

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on June 2, 2022 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

**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
Craig Temper	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres 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**

**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**

Mr. Torres presented Resolution 2022-13 and read the title. Referencing a handout, he discussed the on-roll and off-roll assessments and adjustments that were made in the landscaping, electrical and other line items. Mr. Torres would email the updated proposed Fiscal Year 2023 budget to District Counsel. Mr. Wrathell stated the on-roll versus off-roll amounts can generally be adjusted to match the property appraiser rolls. Mr. Torres reviewed the remainder of the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes.

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Resolution 2022-13, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 4, 2022 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

Regarding the bond amortization schedules, Mr. Wrathell stated both the Series 2021 bonds and Series 2022 bonds have funds in capitalized interest accounts to pay the November interest payments. In response to a Board Member's question regarding platting, Mr. Wrathell was not sure of the accuracy of the activity under the Series 2021 bonds being all on roll; Staff would check with Mr. Szymonowicz on that assumption.

- **Discussion/Process: Sale and Use of Impact Fee Credits**

Mr. Wrathell called attention to the balance sheets of the Unaudited Financials and stated \$1.618 million in impact fees was received for requisition purposes for oversized infrastructure. A conference call would be arranged with Mr. Eckert, Mr. Hindle and Mr. Kramer to discuss the particulars of the sale and use of the Impact Fee credits.

#### **FOURTH ORDER OF BUSINESS**

**Update: Executed Agreements with Property Owners for the Clay Whaley Road Expansions**

Mr. Hindle gave the following update:

- He recently met with all property owners.
- He approved the Snow Construction contract and the Davis contract.
- Davis is meeting with its bank to find out what documents are needed for the release of funds for the mortgage; Snow does not have a mortgage.
- The appraisal shows that almost all the funds being granted are for improvements and replacements, including, fencing, sod, trees, etc.
- Mr. Hindle would assist the property owners with whatever documents are needed to facilitate their closings.
- Mr. Steven Babb, who has a contract on his property, is concerned that, if he sells the property to the CDD at a lower value than the purchase contract, he will get less from the buyer. The buyer, who is Mr. Hindle’s client, assured that the contract price would be honored.
- Questions from the broker advisor for a property owner were addressed by Staff last night. Their main concern is access through a median opening. Mr. Hindle would assist by providing an illustration of an alternate route. This owner was given 30 days to close.
- All property on the north side, with the exception of Piques’ property, is 100% under contract and under development plans.
- Staff submitted the plans and the County is paying for all of the rights-of-way (ROWS) and is reimbursing the CDD 100%.
- Proceeding with the current plans is recommended.

The property owners involved are the Babbs, Piques, Snows and Davis’. Davis and Snow are signed. Mr. Babb will be signed on Saturday and the Piques will sign later in the month. Mr. Hindle stated that he needs to obtain deeds from two others because Mill Creek has yet to close on its properties.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2022**

Mr. Torres presented the Unaudited Financial Statements as of April 30, 2022.

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.**

**SIXTH ORDER OF BUSINESS**

**Approval of May 5, 2022 Regular Meeting Minutes**

Mr. Torres presented the May 5, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the May 5, 2022 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Eckert stated that the CDD has direct-collect assessments so it is necessary to adopt a resolution declaring the assessments; the assessment public hearing must be advertised at least 30 days in advance of the public hearing. The consensus was to change the August meeting and Fiscal Year budget public hearing date from August 4<sup>th</sup> to August 10<sup>th</sup> in order to adopt the assessment declaration resolution at the July meeting and advertise the assessment public hearing for the August meeting.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2022-13, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law, as amended to change the public hearing date from August 4, 2022 to August 10, 2022 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

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

Mr. Hindle reported the following:

- Staff must prepare a digital Request for Proposals (RFP) package for the ED-5 Spine Road improvement project, advertise it and establish a bid opening time and submittal deadline.
- Staff will review the bids based upon the review criteria in the RFP, score and rank each bid and present them at the following Board Meeting.
- The RFP must be advertised soon so responses are received in time for the July meeting.  
A Board Member asked for the ranking criteria to follow the same criteria as the landscaping ranking criteria.

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, authorizing District Staff to prepare and publicize an RFP for the ED-5 Spine Road improvement project, following the format of a previously utilized RFP package and selection criteria, and presenting the responses at the July 7, 2022 meeting, was approved.**

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

- **NEXT MEETING DATE: July 7, 2022 at 9:00 A.M.**
  - **QUORUM CHECK**

The next meeting would be held on July 7, 2022, unless cancelled.

**EIGHTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**NINTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.


**TENTH 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 9:27 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair