

**EDGEWATER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

May 5, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Edgewater East Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 28, 2022

Board of Supervisors
Edgewater East Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold a Regular Meeting on May 5, 2022 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2022-13, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2022-14, Adopting the Annual Meeting Schedule for Fiscal Year 2022/2023; and Providing for an Effective Date
5. Consideration of Resolution 2022-15, Appointing and Removing Officers of the Edgewater East Community Development District and Providing for an Effective Date
6. Consideration of Work Product Acquisitions and Approval of Corresponding Requisitions
7. Discussion: Change Orders
 - A. Ratification of Change Order #01 [Jr. Davis Construction Co. Inc.]
 - B. Consideration of Change Order Number CO001 [Brightview Landscape Development, Inc.]
8. Acceptance of Unaudited Financial Statements as of March 31, 2022
9. Approval of April 7, 2022 Regular Meeting Minutes
10. Staff Reports

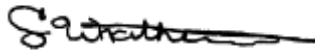
- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Hanson, Walter & Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: June 2, 2022 at 9:00 A.M.
 - QUORUM CHECK

Noah Breakstone	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kevin Mays	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Justin Onorato	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kevin Kramer	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bobby Wanas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 11. Board Members' Comments/Requests
- 12. Public Comments
- 13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Edgewater East Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget, and desires to set the required public hearing thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2022

HOUR: 9:00 A.M.

LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF MAY, 2022.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2022/2023 Proposed Budget

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
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**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 40,495
Allowable discounts (4%)	-				(1,620)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	38,875
Assessment levy: off-roll	-	-	-	-	114,681
Landowner contribution	132,790	29,630	107,801	137,431	-
Uncoded revenue	-	15,205	-	15,205	-
Total revenues	<u>132,790</u>	<u>44,835</u>	<u>107,801</u>	<u>152,636</u>	<u>153,556</u>
EXPENDITURES					
Professional & administrative					
Management/admin/recording	48,000	24,239	23,761	48,000	48,000
Legal	50,000	19,063	30,937	50,000	50,000
Engineering	7,500	600	6,900	7,500	7,500
Audit	5,000	-	5,000	5,000	6,500
Arbitrage rebate calculation	750	-	750	750	1,500
Dissemination agent	1,000	500	500	1,000	2,000
Trustee - Series 2021	5,250	5,725	-	5,725	5,725
Trustee - Series 2022	-	-	-	-	5,725
DSF accounting - Series 2021	5,500	2,750	2,750	5,500	5,500
DSF accounting - Series 2022	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	32	468	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	283	6,117	6,400	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,175	-	5,175	5,500
Contingencies/bank charges	500	26	474	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property appraiser and tax collector	-	-	-	-	810
Total expenditures	<u>132,790</u>	<u>59,623</u>	<u>78,217</u>	<u>137,840</u>	<u>153,550</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(14,788)	29,584	14,796	6
Fund balance - beginning (unaudited)	-	1,603,299	1,588,511	1,603,299	1,618,095
Committed					
Impact fee collections	-	1,618,095	1,618,095	1,618,095	1,618,095
Unassigned	-	(29,584)	-	-	6
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ 1,588,511</u>	<u>\$ 1,618,095</u>	<u>\$ 1,618,095</u>	<u>\$ 1,618,101</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional & administrative

Management/admin/recording \$ 48,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 50,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 7,500

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 6,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 1,500

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 2,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Trustee - Series 2021 5,725

Annual fee for the service provided by trustee, paying agent and registrar.

Trustee - Series 2022 5,725

DSF accounting - Series 2021 5,500

DSF accounting - Series 2022 5,500

Telephone 200

Telephone and fax machine.

Postage 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages, etc.

Legal advertising 6,500

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 5,500

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 500

Bank charges and other miscellaneous expenses incurred during the year.

Website

Hosting & maintenance 705

ADA compliance 210

Property appraiser and tax collector 810

Total expenditures \$ 153,550

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE)
FISCAL YEAR 2023**

	Fiscal Year 2021				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 1,183,594
Allowable discounts (4%)	-				(47,344)
Assessment levy: net	-	\$ -	\$ -	\$ -	1,136,250
Special assessment: off-roll	1,112,579	657,127	455,452	1,112,579	-
Total revenues	<u>1,112,579</u>	<u>657,169</u>	<u>455,452</u>	<u>1,112,579</u>	<u>1,136,250</u>
EXPENDITURES					
Debt service					
Principal	395,000	-	395,000	395,000	405,000
Interest	807,559	448,644	358,915	807,559	707,955
Total debt service	<u>1,202,559</u>	<u>448,644</u>	<u>753,915</u>	<u>1,202,559</u>	<u>1,112,955</u>
Other fees & charges					
Property Appraiser and Tax Collector	-	-	-	-	23,672
Total other fees & charges	-	-	-	-	23,672
Total expenditures	<u>1,202,559</u>	<u>448,644</u>	<u>753,915</u>	<u>1,202,559</u>	<u>1,136,627</u>
Excess/(deficiency) of revenues over/(under) expenditures	(89,980)	208,525	(298,463)	(89,980)	(377)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(37)	-	(37)	-
Total other financing sources/(uses)	-	(37)	-	(37)	-
Fund balance:					
Net increase/(decrease) in fund balance	(89,980)	208,488	(298,463)	(90,017)	(377)
Beginning fund balance (unaudited)	1,565,814	1,571,237	1,571,237	1,571,237	1,481,220
Ending fund balance (projected)	<u>\$1,475,834</u>	<u>\$1,779,725</u>	<u>\$1,272,774</u>	<u>\$1,481,220</u>	<u>1,480,843</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,112,580)
Principal and Interest expense - November 1, 2023					(348,915)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 19,348</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 (ASSESSMENT AREA ONE) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2022			353,977.50	353,977.50	19,500,000.00
5/1/2023	405,000.00	2.500%	353,977.50	758,977.50	19,095,000.00
11/1/2023			348,915.00	348,915.00	19,095,000.00
5/1/2024	420,000.00	2.500%	348,915.00	768,915.00	18,675,000.00
11/1/2024			343,665.00	343,665.00	18,675,000.00
5/1/2025	430,000.00	2.500%	343,665.00	773,665.00	18,245,000.00
11/1/2025			338,290.00	338,290.00	18,245,000.00
5/1/2026	440,000.00	2.500%	338,290.00	778,290.00	17,805,000.00
11/1/2026			332,790.00	332,790.00	17,805,000.00
5/1/2027	450,000.00	3.100%	332,790.00	782,790.00	17,355,000.00
11/1/2027			325,815.00	325,815.00	17,355,000.00
5/1/2028	465,000.00	3.100%	325,815.00	790,815.00	16,890,000.00
11/1/2028			318,607.50	318,607.50	16,890,000.00
5/1/2029	480,000.00	3.100%	318,607.50	798,607.50	16,410,000.00
11/1/2029			311,167.50	311,167.50	16,410,000.00
5/1/2030	495,000.00	3.100%	311,167.50	806,167.50	15,915,000.00
11/1/2030			303,495.00	303,495.00	15,915,000.00
5/1/2031	510,000.00	3.100%	303,495.00	813,495.00	15,405,000.00
11/1/2031			295,590.00	295,590.00	15,405,000.00
5/1/2032	530,000.00	3.600%	295,590.00	825,590.00	14,875,000.00
11/1/2032			286,050.00	286,050.00	14,875,000.00
5/1/2033	550,000.00	3.600%	286,050.00	836,050.00	14,325,000.00
11/1/2033			276,150.00	276,150.00	14,325,000.00
5/1/2034	570,000.00	3.600%	276,150.00	846,150.00	13,755,000.00
11/1/2034			265,890.00	265,890.00	13,755,000.00
5/1/2035	590,000.00	3.600%	265,890.00	855,890.00	13,165,000.00
11/1/2035			255,270.00	255,270.00	13,165,000.00
5/1/2036	610,000.00	3.600%	255,270.00	865,270.00	12,555,000.00
11/1/2036			244,290.00	244,290.00	12,555,000.00
5/1/2037	635,000.00	3.600%	244,290.00	879,290.00	11,920,000.00
11/1/2037			232,860.00	232,860.00	11,920,000.00
5/1/2038	655,000.00	3.600%	232,860.00	887,860.00	11,265,000.00
11/1/2038			221,070.00	221,070.00	11,265,000.00
5/1/2039	680,000.00	3.600%	221,070.00	901,070.00	10,585,000.00
11/1/2039			208,830.00	208,830.00	10,585,000.00
5/1/2040	705,000.00	3.600%	208,830.00	913,830.00	9,880,000.00
11/1/2040			196,140.00	196,140.00	9,880,000.00
5/1/2041	730,000.00	3.600%	196,140.00	926,140.00	9,150,000.00
11/1/2041			183,000.00	183,000.00	9,150,000.00
5/1/2042	760,000.00	4.000%	183,000.00	943,000.00	8,390,000.00
11/1/2042			167,800.00	167,800.00	8,390,000.00
5/1/2043	790,000.00	4.000%	167,800.00	957,800.00	7,600,000.00
11/1/2043			152,000.00	152,000.00	7,600,000.00
5/1/2044	825,000.00	4.000%	152,000.00	977,000.00	6,775,000.00

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 (ASSESSMENT AREA ONE) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2044			135,500.00	135,500.00	6,775,000.00
5/1/2045	855,000.00	4.000%	135,500.00	990,500.00	5,920,000.00
11/1/2045			118,400.00	118,400.00	5,920,000.00
5/1/2046	890,000.00	4.000%	118,400.00	1,008,400.00	5,030,000.00
11/1/2046			100,600.00	100,600.00	5,030,000.00
5/1/2047	925,000.00	4.000%	100,600.00	1,025,600.00	4,105,000.00
11/1/2047			82,100.00	82,100.00	4,105,000.00
5/1/2048	965,000.00	4.000%	82,100.00	1,047,100.00	3,140,000.00
11/1/2048			62,800.00	62,800.00	3,140,000.00
5/1/2049	1,005,000.00	4.000%	62,800.00	1,067,800.00	2,135,000.00
11/1/2049			42,700.00	42,700.00	2,135,000.00
5/1/2050	1,045,000.00	4.000%	42,700.00	1,087,700.00	1,090,000.00
11/1/2050			21,800.00	21,800.00	1,090,000.00
5/1/2051	1,090,000.00	4.000%	21,800.00	1,111,800.00	-
Total	19,500,000.00		13,051,125.00	32,551,125.00	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022 (ASSESSMENT AREA ONE)
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 1,930,402
Interest		2	-	2	-
Total revenues	-	2	-	2	1,930,402
EXPENDITURES					
Debt service					
Principal	-	-	-	-	640,000
Interest	-	-	241,590	241,590	1,298,094
Total debt service	-	-	241,590	241,590	1,938,094
Other fees & charges					
Costs of issuance	-	224,190	-	224,190	-
Underwriter's discount	-	678,500	-	678,500	-
Total other fees & charges	-	902,690	-	902,690	-
Total expenditures	-	902,690	241,590	1,144,280	1,938,094
Excess/(deficiency) of revenues over/(under) expenditures	-	(902,688)	(241,590)	(1,144,278)	(7,692)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	3,729,452	-	3,729,452	-
Total other financing sources/(uses)	-	3,729,452	-	3,729,452	-
Fund balance:					
Net increase/(decrease) in fund balance	-	2,826,764	(241,590)	2,585,174	(7,692)
Beginning fund balance (unaudited)	-	-	-	-	2,585,174
Ending fund balance (projected)	\$ -	\$ 2,826,764	\$ (241,590)	\$ 2,585,174	2,577,482
Use of fund balance:					
Debt service reserve account balance (required)					(1,930,400)
Principal and Interest expense - November 1, 2023					(639,447)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 7,635</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 (ASSESSMENT AREA TWO) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/1/2022			241,589.67	241,589.67	33,925,000.00
11/1/2022			649,046.88	649,046.88	33,925,000.00
5/1/2023	640,000.00	3.000%	649,046.88	1,289,046.88	33,285,000.00
11/1/2023			639,446.88	639,446.88	33,285,000.00
5/1/2024	660,000.00	3.000%	639,446.88	1,299,446.88	32,625,000.00
11/1/2024			629,546.88	629,546.88	32,625,000.00
5/1/2025	680,000.00	3.000%	629,546.88	1,309,546.88	31,945,000.00
11/1/2025			619,346.88	619,346.88	31,945,000.00
5/1/2026	700,000.00	3.000%	619,346.88	1,319,346.88	31,245,000.00
11/1/2026			608,846.88	608,846.88	31,245,000.00
5/1/2027	720,000.00	3.000%	608,846.88	1,328,846.88	30,525,000.00
11/1/2027			598,046.88	598,046.88	30,525,000.00
5/1/2028	745,000.00	3.375%	598,046.88	1,343,046.88	29,780,000.00
11/1/2028			585,475.00	585,475.00	29,780,000.00
5/1/2029	770,000.00	3.375%	585,475.00	1,355,475.00	29,010,000.00
11/1/2029			572,481.25	572,481.25	29,010,000.00
5/1/2030	795,000.00	3.375%	572,481.25	1,367,481.25	28,215,000.00
11/1/2030			559,065.63	559,065.63	28,215,000.00
5/1/2031	825,000.00	3.375%	559,065.63	1,384,065.63	27,390,000.00
11/1/2031			545,143.75	545,143.75	27,390,000.00
5/1/2032	850,000.00	3.375%	545,143.75	1,395,143.75	26,540,000.00
11/1/2032			530,800.00	530,800.00	26,540,000.00
5/1/2033	885,000.00	4.000%	530,800.00	1,415,800.00	25,655,000.00
11/1/2033			513,100.00	513,100.00	25,655,000.00
5/1/2034	920,000.00	4.000%	513,100.00	1,433,100.00	24,735,000.00
11/1/2034			494,700.00	494,700.00	24,735,000.00
5/1/2035	960,000.00	4.000%	494,700.00	1,454,700.00	23,775,000.00
11/1/2035			475,500.00	475,500.00	23,775,000.00
5/1/2036	995,000.00	4.000%	475,500.00	1,470,500.00	22,780,000.00
11/1/2036			455,600.00	455,600.00	22,780,000.00
5/1/2037	1,035,000.00	4.000%	455,600.00	1,490,600.00	21,745,000.00
11/1/2037			434,900.00	434,900.00	21,745,000.00
5/1/2038	1,080,000.00	4.000%	434,900.00	1,514,900.00	20,665,000.00
11/1/2038			413,300.00	413,300.00	20,665,000.00
5/1/2039	1,125,000.00	4.000%	413,300.00	1,538,300.00	19,540,000.00
11/1/2039			390,800.00	390,800.00	19,540,000.00
5/1/2040	1,170,000.00	4.000%	390,800.00	1,560,800.00	18,370,000.00
11/1/2040			367,400.00	367,400.00	18,370,000.00
5/1/2041	1,215,000.00	4.000%	367,400.00	1,582,400.00	17,155,000.00
11/1/2041			343,100.00	343,100.00	17,155,000.00
5/1/2042	1,265,000.00	4.000%	343,100.00	1,608,100.00	15,890,000.00
11/1/2042			317,800.00	317,800.00	15,890,000.00
5/1/2043	1,320,000.00	4.000%	317,800.00	1,637,800.00	14,570,000.00
11/1/2043			291,400.00	291,400.00	14,570,000.00
5/1/2044	1,370,000.00	4.000%	291,400.00	1,661,400.00	13,200,000.00
11/1/2044			264,000.00	264,000.00	13,200,000.00
5/1/2045	1,430,000.00	4.000%	264,000.00	1,694,000.00	11,770,000.00

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 (ASSESSMENT AREA TWO) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2045			235,400.00	235,400.00	11,770,000.00
5/1/2046	1,485,000.00	4.000%	235,400.00	1,720,400.00	10,285,000.00
11/1/2046			205,700.00	205,700.00	10,285,000.00
5/1/2047	1,550,000.00	4.000%	205,700.00	1,755,700.00	8,735,000.00
11/1/2047			174,700.00	174,700.00	8,735,000.00
5/1/2048	1,610,000.00	4.000%	174,700.00	1,784,700.00	7,125,000.00
11/1/2048			142,500.00	142,500.00	7,125,000.00
5/1/2049	1,675,000.00	4.000%	142,500.00	1,817,500.00	5,450,000.00
11/1/2049			109,000.00	109,000.00	5,450,000.00
5/1/2050	1,745,000.00	4.000%	109,000.00	1,854,000.00	3,705,000.00
11/1/2050			74,100.00	74,100.00	3,705,000.00
5/1/2051	1,815,000.00	4.000%	74,100.00	1,889,100.00	1,890,000.00
11/1/2051			37,800.00	37,800.00	1,890,000.00
5/1/2052	1,890,000.00	4.000%	37,800.00	1,927,800.00	-
Total	33,925,000.00		24,797,683.49	58,722,683.49	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Assessment Area One, Post-Expansion, On-roll assessments

Product	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Single Family 1	553	\$ 37.74	\$ 1,303.12	\$ 1,340.86	\$ 1,275.49
Single Family 2	197	37.74	1,042.50	1,080.24	\$ 1,020.39
Multi Family	323	37.74	797.51	835.25	780.60
Total	1,073				

Assessment Area Two, Post-Expansion, Off-roll assessments

Product	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Single Family 1	727	\$ 35.48	\$ 1,224.94	\$ 1,260.42	\$ 1,275.49
Single Family 2	404	35.48	979.96	1,015.44	\$ 1,020.39
Multi Family	859	35.48	749.67	785.15	780.60
Total	1,990				

Future Phase(s), Off-roll assessments

Product	Units	FY 2023 O&M Assessment per Unit	Not Applicable	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Single Family 1	455	\$ 35.48	n/a	\$ 35.48	n/a
Single Family 2	121	35.48	n/a	35.48	n/a
Multi Family	666	35.48	n/a	35.48	n/a
Total	1,242				

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Edgewater East Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Osceola County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation within the county in which the District is located.

WHEREAS, the Board desires to adopt the meeting schedule attached as **Exhibit A**, for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“Fiscal Year 2022/2023”).

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law and will also be provided to applicable governing authorities.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of May, 2022.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2022	Regular Meeting	9:00 AM
November 1, 2022	Landowners' Meeting	9:00 AM
November 3, 2022	Regular Meeting	9:00 AM
December 1, 2022	Regular Meeting	9:00 AM
January 5, 2023	Regular Meeting	9:00 AM
February 2, 2023	Regular Meeting	9:00 AM
March 2, 2023	Regular Meeting	9:00 AM
April 6, 2023	Regular Meeting	9:00 AM
May 4, 2023	Regular Meeting	9:00 AM
June 1, 2023	Regular Meeting	9:00 AM
July 6, 2023	Regular Meeting	9:00 AM
August 3, 2023	Regular Meeting	9:00 AM
September 7, 2023	Public Hearing & Regular Meeting	9:00 AM

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-15

**A RESOLUTION APPOINTING AND REMOVING OFFICERS OF THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Edgewater East Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited person to the office specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The following is appointed as an Officer of the District effective upon the passage of this Resolution:

Ernesto Torres is appointed Assistant Secretary.

SECTION 2. The following is removed as an Officer of the District effective upon the passage of this Resolution:

Kristen Suit is removed as Assistant Secretary.

SECTION 3. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary, Treasurer, Assistant Secretaries, and Assistant Treasurer.

SECTION 4. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 5TH DAY OF MAY, 2022.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

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Description of Work Product
 Edgewater East Community Development District
 ED-2 Portion of the Assessment Area Two Project

Contractor/Consultant: Austin Environmental Consultants, Inc.		
Agreement: Proposal for Environmental Consulting Services, ED2 – Clay Whaley Road Widening, dated December 7, 2021		
Description of Work Product: Environmental consulting services necessary to prepare plans for the widening of Clay Whaley Road in Osceola County, Florida		
Invoice Number	Invoice Date	Invoice Amount
9254	January 31, 2022	\$3,200.00
Subtotal		\$3,200.00

Contractor: GAI Consultants, Inc.		
Agreement: Addendum 1 of Project R201042.05, Professional Services, Edgewater Neighborhood ED-2, Clay Whaley Roadway Improvements, dated June 8, 2021		
Description of Work Product: Landscape architectural design for Clay Whaley Road improvements		
Invoice Number	Invoice Date	Invoice Amount
2172572	March 9, 2022	\$22,000.00
Subtotal		\$22,000.00

Contractor: Geotechnical and Environmental Consultants, Inc.		
Agreement: Proposal for Geotechnical Engineering Services, Clay Whaley Road Widening – ED2, dated July 2, 2021		
Description of Work Product: Geotechnical engineering services necessary to prepare plans for the widening of Clay Whaley Road in Osceola County, Florida		
Invoice Number	Invoice Date	Invoice Amount
21949	August 12, 2021	\$3,225.00
211021	September 10, 2021	\$4,515.00
211154	October 14, 2021	\$3,870.00
211274	November 10, 2021	\$1,290.00
Subtotal		\$12,900.00

Contractor: Hanson, Walter & Associates, Inc.

Agreement: Proposal for Edgewater ED2/Clay Whaley Improvements/ St. Cloud, Florida, Civil Engineering Services, HWA Job No. 4288-17, dated April 26, 2021

Description of Work Product: Civil engineering services necessary to prepare plans for Clay Whaley Road improvements

Invoice Number	Invoice Date	Invoice Amount
5278989	June 28, 2021	\$27,100.00
5279136	July 6, 2021	\$25,600.00
5279930	September 7, 2021	\$24,500.00
5280102	September 15, 2021	\$10,182.50
5280494	October 14, 2021	\$27,100.00
5281199	December 2, 2021	\$24,919.50
5281947	January 25, 2022	\$2,676.34
5282311	February 16, 2022	\$3,237.50
Subtotal		\$145,315.84

Contractor: Traffic and Mobility Consultants LLC

Agreement: Clay Whaley Rd Speed Study, Traffic Engineering Services, Osceola County, Florida, Proposal No. 3141-22, dated February 8, 2022

Description of Work Product: Professional engineering services necessary to prepare plans for Clay Whaley Road

Invoice Number	Invoice Date	Invoice Amount
14356	October 21, 2021	\$10,195.00
14406	November 16, 2021	\$42,500.00
14483	December 16, 2021	\$375.00
14684	March 11, 2022	\$112.50
Subtotal		\$53,182.50

GRAND TOTAL OF WORK PRODUCT: \$236,598.34

Description of Work Product
 Edgewater East Community Development District
 ED-5 Portion of the Assessment Area Two Project

Contractor/Consultant: Austin Environmental Consultants, Inc.		
Agreement: Proposal for Environmental Consulting Services, Edgewater ED5 Roadway Phase 1, dated December 9, 2021		
Description of Work Product: Environmental consulting services necessary to prepare plans for the Edgewater ED5 Roadway Phase 1 project in Osceola County, Florida		
Invoice Number	Invoice Date	Invoice Amount
9225	December 21, 2021	\$4,375.00
9253	January 31, 2022	\$1,000.00
Subtotal		\$5,375.00

Contractor: GAI Consultants, Inc.		
Agreement: Project R201042.07, Proposal for Professional Services, Edgewater Neighborhood ED-5, Framework Roadways, dated April 15, 2021		
Description of Work Product: Roadway analysis, civil design services, and landscape architecture design services for SDP Framework Road streetscape plans		
Invoice Number	Invoice Date	Invoice Amount
2163209	June 1, 2021	\$26,718.97
2163208	June 1, 2021	\$11,601.80
2164062	July 1, 2021	\$18,805.00
2164061	July 1, 2021	\$19,579.66
2165168	August 3, 2021	\$15,116.64
2165169	August 3, 2021	\$1,485.00
2166221	September 1, 2021	\$6,415.00
2166696	October 7, 2021	\$28,230.20
2168563	November 9, 2021	\$30,833.44
2168564	November 9, 2021	\$692.26
2169527	December 7, 2021	\$28,402.43
2170587	January 11, 2022	\$15,514.13
2170588	January 11, 2022	\$4,582.93
2171541	February 8, 2022	\$14,635.95
2171542	February 8, 2022	\$735.49
2172393	March 7, 2022	\$20,443.08
2172355	March 7, 2022	\$1,355.00
Subtotal		\$245,146.98

Contractor: Geotechnical and Environmental Consultants, Inc.

Agreement(s): Professional Services Agreement, Geotechnical Engineering Services, Edgewater East Phases ED5 and ED7, dated June 28, 2021; Professional Services Agreement, Geotechnical Engineering Services, Edgewater ED5 School Site, dated November 3, 2021

Description of Work Product: Provide geotechnical engineering services necessary to prepare plans for site preparation and design and construction of the residential development, pavements, lift stations, stormwater ponds, and school site

Invoice Number	Invoice Date	Invoice Amount
211042-2	September 10, 2021	\$47,040.00
211174-3	October 14, 2021	\$18,375.00
211173-4	November 10, 2021	\$3,675.00
21948-1	August 12, 2021	\$4,410.00
22150-1	January 11, 2021	\$4,200.00
Subtotal		\$77,700.00

GRAND TOTAL OF WORK PRODUCT: \$ 328,221.98

Description of Work Product
Edgewater East Community Development District
ED-6 Portion of the Assessment Area Two Project

Contractor: GAI Consultants, Inc.		
Agreement: Project R201042.02, Proposal for Professional Services, Edgewater Neighborhood ED-6, Cross Prairie Parkway, St. Cloud, Florida, dated November 20, 2020; Project R201042.02 ED6 Cross Prairie Pkwy - Supplement Number 01, dated September 20, 2021		
Description of Work Product: Roadway analysis, civil design services, landscape architecture design services, and peer review of canal application package necessary for Cross Prairie Parkway plans		
Invoice Number	Invoice Date	Invoice Amount
2166748	September 20, 2021	\$3,163.25
2166747	September 20, 2021	\$7,008.50
2168288	November 4, 2021	\$9,706.00
2168292	November 4, 2021	\$20,555.97
2169022	November 22, 2021	\$10,707.38
2169023	November 22, 2021	\$14,148.38
2170036	December 27, 2021	\$8,915.50
2170037	December 27, 2021	\$7,301.39
2171028	January 25, 2021	\$8,592.59
2171029	January 25, 2021	\$7,071.25
2171876	February 18, 2021	\$20,760.08
Subtotal		\$117,930.29

Contractor: Geotechnical and Environmental Consultants, Inc.		
Agreement(s): Professional Services Agreement, Geotechnical Engineering Services, Edgewater ED6 Residential, dated September 28, 2021; Professional Services Agreement, Geotechnical Engineering Services, Edgewater ED6 Cross Prairie Parkway, dated September 28, 2021		
Description of Work Product: Geotechnical engineering services for site preparation, and design and construction of residential development, pavements, stormwater ponds, and roadways necessary for Cross Prairie Parkway plans		
Invoice Number	Invoice Date	Invoice Amount
211281-1	November 10, 2021	\$14,619.00
211282-1	November 10, 2021	\$10,170.00
211366-2	December 7, 2021	\$12,204.00
211361-2	December 7, 2021	\$29,238.00
22114-3	January 11, 2021	\$8,136.00
22149-3	January 11, 2021	\$62,463.00
22314-4	February 9, 2022	\$1,695.00
22313-4	February 9, 2022	\$21,264.00
22361-5	March 10, 2022	\$5,316.00
22360-5	March 10, 2022	\$1,695.00
Subtotal		\$166,800.00

GRAND TOTAL OF WORK PRODUCT: \$ 284,730.29

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

7A

Change Order #01

EDGEWATER EAST CDD
 C/O HANSON, WALTER & ASSOCIATIES, INC.
 8 BROADWAY, SUITE 104
 KISSIMMEE, FL 34741-5708

Distribution EDGEWATER EAST CDD PH.1

 Office Field
 Other

Job: EDGEWATER EAST CDD PH.1
 2074-

Contract Number: 2074- EDGEWATER EAST CDD PH.1

Change Order #: CO1: UNFORESEEN FIBER RELOCATION DELAYS

To (Contractor): Jr. Davis Construction Co., Inc.
 210 Hangar Road
 Kissimmee, FL 34741

Change Order Date: 07/22/21

Change Order Page: 1

You are directed to make the following changes in this Contract: Delays associated with the 5 unforeseen fiber lines found while installing the 36" RCP between structures S-24 & S-24A per JDC RFCO-07.

C.O. Item	Contract Item	Quantity	UM	Description	Unit Price	Amount	
6000	6000	1.000	.LS	CO1: Unforeseen Fiber Relocation Delays RFCO-07	2,963.13000	2,963.13	
Total for Change Order						01	2,963.13

Not valid until signed by both the Owner and Engineer. Signature of the Contractor indicates the Contractor's agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original Contract Sum was	.....	7,793,015.40
The net change by previously authorized Change Orders was	.....	0.00
The Contract Sum prior to this Change Order was	.....	7,793,015.40
The Contract Sum will be increased by this Change Order	.....	2,963.13
The new Contract Sum will be	.....	7,795,978.53

Contracts Days Changed By 0 Days

The Contract Time will be unchanged

Authorized By Owner: 
 EDGEWATER EAST CDD
 c/o WRATHELL, HUNT & ASSC., LLC
 2300 GLADES RD., STE. 410W
 BOCA RATON, FL 33431

Accepted By Contractor: 
 Jr. Davis Construction Co., Inc.
 210 Hangar Road
 Kissimmee, FL 34741

Engineer: _____
 HANSON, WALTER & ASSOC., INC.
 8 BROADWAY, STE. 104
 KISSIMMEE, FL 34741-5708

Edgewater East Phase 1 - RFCO #07: Unforeseen Fiber Relocation Delay



Jr. Davis Construction Company, Inc.

JR. DAVIS CONSTRUCTION

210 Hangar Road
Kissimmee, FL, 34741

Contact: Jackson Nealis
Phone: 407-319-69-70
Email: jackson.nealis@jr-davis.com

Quote To: Shawn Hindle
Company: Hanson, Walter & Assoc., Inc.
Phone: (407) 847-9433
Email:

Proposal Date: 07/02/2021
Date of Plans:
Revision Date:
Addendums:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1000	Unforeseen Fiber Relocation Delays	1.00	LS	2,963.13	2,963.13
GRAND TOTAL					2,963.13

NOTES:

RFCO #07 is for the delays associated with the 5 unforeseen fiber lines that were found while installing the 36" RCP between structures S-24 and S-24A



Smith Site Development, LLC.

Time and Materials Price Sheet

No. AR060721

715 W. Main Street
Tavares FL, 32778

TITLE: T/M Smith Site Dev. Southeast Div.
Project: Edgewater East

DATE: Friday, February 19, 2021
JOB: 21-501

ATTN: Jackson Nealis | Jr. Davis Construction Company, Inc.
Project Manager
210 Hangar Road
Kissimmee, FL 34741

DESCRIPTION OF WORK PERFORMED

Delay due to Century Link cables being in conflict between pipe run S-24 to S-24A on 6/7/21 and for having to excavate around the cables to be able to install the 36" pipe inbetween the Century Link cables on 6/17/21.

Description	Quantity	Units	Unit Price	Total
1 SEE ITEMIZED BREAKDOWN FOR WORK PERFORMED	1		\$2,555.36	\$ 2,555.36
			TOTAL:	\$ 2,555.36

By: CECILIO BELTRAN

By: _____

Date: Friday, February 19, 2021

Date: _____

**Time and Material Rates:**NO.# **AR060721**

Date: Friday, February 19, 2021

Job: 21-501

Edgewater East

Description of Work:

Delay due to Century Link cables being in conflict between pipe run S-24 to S-24A on 6/7/21 and for having to excavate around the cables to be able to install the 36" pipe inbetween the Century Link cables on 6/17/21.

LABOR

ID#	DESCRIPTION	QUANT	HOURS	RATE	TOTAL
	Foreman	1	5	\$37.00	\$185.00
	Pipe Layer	1	5	\$24.00	\$120.00
	Tailman	1	5	\$20.00	\$100.00
	Excavator Operator	1	5	\$32.50	\$162.50
	Loader Operator	1	5	\$28.00	\$140.00
	Laborer	1	5	\$18.00	\$90.00
					\$0.00
					\$0.00
					\$0.00
	Direct Labor Total				\$797.50
	Payroll Burden @ .44				\$350.90
	Plus Allowable Markup:		15.00%		\$172.26
	Total Labor Costs:				<u>\$1,320.66</u>

EQUIPMENT

ID#	DESCRIPTION	QUANT	HOURS	RATE	TOTAL
	349 Excavator	1		\$208.50	\$0.00
	336 Excavator	1	5	\$146.86	\$734.30
	308 Excavator	1		\$57.50	\$0.00
	938 Loader W/ Forks	1	5	\$67.87	\$339.35
	950 Loader W/ Forks	1		\$75.00	\$0.00
	Single Drum Roller	1		\$33.50	\$0.00
	416 Backhoe W/ Forks	1		\$37.50	\$0.00
	Chevy 2500 HD Truck	1		\$29.00	\$0.00
	Diesel Compactor	1		\$26.00	\$0.00
	12" Wellpoint Pump	1		\$60.00	\$0.00
	Wellpoint Pipe System	1		\$25.00	\$0.00

6" Hydraulic Diesel Pump	1		\$29.00	\$0.00
Whacker 3" Trash Pump	1		\$8.00	\$0.00
Trench Box	1		\$16.00	\$0.00
Stone Box	1		\$9.50	\$0.00
8'x20' Steel Plates	1		\$7.25	\$0.00
Conex	1		\$2.50	\$0.00
Pipe Laser & Instrument	1		\$6.50	\$0.00
Demo Saw	1		\$8.00	\$0.00
Misc Tools for pipe crew	1		\$4.00	\$0.00

Direct Equipment Cost:				\$1,073.65
Plus Allowable Markup:	15.00%			\$161.05
Total Equipment Costs:				<u>\$1,234.70</u>

MATERIAL & OUTSIDE RENTALS

ITEM	DESCRIPTION	QUANT	UNIT	RATE	TOTAL
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
	MATERIAL & OUTSIDE RENTAL COST				\$0.00
	SALES TAX			0.0%	\$0.00
	PLUS HANDLING CHARGE			15.00%	\$0.00
	TOTAL				<u>\$0.00</u>

SUBCONTRACTORS

ITEM	DESCRIPTION	QUANT	UNIT	RATE	TOTAL
					\$0.00
					\$0.00
					\$0.00
					\$0.00
	SUBCONTRACTOR COST:				\$0.00
	PLUS ALLOWABLE MARKUP:			5.00%	\$0.00
	SUBCONTRACTOR TOTAL:				<u>\$0.00</u>

TOTAL RECAP

TOTAL LABOR					\$1,320.66
EQUIPMENT TOTAL					\$1,234.70
MATERIAL & RENTAL TOTAL					\$0.00
SUBCONTRACTOR TOTAL					\$0.00
DIRECT SUBTOTAL					\$2,555.36
BOND MARKUP				0.00%	\$0.00
GRAND TOTAL:					<u>\$2,555.36</u>
				Unit Price	\$2,555.36

Rental Rate Blue Book®

March 9, 2016

Caterpillar 336D L

Crawler Mounted Hydraulic Excavators



Size Class:

Operating Weight 33.1 - 40.0 MTons

Weight:

80,464 lbs.

Configuration for 336D L

Power Mode	Diesel	Bucket Capacity - Heaped	1.56 cy
Operating Weight	36.5 t	Net Horsepower	268.0 hp

Equipment Notes. General Purpose bucket included in rate, unless otherwise noted.

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	\$12,305.00	\$3,445.00	\$860.00	\$130.00	\$76.95	\$146.86
Adjustments						
Region (100%)	-	-	-	-	-	-
Model Year (100%)	-	-	-	-	-	-
Ownership (100%)	-	-	-	-	-	-
Operating (100%)	-	-	-	-	-	-
Total:	\$12,305.00	\$3,445.00	\$860.00	\$130.00	\$76.95	\$146.86

Rental Rate Blue Book®

March 9, 2018

Caterpillar 938H
4-Wd Articulated Wheel Loaders

Size Class:
Net Hp 175 - 199 HP
Weight:
33,190 lbs.



Configuration for 938H

Power Mode	Diesel	Bucket Capacity - Heaped	3.65 cu
Net Horsepower	172.0 hp	Operator Protection	EROPS

Equipment Notes: Includes General Purpose bucket and ROPS, unless otherwise noted.

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Operating Costs Hourly	Hourly
Published Rates	\$5,715.00	\$1,800.00	\$400.00	\$60.00	\$35.40	\$67.87
Adjustments						
Region (100%)	-	-	-	-		
Model Year (100%)	-	-	-	-		
Ownership (100%)	-	-	-	-		
Operating (100%)	-	-	-	-		
Total:	\$5,715.00	\$1,800.00	\$400.00	\$60.00	\$35.40	\$67.87

Lisa Giardina

From: Jackson Nealis
Sent: Wednesday, July 21, 2021 11:22 AM
To: Lisa Giardina
Cc: Chad Widup; Michael Dobek
Subject: FW: 2074 Edgewater East Phase 1: RFCO #07 - Unforeseen Fiber Delay
Attachments: 2074 RFCO #07- Unforeseen Fiber Delay.pdf

Lisa,

Please see email below from Shawn Hindle approving RFCO #07. Can you please issue the change order to the 2074 Edgewater East Phase 1 contract for the RFCO #07. It will need a new cost code created with only a Subcontractor Cost Type.

Jackson Nealis
Project Manager



Jr. Davis Construction Company, Inc.
210 Hangar Road
Kissimmee, FL 34741
Phone: 407 870-0066
Cell: 407 319-6970

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From: Shawn Hindle <SHindle@HansonWalter.com>
Sent: Tuesday, July 6, 2021 8:37 AM
To: Jackson Nealis <Jackson.Nealis@jr-davis.com>; Pete Glasscock <pglasscock@hansonwalter.com>; Sandra Bowling <sbowling@hansonwalter.com>; 'Bobby Wanas' <bwanas@btipartners.com>
Cc: Chad Widup <Chad.Widup@jr-davis.com>; Michael Dobek <Michael.Dobek@jr-davis.com>; Alan Hansen <Alan.Hansen@jr-davis.com>; Nick Hubbard <Nick.Hubbard@jr-davis.com>
Subject: RE: 2074 Edgewater East Phase 1: RFCO #07 - Unforeseen Fiber Delay

To avoid this in the future, please identify additional locations with potential for delays/conflicts and Pete will coordinate utility adjustments meetings with you and the utility providers.

Pete is on vacation this week so if there are nay immediate pending conflicts please let Sandra and myself know.

RFCO#7 is approved.
Shawn

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

7B

Edgewater East CDD

Change Order No. CO001


To: Attn:
BrightView Landscape Development, Inc.
Project: Edgewater Cross Prairie Pkwy
Job: 151566
Title: Change Order #1

Date: 04/28/2022
RE: EST
Number: 00001
Contract No: 0001

The Following Changes are Made to The Above Contract:

This Change Order is issued under and carries the same conditions as the Original Contract. **Total:** \$13,687.40

The Original Contract Sum was	\$1,754,927.32
Net Change By Previously Authorized Requests and Changes	\$0.00
The Contract Sum prior to this Change Order was	\$1,754,927.32
The Contract Sum Will Be Increased By	\$13,687.40
The New Contract Sum Including This Change Order	\$1,768,614.72

ACCEPTED:
BrightView Landscape Development, Inc.
By: 
Ron Classen
Date: Apr 28, 2022

Edgewater East CDD
By: _____
Kevin Mays
Date: _____

INSTRUCTIONS TO CONTRACTOR: SIGN & RETURN BOTH COPIES



BrightView Landscape Development, Inc.

Potential Change Item

No. 00001

Title: Median Sod Removal

Date: Apr 15, 2022

Project: Edgewater Cross Prairie Pkwy

Job: 151566

Attn: Kevin Mays

Edgewater East CDD

2300 Glades Rd Ste 410 W,

Boca Raton, FL 33431

Phone:

Description Of Estimate:

The following pricing is to provide labor and equipment for removal of existing bahia on Cross Prairie Road median only. Pricing includes and is limited to sod removal and disposal to a location on site. If dumpsters are required for spoils haul off a revised pricing will be needed.

Pricing valid for 15 days

Exclusions:

MOT

Dumpsters

Spoils haul off

Permits

SWPPP

Breakdown Of Work

Item	Description of Work	Quantity	Units	Unit Price	Net Amount
1	Labor	1.00	LS	0.00	\$10,453.50
2	Equipment	1.00	LS	3,233.90	\$3,233.90
				Total :	\$13,687.40

Estimated Time Extension 5 Days

This estimate will remain in effect for 15 days, unless otherwise noted. After expiration, a new estimate will be submitted upon request.

Notes:

- This work will not be done until approved and written change order is issued.
- A signature below authorizes us to proceed with the work described above, at the stated prices.
- Extension of time necessary for this change: 5 consecutive working days.
- This work was done in accordance with your order to proceed: Please issue change order.

Prepared By: 

Clifford Leung

BrightView Landscape Development, Inc.

Date: Apr 28, 2022

Approved By: _____

Kevin Mays

Edgewater East CDD

Date: _____

151566 - Edgewater Cross Prairie

Median Sod Removal

Date: 4/14/2022



Item	Description	A		Labor (A x B)		Material (A x D)		Equipment (A x F)		Lower Tier Subs	Total C + E + G + H	Comments
		Qty	Unit	B	C	D	E	F	G	H		
LABOR												
L.5	Landscape Foreman	40	HR	56.00	\$ 2,240.00	0.00	\$ -	0.00	\$ -		\$ 2,240.00	
L.6	Landscape Leadman/Operator	40	HR	45.00	\$ 1,800.00	0.00	\$ -	0.00	\$ -		\$ 1,800.00	
L.7	Landscape Craftsman	40	HR	44.00	\$ 1,760.00	0.00	\$ -	0.00	\$ -		\$ 1,760.00	
L.8	Landscape Laborer	80	HR	40.00	\$ 3,200.00	0.00	\$ -	0.00	\$ -		\$ 3,200.00	
L.9	Irrigation Foreman		HR	55.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
L.10	Irrigation Leadman/Operator		HR	56.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
L.11	Irrigation Pipefitter		HR	43.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
L.12	Irrigation Laborer		HR	40.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
				0.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
MATERIALS												
M.1				0.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
M.2				0.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
M.3				28.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
M.4				0.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
				0.10	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
EQUIPMENT												
E.10	Skid Steer		DY	0.00	\$ -	0.00	\$ -	740.00	\$ -		\$ -	
E.10	Skid Steer	1	WK	0.00	\$ -	0.00	\$ -	2,590.00	\$ 2,590.00		\$ 2,590.00	
E.11	Wheel Loader JD244		DY	0.00	\$ -	0.00	\$ -	660.00	\$ -		\$ -	
E.11	Wheel Loader JD244	0	WK	0.00	\$ -	0.00	\$ -	2,310.00	\$ -		\$ -	
				0.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
				0.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	
				0.00	\$ -	0.00	\$ -	0.00	\$ -		\$ -	

TAX						7.5%	\$ -	7.5%	\$ 194.25			
Subtotal				\$ 9,000.00		\$ -		\$ 2,784.25	\$ -		\$ 11,784.25	Subtotal
Overhead & Profit - Labor & Materials	15%			\$ 1,350.00		\$ -					\$ 1,350.00	
Overhead & Profit - Equipment	15%							\$ 417.64			\$ 417.64	
Overhead & Profit - Subs	10%										\$ -	
Subtotal				\$ 10,350.00		\$ -		\$ 3,201.89	\$ -		\$ 13,551.89	Subtotal
Bond	1%			\$ 103.50		\$ -		\$ 32.02	\$ -		\$ 135.52	
Total				\$ 10,453.50		\$ -		\$ 3,233.91	\$ -		\$ 13,687.41	Total

* On OCIP Projects the labor Rates and Lower Tier Subcontractor values used above are adjusted for OCIP. No future credit for OCIP is pending related to this estimate.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

8

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	General Fund	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Total Governmental Funds
ASSETS						
Cash	\$ 26,668	\$ -	\$ -	\$ -	\$ -	\$ 26,668
Cash - impact fees	1,618,095	-	-	-	-	1,618,095
Investments						
Revenue	-	753,875	-	-	-	753,875
Reserve	-	1,112,580	1,930,402	-	-	3,042,982
Interest	-	17	890,637	-	-	890,654
Construction	-	-	-	1,848,696	-	1,848,696
Project infrastructure	-	-	-	-	12,928,501	12,928,501
Construction - E2	-	-	-	-	5,767,112	5,767,112
Construction - E5	-	-	-	-	4,428,699	4,428,699
Construction - E6N	-	-	-	-	7,174,172	7,174,172
Cost of issuance	-	10,001	5,725	-	-	15,726
Due from Landowner	44,004	-	-	-	-	44,004
Due from JCH CP LLC	-	99,977	-	-	-	99,977
Due from CPF 2022 ED-5	-	-	-	-	70,610	70,610
Due from other	-	-	-	770	-	770
Total assets	<u>\$1,688,767</u>	<u>\$1,976,450</u>	<u>\$2,826,764</u>	<u>\$ 1,849,466</u>	<u>\$30,369,094</u>	<u>\$38,710,541</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 34,442	\$ -	\$ -	\$ -	\$ -	34,442
Contracts payable	-	-	-	57,327	-	57,327
Retainage payable	-	-	-	506,597	-	506,597
Due to Landowner	810	-	-	-	-	810
Due to project infrastructure	-	-	-	-	70,610	70,610
Landowner advance	21,000	-	-	-	-	21,000
Total liabilities	<u>56,252</u>	<u>-</u>	<u>-</u>	<u>563,924</u>	<u>70,610</u>	<u>690,786</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	44,004	99,977	-	-	-	143,981
Unearned revenue	-	96,748	-	-	-	96,748
Total deferred inflows of resources	<u>44,004</u>	<u>196,725</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>240,729</u>
Fund balances:						
Restricted for:						
Debt service	-	1,779,725	2,826,764	-	-	4,606,489
Capital projects	-	-	-	1,285,542	30,298,484	31,584,026
Unassigned	1,588,511	-	-	-	-	1,588,511
Total fund balances	<u>1,588,511</u>	<u>1,779,725</u>	<u>2,826,764</u>	<u>1,285,542</u>	<u>30,298,484</u>	<u>37,779,026</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$1,688,767</u>	<u>\$1,976,450</u>	<u>\$2,826,764</u>	<u>\$ 1,849,466</u>	<u>\$30,369,094</u>	<u>\$38,710,541</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 29,630	\$ 132,790	22%
Uncoded revenue	15,205	15,205	-	N/A
Total revenues	<u>15,205</u>	<u>44,835</u>	<u>132,790</u>	34%
EXPENDITURES				
Professional & administrative				
Management/admin/recording	4,000	24,239	48,000	50%
Legal	3,396	19,063	50,000	38%
Engineering	-	600	7,500	8%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	5,725	5,725	5,250	109%
DSF accounting & assessment rolls	458	2,750	5,500	50%
Telephone	17	100	200	50%
Postage	16	32	500	6%
Printing & binding	42	250	500	50%
Legal advertising	62	283	1,500	19%
Annual special district fee	-	175	175	100%
Insurance	-	5,175	5,500	94%
Contingencies/bank charges	-	26	500	5%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>13,799</u>	<u>59,623</u>	<u>132,790</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	1,406	(14,788)	-	
Fund balances - beginning	1,587,105	1,603,299	-	
Fund balances - ending	<u>\$ 1,588,511</u>	<u>\$ 1,588,511</u>	<u>\$ -</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ 657,127	\$ 657,127	\$ 1,112,579	59%
Interest	5	42	-	N/A
Total revenues	<u>657,132</u>	<u>657,169</u>	<u>1,112,579</u>	59%
EXPENDITURES				
Debt service				
Principal	-	-	395,000	0%
Interest	-	448,644	807,559	56%
Total debt service	<u>-</u>	<u>448,644</u>	<u>1,202,559</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	657,132	208,525	(89,980)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(5)</u>	<u>(37)</u>	-	N/A
Total other financing sources	<u>(5)</u>	<u>(37)</u>	<u>-</u>	N/A
Net change in fund balances	657,127	208,488	(89,980)	
Fund balances - beginning	1,122,598	1,571,237	1,565,814	
Fund balances - ending	<u><u>\$ 1,779,725</u></u>	<u><u>\$ 1,779,725</u></u>	<u><u>\$ 1,475,834</u></u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 2	\$ 2
Total revenues	<u>2</u>	<u>2</u>
EXPENDITURES		
Debt service		
Cost of issuance	70,000	224,190
Total debt service	<u>70,000</u>	<u>224,190</u>
Excess/(deficiency) of revenues over/(under) expenditures	(69,998)	(224,188)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	3,729,452
Underwriter's discount	-	(678,500)
Total other financing sources	<u>-</u>	<u>3,050,952</u>
Net change in fund balances	(69,998)	2,826,764
Fund balances - beginning	2,896,762	-
Fund balances - ending	<u>\$ 2,826,764</u>	<u>\$ 2,826,764</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 17	\$ 248
Total revenues	17	248
EXPENDITURES		
Construction costs	75,335	6,503,634
Total expenditures	75,335	6,503,634
Excess/(deficiency) of revenues over/(under) expenditures	(75,318)	(6,503,386)
OTHER FINANCING SOURCES/(USES)		
Transfer in	5	37
Total other financing sources/(uses)	5	37
Net change in fund balances	(75,313)	(6,503,349)
Fund balances - beginning	1,360,855	7,788,891
Fund balances - ending	\$ 1,285,542	\$ 1,285,542

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date
	<u> </u>	<u> </u>
REVENUES		
Interest	\$ 25	\$ 25
Total revenues	<u>25</u>	<u>25</u>
EXPENDITURES		
Construction costs - Project Infrastructure	900	900
Construction costs - Construction ED-5	-	70,610
Construction costs - Construction ED-6N	3,541	3,541
Total expenditures	<u>4,441</u>	<u>75,051</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,416)	(75,026)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	30,195,548
Original issue premium	-	177,962
Total other financing sources/(uses)	<u>-</u>	<u>30,373,510</u>
Net change in fund balances	(4,416)	30,298,484
Fund balances - beginning	30,302,900	-
Fund balances - ending	<u>\$ 30,298,484</u>	<u>\$ 30,298,484</u>

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

9

DRAFT

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

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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	Vice Chair
Kevin Kramer	Assistant Secretary
Robert Wanas	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	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 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

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

42

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.

49

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51 **FOURTH ORDER OF BUSINESS**

Ratification of OUC Service Agreement for Lighting Service – Cross Prairie

52

53

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

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

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

61 Discussion ensued regarding the landscape maintenance contract.

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

65

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.

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71 **FIFTH ORDER OF BUSINESS**

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

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75

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

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

80

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

85

86

87 **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**

88

89

90

91

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

93

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

97

98

99 **SEVENTH ORDER OF BUSINESS**

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

100

101

102

103

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

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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.

147 **TENTH ORDER OF BUSINESS****Consideration of Florida Wall Concepts,
148 Inc., Proposal #22-113, Crossprairie
149 Parkway Monument Amenities
150**

150

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

153

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

157

158

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

161

162 **ELEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
163 Statements as of February 28, 2022**

164

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

166 Mr. Wrathell stated that Page 1 included a breakout of the funds related to the Series
167 2022 Bonds, including "Project Infrastructure" ED2, ED5 and ED6N, in accordance with the Trust
168 Statements provided by the Trustee and how the Indenture broke out the Construction
169 accounts. Going forward, the Capital Projects funds would be broken out to correspond with
170 the Balance Sheet. This change would be implemented on the next financials.

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

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

175

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

178

179

180

181 **TWELFTH ORDER OF BUSINESS** **Approval of March 3, 2022 Regular**
182 **Meeting Minutes**

183
184 Mr. Wrathell presented the March 3, 2022 Regular Meeting Minutes.

185

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

188

189

190 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

191

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

193 **• Best Practices for Responding to Public Records Requests**

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

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

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

200

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

204

205

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

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

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

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

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

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

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

226

227 **FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

228

229 There were no Board members' comments or requests.

230

231 **FIFTEENTH ORDER OF BUSINESS** **Public Comments**

232

233 There were no public comments.

234

235 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

236

237 There being nothing further to discuss, the meeting adjourned.

238

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

241

242

243

244

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

245
246
247
248
249
250

Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

10C

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2021	Regular Meeting	9:00 AM
November 4, 2021 CANCELED	Regular Meeting	9:00 AM
December 2, 2021	Regular Meeting	9:00 AM
January 6, 2022	Regular Meeting	9:00 AM
February 3, 2022 <i>rescheduled to February 10, 2022</i>	Regular Meeting	9:00 AM
February 10, 2022	Public Hearings & Regular Meeting	9:00 AM
March 3, 2022	Regular Meeting	9:00 AM
April 7, 2022	Regular Meeting	9:00 AM
May 5, 2022	Regular Meeting	9:00 AM
June 2, 2022	Regular Meeting	9:00 AM
July 7, 2022	Regular Meeting	9:00 AM
August 4, 2022	Regular Meeting	9:00 AM
September 1, 2022	Public Hearing & Regular Meeting	9:00 AM