

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on March 3, 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:**

Kristen Suit	District Manager
Mike Eckert (via telephone)	District Counsel
Shawn Hindle	District Engineer

**AUDIO COMMENCED WHILE THE FOLLOWING ITEM WAS UNDERWAY**

- **Consideration of Orlando Utilities Commission (OUC) Service Agreement for Lighting Service – Cross Prairie**

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

Mr. Eckert stated that the Orlando Utilities Commission (OUC) Service Agreement for Lighting Service for Cross Prairie requires the CDD to provide an easement for the OUC to perform necessary work but, given that the CDD does not own the property, Staff will attempt to resolve the issue by asking the actual property owner, Osceola County, to execute the signature block, stating it joins in the Agreement only to the extent necessary for the CDD to provide an easement to the OUC.

Discussion ensued regarding plat dedication, the easement and the OUC.

Mr. Eckert stated that the Agreement would be revised and recommended approval, in substantial form, and withholding execution pending receipt of the revised Agreement.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Orlando Utilities Commission (OUC) Service Agreement for Lighting Service – Cross Prairie, in substantial form, was approved.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit stated that the meeting was called to order at 9:15 a.m., with Supervisors Mays, Kramer and Wanas present, in person, and Supervisors Onorato and Breakstone were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Orlando Utilities Commission (OUC) Service Agreement for Lighting Service – Cross Prairie**

This item was presented at the onset of the meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of Landscape Installation Contract (*under separate cover*)**

Ms. Suit presented the Landscape Installation Contract.

Mr. Eckert recalled that, at the previous meeting, the Board selected a landscape contractor, after which notices were sent to the other respondents informing them of the award of contract and of their right to protest. The protest period expired and no bid protests were filed. The next step is for the CDD to enter into a contract with the selected landscape contractor. Staff is preparing the document. He asked for authorization to assign the landscape installation contract, in a not-to-exceed amount provided by Mr. Wanas, and authorize execution of the contract upon approval from the District Engineer, District Counsel and the Vice Chair.

Mr. Wanas stated the idea is to consider the awarded price of approximately \$1.89 million and then add alternate landscape to reduce the cost, if necessary, but the price would not exceed the awarded bid amount.

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, authorizing the District Engineer, District Counsel and Mr. Wanas to review the Landscape Installation Contract, in a not-to-exceed amount of \$1.89 million, and authorizing the Chair and Vice Chair to execute, was approved.**

**FIFTH ORDER OF BUSINESS**

**Ratification/Approval of Series 2022 Requisitions *(support documentation available upon request)***

- **Number 1: Osceola Mitigation Partners, LLC [\$70,610.00]**

Ms. Suit presented Osceola Mitigation Partners, LLC Requisition Number 1, in the amount of \$70,610.

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Osceola Mitigation Partners, LLC Requisition Number 1, in the amount of \$70,610, was approved/ratified.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-11, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Edgewater East Community Development District Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two); Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-11 and read the title.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-11, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Edgewater East Community Development District Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two); Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2022**

Ms. Suit presented the Unaudited Financial Statements as of January 31, 2022.

In response to a Board Member’s request, Ms. Suit would have Accounting separate the Series 2022 Bonds into five sub accounts titled, Area 2, ED2, ED5, ED6 North and Area-wide, and create and forward a separate construction report for each sub account.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of January 31, 2022, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of February 10, 2022 Public Hearings and Regular Meeting Minutes**

Ms. Suit presented the February 10, 2022 Public Hearings and Regular Meeting Minutes.

**On MOTION by Mr. Mays and seconded by Mr. Wanas, with all in favor, the February 10, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**NINTH 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: April 7, 2022 at 9:00 A.M.
  - QUORUM CHECK

The next meeting would be held on April 7, 2022.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Wanas recalled that, at the previous meeting, the Board approved a contract with Florida Wall Concepts, in a not-to-exceed amount of \$100,000. He asked to increase the amount from \$100,000 to \$200,000 to cover contingencies and additional expenses.

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, increasing the not-to-exceed amount of the Florida Wall Concepts contract from \$100,000 to \$200,000, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.



**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:33 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary

---

Chair/Vice Chair