

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on April 7, 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
Ernesto Torres
Mike Eckert (via telephone)
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 to order at 9:04 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

Consideration of Resolution 2022-12, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2022-12. Seats 3, 4 and 5, currently held by Supervisors Onorato, Kramer and Wanas, respectively, would be up for election.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-12, Designating a Date, Time and Location of November 1, 2022 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741, for a Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Ratification of OUC Service Agreement for Lighting Service – Cross Prairie

Mr. Wrathell presented the Orlando Utilities Commission (OUC) Service Agreement for lighting service, which was previously executed.

Discussion ensued regarding field operations items for the Fiscal Year 2023 budget, including street lights, irrigation water, maintenance and landscaping.

Mr. Wanas stated that the OUC reported a discrepancy in the fuel and energy fee; the fee shown would increase by approximately \$10 per month. A discrepancy was also reported in the “Lighting Equipment” specifications so an amendment would be likely.

Discussion ensued regarding the landscape maintenance contract.

Mr. Wrathell explained the intent to keep the original landscaper to have them maintain the landscaping that they installed. Mr. Eckert stated, when appropriate, whether to process a change order to the construction contract or initiate a separate contract would be considered.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the OUC Service Agreement for Lighting Service, to be amended, and authorizing the Chair or Vice Chair to execute, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Central Florida Underground, Inc. Quotation for OUC Street Light (Accessory Power) Conduit Installation

Mr. Wanas stated the proposal was mislabeled. It is to add some additional accessory power meters needed to run the CDD irrigation and lighting of the CDD monument. The street light conduit was addressed in a previous change order.

A revised quote replacing "OUC Street Light" with "Power Meters" would be obtained.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the Central Florida Underground, Inc. Quotation, as amended and described, for power meters for CDD irrigation and lighting related to the entry monument, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Johnston’s Surveying, Inc., Proposal for Survey Support Services - Sketch & Legal Descriptions for the Clay Whaley Road Widening Project

Mr. Hindle presented the Johnston’s Surveying, Inc., proposal.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Johnston’s Surveying, Inc., Proposal for Survey Support Services for the Sketch & Legal Descriptions for the Clay Whaley Road Widening Project, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Hanson, Walter & Associates, Inc., Work Authorization Number 1 for Design and Permitting of Sanitary Sewer Force Main

Mr. Hindle presented Work Authorization Number 1 for the design and permitting of 3.6 miles of sanitary sewer force main necessary for any future development on the site. While a proposal was originally submitted, his firm would maintain the proposal as a not-to-exceed amount with services billed on an hourly basis. The project would be prioritized, with design and permitting occurring right away; a Request for Proposals (RFP) would be prepared and work is expected to begin within the next several months.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Hanson, Walter & Associates, Inc., Work Authorization Number 1 for Design and Permitting of Sanitary Sewer Force Main, in a not-to-exceed amount of \$248,000, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Change Orders

Mr. Wrathell presented the following change orders:

- A. Change Order 004**
- B. Change Order 005**

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Change Order 004 and Change Order 005, were ratified.

NINTH ORDER OF BUSINESS

Consideration of JR Construction Company, Inc., Proposals

- A. ED4-RFCO#01-ODP Deduct - Mass Grade - Segmental Block Wall Material**

Mr. Hindle presented this item and the consensus was it would be processed as a deductive change order.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, JR Construction Company, Inc., Change Order - RFCO#01-ODP, in the deductive amount of \$88,071.96, was approved.

- B. Phase 1 – Cross Prairie Parkway Pedestrian Bridge - Rev 2**

Mr. Hindle presented this item as a change order for the pedestrian bridge.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, JR Construction Company, Inc., Change Order for Phase 1 – Cross Prairie Parkway Pedestrian Bridge Block Wall Bridge, in the amount of \$312,948, was approved.

TENTH ORDER OF BUSINESS

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

Mr. Hindle presented Florida Wall Concepts, Inc., Proposal #22-113 for installation of entry signs and associated electric services related to monuments.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the Florida Wall Concepts, Inc., Proposal #22-113, in the amount of \$117,051.38, was approved.

Mr. Hindle stated that drawings would be provided if requested during permitting and a Site Plan would be developed for each location; the cost would not be significant.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2022

Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2022.

Mr. Wrathell stated that Page 1 included a breakout of the funds related to the Series 2022 Bonds, including "Project Infrastructure" ED2, ED5 and ED6N, in accordance with the Trust Statements provided by the Trustee and how the Indenture broke out the Construction accounts. Going forward, the Capital Projects funds would be broken out to correspond with the Balance Sheet. This change would be implemented on the next financials.

Mr. Kramer asked for the monthly financials to include a separate list for each sub account. Mr. Wrathell stated the spreadsheet would include tabs for each sub account.

Mr. Wrathell stated the May 1, 2022 payment would be due soon; he would ensure that the debt assessment bill was forwarded to the appropriate parties.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of February 28, 2022, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of March 3, 2022 Regular Meeting Minutes

Mr. Wrathell presented the March 3, 2022 Regular Meeting Minutes.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the March 3, 2022 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock, LLP*

• Best Practices for Responding to Public Records Requests

Mr. Eckert discussed best practices regarding public records requests and advised that, out of an abundance of caution, all requests should be referred to the District Manager.

Mr. Eckert stated he is working with Mr. Hindle to prepare a form of a Sale and Purchase Agreement for the right-of-way (ROW) for the Clay Whaley Road expansions.

Mr. Hindle discussed the process and stated he is working with property owners and would likely present signed agreements at the May meeting.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the final form of the purchase contract related to the ROW acquisition and authorizing the Chair or Vice Chair to execute, was approved.

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

Mr. Hindle stated he is coordinating with some adjacent property owners for utilities and other off-site improvements; this would not affect the CDD, except to the extent that the CDD might need to provide for a ROW for the extension of Kissimmee Park Road to Crossprairie Parkway. He did not view any of the off-site improvements as an obligation or a necessity of the CDD, as they are self-contained. The County requested his firm's cooperation, which will help the CDD save costs for the utilities and roadway extensions for which the CDD will not be responsible. The extent of cooperation is to be determined; he is assembling a matrix to

determine the responsibility percentage and the parties will determine whether they will cooperate or do it on their own.

Mr. Hindle stated a meeting was held with Osceola County and all the Developers of the property to the east and south of the Lake Tohopekaliga property in an attempt to create a funding mechanism and a partnership agreement between the Developers and the County for area-wide off-site roadway improvements. Funding options were discussed and they were not opposed to tax-increment financing. The next step is completion of a master transportation model for the entire area.

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

- **NEXT MEETING DATE: May 5, 2022 at 9:00 A.M.**
 - **QUORUM CHECK**

The next meeting would be held on May 5, 2022.

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


Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the meeting adjourned at 9:43 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair