

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on January 6, 2022 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
Peter Dame (via telephone)	Ackerman LLP

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 9:09 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.

Mr. Wrathell gave an overview of the items to be discussed today and the process of proceeding to issue bonds.

**THIRD ORDER OF BUSINESS**

**Presentation of First Amendment to Engineer's Report to Reflect Additional Units and Recently Added Lands**

Mr. Hindle stated the First Amendment to Engineer’s Report is an amendment to the original Engineer’s Report. The Amendment adds the new lands in ED-4 and a few other parcels on the site and additional units; it also corrects the number of units and unit types for the overall Report.

Mr. Wrathell stated Mr. Kramer prepared a spreadsheet that was previously distributed. That spreadsheet reflects the new changes to be in Assessment Area One (AA1), the new plan for AA1 and the changes in unit count; the single-family 1 (SF1) unit counts will be revised to 521 units, single-family 2 (SF2) will be 197 units and multi-family (MF) will be 354, totaling 1,072 units.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Adopting a First Amendment to Engineer’s Report to Reflect New Lands Added to the District and Additional Units to be Developed Within the District**

- **First Amendment to Engineer’s Report dated January 6, 2022**

Mr. Wrathell presented Resolution 2022-02. The Resolution adopts the First Amendment to the Engineer’s Report; the summary table/spreadsheet reflecting the correct unit counts for the three product types would be included in the Amendment to the Engineer’s Report.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-02, Adopting a First Amendment to Engineer’s Report to Reflect New Lands Added to the District and Additional Units to be Developed Within the District, as amended to include the referenced table/spreadsheet reflecting the updated unit counts announced on the record, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Presentation of First Amendment to the Final First Supplemental Special Assessment Methodology Report for Assessment Area One**

Mr. Wrathell stated that the First Supplemental Assessment Report was finalized prior to the updated unit counts so it needs to be updated. Regarding whether the Report should be approved in substantial form, Mr Eckert thought there would be slight changes and suggested discussing the changes and approving them under Resolution 2022-03.

Mr. Wrathell presented the First Amendment to the Final First Supplemental Special Assessment Methodology Report for Assessment Area One. He discussed the information in each section and stated that Appendix Table 1, on Page 5, would be updated to reflect the unit counts of 521 SF1 units, 197 SF2 units and 354 MF units. Mr. Szymonowicz previously added 39 units, instead of the 40 that were originally contemplated; he would update the post-expansion AA1 total number to 1,072, instead of 1,073, based on the new product mix. Mr. Wrathell anticipated that, once Table 1 is recalculated, the maximum par amount of bonds allocated to the lots and the bond assessment debt service per unit figures would change slightly.

#### **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

- **Composite A: Engineer's Report dated August 26, 2020**
- **Composite A: First Amendment to Engineer's Report dated January 6, 2022**
- **Composite B: Master Special Assessment Methodology Report dated August 26, 2020**
- **Composite B: First Amendment to the Final First Supplemental Special Assessment Methodology Report for Assessment Area One**

Mr. Wrathell presented Resolution 2022-03 and read the title.

Mr. Eckert stated that the Resolution has a blank in Paragraph 4 that must be filled in; the amount of \$2,463,324.99 would be inserted, subject to verification.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-03, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Setting a Public Hearing at the Offices of Hanson, Walter and Associates, Inc., Located at 8 Broadway, Suite 104, Kissimmee, Florida 34741, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Approximately 102.119 Acres of Land Newly Added to the Edgewater East Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

Mr. Wrathell presented Resolution 2022-04 and read the title.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-04, Setting a Public Hearing on February 10, 2022 at 9:00 a.m., at the Offices of Hanson, Walter and Associates, Inc., Located at 8 Broadway, Suite 104, Kissimmee, Florida 34741, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Approximately 102.119 Acres of Land Newly Added to the Edgewater East Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Mailed and Published Notices for Assessment Hearing on Recently Added Lands**

- A. Form of Mailed Notice**
- B. Form of Published Notice**

Mr. Wrathell presented the Notices related to the assessment hearing on the recently added lands.

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Mailed and Published Notices for Assessment Hearing on February 10, 2022 at 9:00 a.m., at the Offices of Hanson, Walter and Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741 on Recently Added Lands, were approved.**

**NINTH ORDER OF BUSINESS**

**Consideration of Publication of 197.3632 Notice of Intent to Utilize the Uniform Method over Newly Added Lands**

- **Form of Published Notice**

Mr. Wrathell presented the form of published Notice of Intent to Utilize the Uniform Method over Newly Added Lands.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the form of Notice of Intent to Utilize the Uniform Method over Newly Added Lands and setting the Public Hearing on February 10, 2022 at 9:00 a.m., at the Offices of Hanson, Walter and Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741, was approved.**

**TENTH ORDER OF BUSINESS**

**Presentation of Supplemental Special Engineer's Report for Assessment Area Two**

Mr. Hindle presented the Supplemental Engineer's Report for Assessment Area Two (AA2) for ED-2, ED-5 and ED-6 North for the Edgewater East CDD, dated January 6, 2022. He noted that, in the Exhibits section of the Report, the second Exhibit labeled Exhibit 2.1 was

incorrectly labeled and should have been labeled Exhibit 2.1; the correction was made prior to this meeting and turned in to the District Manager.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Supplemental Special Engineer’s Report for Assessment Area Two, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Preliminary Second Supplemental Special Assessment Methodology Report for Assessment Area Two**

Mr. Wrathell presented the Preliminary Second Supplemental Special Assessment Methodology Report for Assessment Area Two, dated January 6, 2022. He reviewed the pertinent information found in each section, including the Appendix Tables on Pages 13 through 15 of the Report.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Preliminary Second Supplemental Special Assessment Methodology Report for Assessment Area Two, was approved.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Supplementing its Resolution 2020-28 by Authorizing the Issuance of its Edgewater East Community Development District Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two) in a Principal Amount of Not Exceeding \$40,000,000 for the Principal Purpose of Acquiring and Constructing Assessable Improvements; Delegating to the Chairman or Vice Chairman of the Board of Supervisors of the District, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Series 2022 Bonds to FMSbonds, Inc., by Executing and Delivering to Such**

**Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of the Second Supplemental Trust Indenture; Appointing U.S. Bank National Association as the Trustee, Bond Registrar and Paying Agent for Such Series 2022 Bonds; Making Certain Findings; Approving Form of Said Series 2022 Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of Edgewater East Community Development District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Series 2022 Bonds; Providing Certain Other Details with Respect to Said Series 2022 Bonds; and Providing an Effective Date**

**Exhibit A. Second Supplemental Indenture**

**Exhibit B. Bond Purchase Contract**

**Exhibit C. Preliminary Limited Offering Memorandum**

**Exhibit D. Continuing Disclosure Agreement**

Mr. Dame, of Ackerman LLP, presented Resolution 2022-05. The Resolution accomplishes the following:

- Approves the issuance of the bonds.
- Approves the documents that are necessary to issue the bonds.
- Sets forth \$40 million as the amount of bonds being authorized.
- Authorizes Staff to enter into a purchase contract to issue the bonds and to go forth and do what is necessary to have the bonds issued for AA2.

It was noted that the Supplemental Indenture should be approved in substantial form.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-05, Supplementing its Resolution 2020-28 by Authorizing the Issuance of its Edgewater East Community Development District Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two) in a Principal Amount of Not Exceeding \$40,000,000 for the Principal Purpose of Acquiring and Constructing Assessable Improvements; Delegating to the Chairman or Vice Chairman of the Board of Supervisors of the District, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Series 2022 Bonds to FMSbonds, Inc., by Executing and Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of the Second Supplemental Trust Indenture, in substantial form; Appointing U.S. Bank National Association as the Trustee, Bond Registrar and Paying Agent for Such Series 2022 Bonds; Making Certain Findings; Approving Form of Said Series 2022 Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of Edgewater East Community Development District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Series 2022 Bonds; Providing Certain Other Details with Respect to Said Series 2022 Bonds; and Providing an Effective Date, was adopted.

**THIRTEENTH ORDER OF BUSINESS**

Consideration of Ancillary Financing Documents (*in substantial form*)

- A. Impact Fee Agreement
- B. Notice of Assessments
- C. Declaration of Consent
- D. True-Up Agreement
- E. Collateral Assignment Agreement
- F. Completion Agreement
- G. Acquisition Agreement



Mr. Eckert discussed the ancillary financing Agreements and documents and stated that, as all are still under review by the Developer, he recommended approval in substantial form.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Ancillary Financing documents, including the Impact Fee Agreement, Notice of Assessments, Declaration of Consent, True-Up Agreement, Collateral Assignment Agreement, Completion Agreement and Acquisition Agreement, all in substantial form, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of FMSbonds, Inc. Rule G-17 Disclosure**

Mr. Wrathell presented the FMSbonds, Inc., Rule G-17 Disclosure.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the FMSbonds, Inc. Rule G-17 Disclosure, was approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, *Florida Statutes*; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-06.

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Resolution 2022-06, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, *Florida Statutes*; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2021**

Mr. Wrathell presented the Unaudited Financial Statements as of November 30, 2021.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of November 30, 2021, were accepted.**

**SEVENTEENTH ORDER OF BUSINESS**

**Approval of December 2, 2021 Regular Meeting Minutes**

Mr. Wrathell presented the December 2, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the December 2, 2021 Regular Meeting Minutes, as presented, were approved.**

**EIGHTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Kutak Rock, LLP***

There was nothing further to report.

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

There was no report.

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

- **NEXT MEETING DATE: February 3, 2022 at 9:00 A.M.**
  - **QUORUM CHECK**

The February 3, 2022 meeting would be cancelled and the next meeting would be held on February 10, 2022 at 9:00 a.m.

**NINETEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWENTIETH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**TWENTY-FIRST ORDER OF BUSINESS**

**Adjournment or Announcement of  
Meeting Continuation**

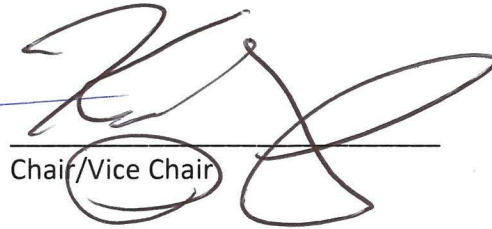
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 10:11 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair