

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

The Board of Supervisors of the Edgewater East Community Development District held a Special Meeting on September 22, 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 (via telephone)	District Manager
Mike Eckert (via telephone)	District Counsel
Pete Glasscock	District Engineer
Representative	Jr. Davis Construction Co. Inc.
Representative	Southern Development & Construction, Inc.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:03 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**

**Review of Bids for Clay Whaley Road Phase  
1 Roadway Reconstruction and Utility  
Infrastructure Project**

**A. Evaluation Criteria**

The Evaluation Criteria was included for informational purposes.

Mr. Mays stated minor immaterial inconsistencies with the bids would be addressed up front. He thanked the representatives from Jr. Davis Construction Co. Inc. (JDC) and Southern

Development & Construction, Inc. (SDC) for their submissions in response to the Request for Proposals (RFP).

Mr. Eckert noted that there were two items on the SDC bid for which the Board can waive irregularities because they were not mandatory, in terms of what had to be submitted. The first is that the documents reference St. Johns County rather than Osceola County; that is a minor irregularity and, if awarded the contract, SDC would need to demonstrate that they are licensed to operate in St. Johns County. The second issue is that Pages 23 through 26, regarding subcontractor experience, were not completed but a note was included indicating that the information would be provided before the contract is signed. He noted that the Board can waive this requirement but it can be factored into the Evaluation Criteria related to "Experience."

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, waiving the minor irregularities in the Southern Development & Construction, Inc., bid, as discussed, was approved.**

Mr. Eckert discussed the two points in the scoring that are objective, not subjective, and stated he provided the Board Members with calculations to assist in scoring the Price and Schedule categories.

The Board discussed each of the Evaluation Criteria categories and collectively scored and ranked the respondents on the Evaluation Matrix. Mr. Mays tallied the agreed upon totals for each of the Evaluation Criteria categories. The rankings and total points awarded were as follows:

Name	Points
#1 Southern Development & Construction, Inc.	98
#2 Jr. Davis Construction Co. Inc.	94.67

**B. Award of Contract**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, accepting the rankings and scorings, ranking Southern Development & Construction, Inc., as the #1 ranked respondent to the RFP, authorizing District Staff to issue a Notice of Intent to Award to both parties and authorizing the**

Vice Chair to execute a construction contract with Southern Development & Construction, Inc., after the protest period has expired, was approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Eckert stated he is pleased that the bids were so close. The contractors are of high quality, which is very good for the CDD.

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

There was no report.

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

- **NEXT MEETING DATE: October 6, 2022 at 9:00 A.M.**
  - **QUORUM CHECK**

The next meeting would be held on October 6, 2022.

**FIFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SIXTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**SEVENTH ORDER OF BUSINESS**


**Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:25 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair