be needed to issue bonds for the next assessment area. Mr. Eckert stated he reviewed the schedule set forth by the Underwriter and the process would begin in January; if a Special Meeting is needed in February, it would be discussed in January; no additional meetings would be needed in December.

Discussion ensued regarding keeping Mr. Ryan informed, as he is reviewing documents on behalf of the Developer.

Mr. Hindle asked if revisions to the Engineer's Report could be approved at the January meeting. Mr. Eckert replied affirmatively. Mr. Wrathell noted that the Report would identify the new parcels to be annexed and 170 and 197 Assessment Hearings would be necessary for the expansion parcels in order to put the lien structure in place. An updated Engineer's Report and an updated Methodology would be presented at the January meeting. The cost to advertise the necessary public hearings would be approximately \$5,000. Mr. Hindle stated that two expansion parcels would be a part of this Amendment. The smaller parcel was in ED4, Assessment Area One, and the second was a larger expansion parcel in Assessment Area Two.

Mr. Eckert stated the 197 and 170 processes are required and noted that the Methodology provides for the District to move debt to the expansion parcel in Assessment Area One and this would be reflected in the Report presented in January.

B. District Engineer: *Hanson, Walter & Associates, Inc.*

- **Ratification of Change Orders**

- I. #02: Plan Revisions
- II. #03: Comcast Sleeving & Wetlands Drain Rev
- III. #05: Phase 1 Civil Work

Mr. Wrathell noted that Mr. Hindle informed him before the meeting that Item 10BIII, listed above, was incorrectly numbered; it would be corrected to read “#04”.

Mr. Hindle presented the Change Orders for ratification.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Change Orders #02, #03 and #04, as presented, were ratified.

Mr. Wrathell presented Mr. Hindle’s cost estimate for preparation of the Wastewater/Stormwater Analysis Report.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, a Work Authorization for preparation of the Stormwater Management Needs Analysis, on an hourly basis and in a not-to-exceed amount of \$2,500, was approved.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: January 6, 2022 at 9:00 A.M.**
 - **QUORUM CHECK**

The next meeting would be held on January 6, 2022. Items pertaining to the next bond issue would be presented at the next meeting.

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Mr. Wanas stated that Staff would like to advertise the Request for Proposals (RFP) for landscaping associated with Cross Prairie Parkway. He proposed advertising on December 10, 2021, presenting a Project Manual on December 17, 2021 and evaluating the proposals on February 3, 2022.

Mr. Eckert discussed the need for Evaluation Criteria to be approved by the Board prior to advertising and the RFP. Discussion ensued regarding the Evaluation Criteria, processes and

deadlines. Mr. Wrathell stated that Mr. Eckert would review the RFP Package and the form of advertisement and Management’s office would place the advertisement.

The consensus for the Evaluation Criteria would be as follows:

- 10% Scheduling
- 5% Previous Experience
- 5% Availability of Equipment and Personnel
- 80% Cost

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, establishing the Evaluation Criteria for the Irrigation and Landscape Request for Proposals, as described, and authorizing Staff to prepare and advertise the RFP, was approved.

Mr. Hindle suggested that the RFP require maintenance of the area in conjunction with the guarantee on plants. He noted that a potential issue exists when including a one-year guarantee on plants because, if the respondent is not maintaining the plants, they have no liability after their maintenance ends.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.


THIRTEENTH ORDER OF BUSINESS

Adjournment

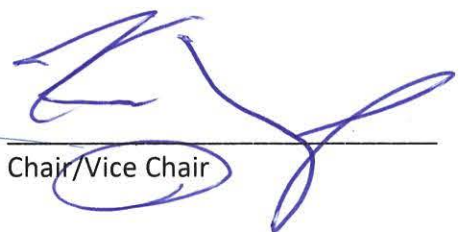
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Wanas and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:36 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair