

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

The Board of Supervisors of the Edgewater East Community Development District held Multiple Public Hearings and a Regular Meeting on February 10, 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  
Kevin Kramer  
Robert Wanas

Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present were:**

Craig Wrathell  
Kristen Suit  
Mike Eckert  
Shawn Hindle

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel  
District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 9:00 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**

**Public Hearing to Consider the Imposition of Special Assessments and Adoption of an Amended Assessment Roll Relating to Certain Lands Recently Added within the Boundaries of the District Consisting of Approximately 102.119 Acres**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items occurred below.

- A. **Engineer’s Report, dated August 26, 2020 (for informational purposes)**
- B. **First Amendment to Engineer’s Report Dated August 26, 2020 to Reflect the 2021 Boundary Amendment and Additional Units, dated January 6, 2022 (for informational purposes)**
- C. **Master Special Assessment Methodology Report dated August 26, 2020 (for informational purposes)**
- D. **First Amendment to the Master Special Assessment Methodology Report, dated February 10, 2022 (for informational purposes)**

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was opened.**

Mr. Eckert stated the purpose of today’s public hearing is to spread the Master Assessment lien over the 102.119 acres that was added to the CDD in December, by way of an Osceola County Ordinance. He posed the following questions to the District Manager:

Mr. Eckert: Was the meeting properly noticed in the newspaper today?

Mr. Wrathell: Yes.

Mr. Eckert: Do you have the proofs of publication?

Mr. Wrathell: Yes.

Mr. Eckert: Can you confirm that notice was mailed to Landowners of record in accordance with Chapters 170 and 197?

Mr. Wrathell: Yes.

Mr. Eckert: Were the names and addresses obtained from the official County records as required by Chapter 170?

Mr. Wrathell: Yes.

Mr. Eckert: Have the plans and specifications been on file and available for public inspection?

Mr. Wrathell: Yes.

Mr. Eckert: Is the Assessment Report attached a supplement to the Master Assessment Report, with no changes in the actual methodology being used for the 102.119 acres?

Mr. Wrathell: Correct.

Mr. Eckert: Would you agree with me that the benefits of the improvements include the added use of property, added enjoyment of the property, the likely increased marketability of the property eliminates the need of individual owners to build duplicate facilities?

Mr. Wrathell: Yes, sir.

Mr. Eckert: Do you agree that the benefits also include access to property by roads and also improved usability of property and improved esthetics?

Mr. Wrathell: Yes.

Mr. Eckert: And would you agree that the benefits of the improvements exceed or equal the amounts assessed?

Mr. Wrathell: Yes.

Mr. Eckert: Would you agree that the assessments are being imposed in a manner proportional to benefits received by property owners and the assessment is fairly and reasonably allocated?

Mr. Wrathell: Yes.

Mr. Eckert: And would you agree that the amount of the assessments is reasonable?

Mr. Wrathell: Yes.

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

There were no comments from property owners or members of the public.

Mr. Eckert posed the following questions to the District Engineer regarding the First Amendment to the Master Methodology Report, dated January 6, 2022:

Mr. Eckert: Based on your experience and the cost estimates on your Engineer’s Report, is the supplement reasonable and proper?

Mr. Hindle: Yes, sir.

Mr. Eckert: Do you have any reason to believe that the project cannot be carried out by the District?

Mr. Hindle: No, sir.

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

Mr. Eckert asked if the Board, sitting as the Equalizing Board, wished to make any changes to the assessments proposed for the 102.119 acres based on any information received thus far. The Board, sitting as the Equalizing Board, did not wish to make any changes.

- E. **Consideration of Resolution 2022-07, Amending Resolution 2020-32; Providing for the Continued Authorization of an Improvement Plan Benefitting the New 102.119 Acres; Providing an Estimated Cost of Improvements Benefitting the New 102.119 Acres; Equalizing, Approving, Confirming, and Levying Debt Assessments on the New 102.119 Acres; Updating the Number of Project Wide Equivalent Residential Units Anticipated for True Up Purposes; Providing for the Continuing Application of Resolution 2020-32; and Providing for Severability, Conflicts and an Effective Date**

Mr. Eckert presented Resolution 2022-07.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-07, Amending Resolution 2020-32 Providing for the Continued Authorization of an Improvement Plan Benefitting the New 102.119 Acres; Providing an Estimated Cost of Improvements Benefitting the New 102.119 Acres; Equalizing, Approving, Confirming, and Levying Debt Assessments on the New 102.119 Acres; Updating the Number of Project Wide Equivalent Residential Units Anticipated for True Up Purposes; Providing for the Continuing Application of Resolution 2020-32; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was closed.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08, Supplementing Resolution 2021-03 to Reflect the Addition of Approximately 4.6 Acres of Land to Assessment Area One; Allocating Assessments to the New 4.6 Acres; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of an Amended and Restated Notice of Series 2021 Special Assessments; Providing for Conflicts, Severability and an Effective Date**

Mr. Eckert presented Resolution 2022-08. This Resolution spreads the assessment lien that secures the 2021 bonds over the 4.6 acres.

**On MOTION by Mr. Mays and seconded by Mr. Wanas, with all in favor, Resolution 2022-08, Supplementing Resolution 2021-03 to Reflect the Addition of Approximately 4.6 Acres of Land to Assessment Area One; Allocating Assessments to the New 4.6 Acres; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of an Amended and Restated Notice of Series 2021 Special Assessments; Providing for, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes**

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2022-09, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments Which May be Levied by the Edgewater East Community Development District in Accordance with**

**Section 197.3632, Florida Statutes; Providing for Severability Clause; and Providing an Effective Date**

Mr. Eckert stated this Resolution enables the CDD to levy assessments via the County Property Appraiser and Tax Collector.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was closed.**

Mr. Eckert presented Resolution 2022-31.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-09, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments Which May be Levied by the Edgewater East Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing for Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10, Setting Forth the Specific Terms of the Edgewater East Community Development District's Special Assessment Revenue Bonds, Series 2022; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting Series 2022 Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2022 Bonds;**

**Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice Of Series 2022 Special Assessments; Providing for Conflicts, Severability and an Effective Date**

- **Consideration of Supplemental Engineer’s Report for Assessment Area Two**
- **Consideration of Final Second Supplemental Special Assessment Methodology for Assessment Area Two**

Mr. Eckert presented Resolution 2022-10 and reviewed the details of a recent bond sale and its terms.

Mr. Wrathell reviewed the Second Supplement Special Assessment Methodology for Assessment Area Two.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-10, Setting Forth the Specific Terms of the Edgewater East Community Development District’s Special Assessment Revenue Bonds, Series 2022; Confirming the District’s Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer’s Report; Confirming and Adopting Series 2022 Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2022 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice Of Series 2022 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.**

- **Consideration of Bullfrog Bay Mitigation Credit Reservation/Purchase Agreement**  
**This item, previously the Eighth Order of Business, was presented out of order.**

Mr. Wrathell presented the Bullfrog Bay Mitigation Credit Reservation/Purchase Agreement between Bullfrog Bay Mitigation Bank and the CDD for \$706,100.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Bullfrog Bay Mitigation Credit Reservation/Purchase Agreement for \$706,100, was approved.**

- **Consideration of Florida Wall Concepts, Inc., Proposal #22-113 Crossprairie Parkway Monument & Amenities**

**This item, previously the Ninth Order of Business, was presented out of order.**

Mr. Wanas presented the Florida Wall Concepts, Inc., Proposal #22-113 for the Crossprairie Parkway Monument and Amenities in a not-to-exceed amount of \$100,000.

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the Florida Wall Concepts, Inc., Proposal #22-113 Crossprairie Parkway Monument & Amenities, in a not-to-exceed amount of \$100,000, was approved.**

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, authorizing execution of any requisitions necessary to fund the work related to the Florida Wall Concepts, Inc., proposal, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Review of Proposals for Phase 1, Landscape and Irrigation Work**

Mr. Wrathell stated the bid opening was on January 31, 2022. He reviewed the three submittals and the Evaluation Matrix Criteria. Mr. Wanas asked for a motion to disqualify Randy Suggs Landscaping because they did not submit a bid bond.

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, disqualifying Randy Suggs Landscaping for not submitting a bid bond, was approved.**

- **Evaluation Criteria for Submittals**

The respondents were scored and ranked based on a total point value of 100, as follows:



<b>Rank</b>	<b>Respondent</b>	<b>Total Points</b>
#1	BrightView Landscape Development, Inc.	100 points
#2	Cherrylake, Inc.	93 points

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, accepting the recommended ranking of BrightView Landscape Development, Inc., as the #1 ranked respondent and Cherrylake, Inc., as the #2 ranked respondent, was approved.**

- **Award of Contract**

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, authorizing District Staff to enter into an agreement with the #1 ranked firm, BrightView Landscape Development, Inc., and authorizing the Chair and Vice Chair to execute, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Bullfrog Bay Mitigation Credit Reservation/Purchase Agreement**

This item was presented following the Sixth Order of Business.

**NINTH ORDER OF BUSINESS**

**Consideration of Florida Wall Concepts, Inc., Proposal #22-113 Crossprairie Parkway Monument & Amenities**

This item was presented following the Sixth Order of Business.

**TENTH ORDER OF BUSINESS**

**Consideration of Acquisition of Work Product**

This item was deferred to the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2021**

Mr. Wrathell presented the Unaudited Financial Statements as of December 31, 2021.

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

**TWELFTH ORDER OF BUSINESS**

**Approval of January 6, 2022 Regular Meeting Minutes**

Mr. Wrathell presented the January 6, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the January 6, 2022 Regular Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Eckert stated that the bond closing would be held on February 24, 2022.

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

There was no report.

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

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

The next meeting would be held on March 3, 2022. The Acquisition of Work Product item would be considered at the March meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

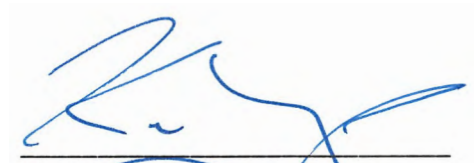
Announcement of Meeting Continuation

As it was not necessary to continue the meeting, the meeting adjourned.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:27 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair