

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on July 7, 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:**

Ernesto Torres	District Manager
Mike Eckert (via telephone)	District Counsel
Shawn Hindle	District Engineer
Craig Temper (via telephone)	

**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 2022-16, Declaring Special Assessments to Fund the Proposed Operation and Maintenance Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2022-16 and read the title.

Mr. Eckert stated Mailed Notices to property owners would be sent by July 11, 2022.

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Resolution 2022-16, Declaring Special Assessments to Fund the Proposed Operation and Maintenance Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for August 10, 2020 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.**

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

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

Mr. Hindle reported the following:

- The CDD challenged the County's interpretation of the Code that places a bigger burden on the CDD than is believed to be allowed per the Land Development Code.
- The new Development Services Director responded to Staff's email indicating that they are not able to put the burden on the CDD for expansion of the roadway beyond the frontage of the property.
- The CDD agreed to an improvement to Clay Whaley Road, on the frontage of CDD property, but only as much as can be held in the existing right-of-way (ROW).
- Improvements will be made to the south half of the two-lane divided roadway plus an additional 2' of pavement, which will create 10' lengths. It will be a half urban section and, as properties to the east develop, they will be responsible for building the north half of that roadway, saw-cutting out the 2' of pavement and adding the median curb and landscaping.
- The construction plans and submittals to the County will be adjusted and further discussions for ROW acquisitions with property owners will be on hold. Three are signed and one is pending.
- The CDD will not need to be obligated to any other property owners or build additional roadway; however, the utilities will now be in the 40' and 50' ROW, which makes installation of utilities more difficult.
- The revisions and the description of improvements were sent to the Development Services Director, Mr. Ray Stangle, for approval. Once approved, property owners will be notified that the CDD will not pursue the ROW.

A Board Member asked if the CDD will receive credits for the work to be done. Mr. Hindle replied affirmatively and noted that more road will be built than necessary but it is only a two-lane road. Costs might go down but the Impact Fee Credits would increase.

Discussion ensued regarding the roadwork, Phases I and II plans and the need to complete the Phase II work to get a Certificate of Occupancy (CO) for Phase I work.

Mr. Hindle stated up to 250 homes might receive a CO before Phase II work is completed.

Discussion ensued regarding access, roadwork to be done and Developers sharing roadway construction costs.

**FIFTH ORDER OF BUSINESS**

**Consideration of Change Orders**

Mr. Torres presented the following Change Orders:

- A. CO #7: Owner Direct Purchase Material Deduct for Mass Grade Segmental Block Wall Temron Purchase Order**
- B. CO #8: Cross Prairie Parkway Pedestrian Block Wall, Bridge, Dewatering Excluded**

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Change Orders 7 and 8, were ratified and/or approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for ED5 Framework Roadway, Phase 1 Civil Site Work**

Mr. Torres stated bids are due on July 18, 2022. Mr. Eckert stated the bids will be opened on that date and the numbers read aloud.

This item will be included on the August agenda.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Edgewater ED6N Roadway – Southport Ranch Purchase Agreement and Deposit Invoice**

Mr. Torres presented the following:

- A. Southport Ranch Mitigation Bank, LLC, Credit Purchase and Deposit Agreement**

**B. Mitigation Marketing, LLC, Balance Invoice**

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Southport Ranch Mitigation Credit Purchase and Deposit Agreement, and the Mitigation Marketing, LLC, invoice, in the amount of \$24,150, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates**

Mr. Torres presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

**NINTH ORDER OF BUSINESS**

**Consideration Resolution 2022-17, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2021**

Mr. Torres presented Resolution 2022-17.

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2022-17, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2021, was adopted.**

**TENTH ORDER OF BUSINESS**

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

Mr. Torres presented the Unaudited Financial Statements as of May 31, 2022.

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

**ELEVENTH ORDER OF BUSINESS**

**Approval of June 2, 2022 Regular Meeting Minutes**

Mr. Torres presented the June 2, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the June 2, 2022 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

Mr. Hindle stated he and the District Manager will work on Work Authorizations for ED5 and ED6 North Construction Management and Bid Services, for inclusion on the August agenda.

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

**I. 4 Registered Voters in District as of April 15, 2022**

**II. NEXT MEETING DATE: August 10, 2022 at 9:00 A.M.**

**o QUORUM CHECK**

The next meeting would be held on August 10, 2022.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.


**FIFTEENTH 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 9:24 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair