

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**October 6, 2022**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**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**

September 29, 2022

Board of Supervisors  
Edgewater East Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold a Regular Meeting on October 6, 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. Ratification of Assignment of Fee Credits (Parcel 1)
4. Consideration of JR. Davis Construction Change Order No 010
5. Acceptance of Unaudited Financial Statements as of August 31, 2022
6. Approval of Minutes
  - A. September 7, 2022 Regular Meeting
  - B. September 22, 2022 Special Meeting
7. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Hanson, Walter & Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - UPCOMING MEETINGS
      - November 1, 2022 at 9:00 A.M. [LANDOWNERS MEETING - **BOARD IS NOT REQUIRED TO ATTEND**]
      - November 3, 2022 at 9:00 A.M. [REGULAR MEETING]

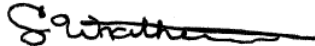
○ QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHON	<input type="checkbox"/> NO
SEAT 2	KEVIN MAYS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHON	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHON	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHON	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHON	<input type="checkbox"/> NO

- 8. Board Members' Comments/Requests
- 9. Public Comments
- 10. 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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## ASSIGNMENT OF IMPACT FEE CREDITS

### (PARCEL 1)

**THIS ASSIGNMENT OF IMPACT FEE CREDITS** (this “**Assignment**”) is made and entered into as of the 30<sup>th</sup> day of September, 2021 (the “**Effective Date**”), by and between **EDGEWATER PROPERTY FLORIDA HOLDINGS III, LLC**, a Delaware limited liability company (“**Edgewater III**”), **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the “**District**,” and, together with Edgewater III, collectively, “**Assignor**”), and **JCH CP, LLC**, a Florida limited liability company (“**Assignee**”). Assignor and Assignee are sometimes referred to herein individually as a “**Party**” and collectively as the “**Parties**.”

### RECITALS

**WHEREAS**, Edgewater III, as seller, and Assignee, as purchaser, are parties to that certain Contract for Sale and Purchase of Edgewater Parcels dated September 30, 2020 (as amended, the “**Purchase Contract**”).

**WHEREAS**, on even date herewith, pursuant to the Purchase Contract, Assignor conveyed to Assignee fee simple title to Parcel 1, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

**WHEREAS**, in connection with the Parcel 1 Closing, pursuant to Section 11.10 of the Purchase Contract, Assignee purchased from Assignor certain water and waste water impact fee credits relating to the Parcel, as set forth on **Exhibit B** attached hereto and incorporated herein (the “**Impact Fee Credits**”).

**NOW, THEREFORE**, for ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Defined Terms.** Unless expressly defined herein, all capitalized terms used herein shall have the meaning given to such term in the Purchase Contract.
3. **Assignment of Impact Fee Credits.** Assignor hereby transfers, assigns and conveys to Assignee the Impact Fee Credits and Assignee hereby assumes all of Assignor’s right, title and interest in and to the Impact Fee Credits.
4. **Representations.** Assignor hereby represents and warrants to Assignee that (i) Assignor’s interest in the Impact Fee Credits is free and clear of any claims, liens or interests; (ii) Assignor has full authority and right to enter into this Assignment; and (iii) Assignor has not previously assigned, conveyed or pledged such Impact Fee Credits.

5. Cooperation. Assignor and Assignee hereby agree to cooperate in good faith with one another to effectuate this Assignment, including, without limitation, so long as there is no expense to Assignor, the execution of documents reasonably required by the City of St. Cloud to formally transfer the Impact Fee Credits to Assignee.

6. Binding Effect. This Assignment and the rights and duties hereby created shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns.

7. Governing Law. This Assignment shall be governed by the laws of the State of Florida.

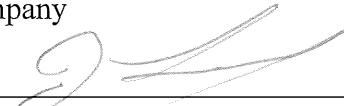
8. Counterparts. This Assignment may be executed by the Parties in counterparts, in which event the signature pages thereof shall be combined in order to constitute a single original document. No direct or indirect members, managers, officers, directors or employees of Assignor shall have any personal liability in connection with this Assignment.

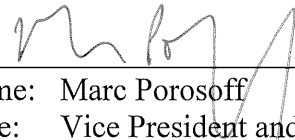
**[Signatures appear on following pages]**

IN WITNESS WHEREOF, the Parties hereto have executed this Assignment as of the Effective Date.

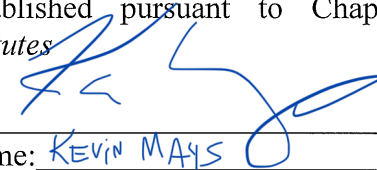
**ASSIGNOR:**

**EDGEWATER PROPERTY FLORIDA HOLDINGS III, LLC**, a Delaware limited liability company

By:   
Name: Jordan Socaransky  
Title: Vice President

By:   
Name: Marc Porosoff  
Title: Vice President and Secretary

**Edgewater East Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*

By:   
Name: KEVIN MAYS  
Title: VICE CHAIRMAN

[Signature Page of Assignee to Follow]



**ASSIGNEE:**

**JCH CP, LLC**, a Florida limited liability company



By: \_\_\_\_\_

Name: Lawrence B. Pitt

Title: Vice President and General Counsel

**EXHIBIT A**  
**PARCEL 1**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT 63, AND A PORTION OF LOTS 49, 50, 51, 52, 62, 64, 65, 66, 67, AND 79, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK "B", PAGE 8 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND PORTIONS OF THOSE CERTAIN PLATTED RIGHTS OF WAY LYING WITHIN THE BOUNDS OF THIS PARCEL.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89°49'01" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 17.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD (STATE ROAD 525); THENCE RUN NORTH 00°20'10" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 659.95 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 52; THENCE RUN SOUTH 89°44'21" EAST ALONG THE NORTH LINE OF SAID LOT 52, A DISTANCE OF 643.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE RUN SOUTH 24°59'51" WEST, A DISTANCE OF 67.42 FEET; THENCE RUN SOUTH 21°51'58" WEST, A DISTANCE OF 45.66 FEET; THENCE RUN SOUTH 22°48'34" EAST, A DISTANCE OF 12.17 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF SOUTH 10°29'42" WEST AND A CHORD DISTANCE 17.05 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°50'31", A DISTANCE OF 17.15 FEET; THENCE RUN SOUTH 20°21'50" WEST, A DISTANCE OF 129.19 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1312.50 FEET, A CHORD BEARING OF SOUTH 59°35'09" EAST, AND A CHORD DISTANCE OF 626.83 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°37'50", A DISTANCE OF 632.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 114.00 FEET, A CHORD BEARING OF SOUTH 52°08'21" WEST, AND A CHORD DISTANCE OF 27.33 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°46'15", A DISTANCE OF 27.40 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 45°15'34" WEST, A DISTANCE OF 22.94 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1262.50 FEET, A CHORD BEARING OF SOUTH 44°11'25" EAST, AND A CHORD DISTANCE 78.01 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°32'26", A DISTANCE OF 78.02 FEET; THENCE RUN NORTH 45°15'13" EAST, A DISTANCE OF 23.69 FEET TO A POINT OF CURVATURE OF CURVE TO THE LEFT, HAVING A RADIUS OF 114.00 FEET, A CHORD BEARING OF NORTH 38°32'33" EAST AND A CHORD DISTANCE OF 26.64 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'20", A DISTANCE OF 26.71 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1312.50 FEET, A CHORD BEARING OF SOUTH 28°26'10" EAST AND CHORD DISTANCE OF 644.27 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°24'55", A DISTANCE OF 650.92 FEET; THENCE RUN NORTH 73°13'37" EAST, A DISTANCE OF 77.57 FEET; THENCE RUN NORTH 16°50'23" WEST, A DISTANCE OF 31.52 FEET; THENCE RUN NORTH 73°11'23" EAST, A DISTANCE OF 18.48 FEET; THENCE RUN NORTH 70°35'03" EAST, A DISTANCE OF 35.54 FEET; THENCE RUN NORTH 73°49'44" EAST, A DISTANCE OF 85.93 FEET; THENCE RUN NORTH 64°41'38" EAST, A DISTANCE OF 51.83 FEET TO THE CUSP OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 27°07'42" EAST AND A CHORD DISTANCE OF 20.55 FEET; THENCE RUN NORTHEASTERLY, ALONG THE

ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°28'29", A DISTANCE OF 22.64 FEET; THENCE RUN NORTH 16°37'09" WEST, A DISTANCE OF 56.58 FEET; THENCE RUN NORTH 70°21'56" EAST, A DISTANCE OF 655.11 FEET; THENCE RUN NORTH 19°38'04" WEST, A DISTANCE OF 562.50 FEET; THENCE RUN NORTH 70°21'56" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 64°38'04" EAST AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE RUN NORTH 19°38'04" WEST, A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 65°24'45" EAST, A DISTANCE OF 75.28 FEET; THENCE RUN NORTH 19°38'04" WEST, A DISTANCE OF 62.00 FEET; THENCE RUN SOUTH 70°21'56" WEST, A DISTANCE OF 76.71 FEET; THENCE RUN SOUTH 82°54'35" WEST, A DISTANCE OF 29.91 FEET; THENCE RUN SOUTH 70°21'56" WEST, A DISTANCE OF 819.85 FEET; THENCE RUN NORTH 19°38'04" WEST, A DISTANCE OF 214.78 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 168.50 FEET, A CHORD BEARING OF NORTH 23°44'07" WEST AND A CHORD DISTANCE OF 24.10 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°12'07", A DISTANCE OF 24.12 FEET; THENCE RUN NORTH 04°14'15" WEST, A DISTANCE OF 14.90 FEET; THENCE RUN SOUTH 33°44'39" WEST, A DISTANCE OF 104.40 FEET TO THE CUSP OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1701.00 FEET, A CHORD BEARING OF NORTH 53°59'49" WEST AND A CHORD DISTANCE OF 103.72 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°29'39", A DISTANCE OF 103.74 FEET; THENCE RUN SOUTH 34°15'21" WEST, A DISTANCE OF 172.50 FEET TO THE CUSP OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1528.50 FEET, A CHORD BEARING OF SOUTH 54°04'16" EAST AND A CHORD DISTANCE OF 89.25 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°20'46", A DISTANCE OF 89.26 FEET; THENCE RUN SOUTH 37°36'07" WEST, A DISTANCE OF 98.00 FEET TO THE CUSP OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1430.50 FEET, A CHORD BEARING OF NORTH 61°53'08" WEST AND A CHORD DISTANCE OF 471.58 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'30", A DISTANCE OF 473.74 FEET TO A POINT OF A REVERSE CURVE, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 24°53'46" WEST AND A CHORD DISTANCE OF 36.25 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°57'13", A DISTANCE OF 40.56 FEET; THENCE RUN NORTH 68°47'24" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.415 ACRES +/-

**EXHIBIT B**  
**IMPACT FEE CREDITS**

**Impact Fee Credit per Lot:** \$3,500.00, applied as follows:

- \$1,000.00 toward water impact fees
- \$2,500.00 toward waste water impact fees

**Number of Lots in Parcel 1:** 152 lots

**Total Impact Fee Credits for Parcel 1:** \$532,000.00, applied as follows:

- \$152,000.00 toward water impact fees
- \$380,000.00 toward waste water impact fees

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**CHANGE ORDER FORM  
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

Edgewater East CDD Phase 1 Civil Work

CHANGE ORDER NO. 010

**DATE:** September 6, 2022

**CONTRACTOR:** JR. Davis Construction

**OWNER:** Edgewater East CDD

**AGREEMENT DATE:** January 26, 2021

The following changes are hereby made to the CONTRACT DOCUMENTS:

ORIGINAL CONTRACT PRICE ..... \$ 7,793,015.40 .

Current CONTRACT PRICE ADJUSTED by previous  
CHANGE ORDER ..... \$ 22,980,539.46 .

The CONTRACT PRICE due to this CHANGE ORDER will  
increase/decrease by ..... \$ 185,364.45 .

The new CONTRACT PRICE including this ORDER will be ..... \$ 23,165,903.91 .

The new CONTRACT TIME due to this CHANGE ORDER will  
increase/decrease by ..... TBD days .

The new CONTRACT TIME including this ORDER will be ..... 210 days .

The date for SUBSTANTIAL COMPLETION of all work  
will be ..... TBD .

**CHANGES ORDERED:**

**I. GENERAL**

This Change Order is necessary to cover changes in the work to be performed under this Contract. The GENERAL CONDITIONS SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS apply to and govern all work under this Change Order.

**PROJECT:** Edgewater East CDD Phase 1 Civil Work

**PROJECT NO.:** 4288-13-01

**II. WORK CHANGED BY CHANGE ORDER**

**1. Required Changes**

- ED-4 RFCO#6 Mass grading elevation revisions in both Phase 1B and 1C.
- ED-4 RFCO#9 Repair and Construction of swale and erosion control to include grading, sod and replacing silt fence.

ED-4RFCO#10 Erosion Clean up and replace silt fence in Borrow Pit area and 3A, 2B and 2C.

2. Justification

ED-4 RFCO#6 In order to meet the grades on the final plans that were revised between the mass grading efforts and current date, the contractor had to regrade and add fill on a portion of the project to meet the thresholds for meeting the grading requirements agreed upon with the builders.

ED-4 RFCO#9 The RFCO addresses drainage improvements that were in the plans but not included in the original bid of services. The effort includes grading a swale, stabilizing the banks with sod and installing silt fence to accept drainage runoff from adjacent properties and prevent erosion of material onto their properties.

ED-4RFCO#10 The RFCO covers the cost of additional erosion control in the borrow pit area and Phases 3A, 2B and 2C as well as a clean up of adjacent properties that experienced material on their properties from a major rain event that compromised the existing erosion control.

III. ORIGINAL CONTRACT SCOPE IMPACTED BY THIS CHANGE ORDER

1. Required Changes/Impact

Adjustments to grades, erosion repair and NPDES erosion control replacement/installation.

2. Justification

Additional work necessary to meet the requirements of the final approved plans and maintain requirements of the NPDES permit.

3. Payment

Payments will be made per quantities and unit prices listed in the change order on future pay requests as the work is completed in whole or part.

IV. PRIOR CHANGE ORDERS IMPACTED BY THIS CHANGE ORDER:

None.

V. WAIVER

This Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Price and/or Time as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change. Acceptance of this waiver constitutes an agreement between Edgewater East CDD and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract and that CONTRACTOR shall waive all rights to file a claim on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order.

VI. APPROVAL AND CHANGE AUTHORIZATION

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original other than matters expressly provided herein.

Change Order Request by:

Edgewater East CDD

Change(s) Ordered by:

Hanson Walter and Associates, Inc.

RECOMMENDED BY:

ACCEPTED BY:

Construction Manager

Contractor

By \_\_\_\_\_  
Signature

By \_\_\_\_\_  
Signature

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

APPROVED BY:

Edgewater East CDD  
(Owner)

By \_\_\_\_\_  
Signature

By \_\_\_\_\_  
Signature

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

END OF SECTION



# Edgewater Regrade 1B & 1C Plan Changes



## JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Tyson R. Snyder

Phone: 407-319-8574

Email: Tyson.Snyder@Jr-Davis.com

Quote To: Bobby Wanas  
Company: BTI

Proposal Date: 3-8-22

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
100	Excavation	10,019.00	CY	2.14	21,440.66
110	Embankment	10,019.00	CY	0.77	7,714.63
120	Import from Oniste	2,814.00	CY	3.95	11,115.30
130	Regrade Lots 1B & 1C	178,257.00	SY	0.48	85,563.36

**GRAND TOTAL**

**\$125,833.95**

### NOTES:

GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL & FUEL WILL BE PRICED AT TIME OF SHIPMENT AND THE BID ITEM PRICING IS MEANT ONLY AS AN ESTIMATE FOR BID PURPOSES ONLY.

Our price is to grade the existing conditions to the revised grading plans.

Hughes Brothers can not be working in areas that we are graded and site has been accepted by the owner.

If Hughes Brothers is working in the areas before accepted by the owners JDC will assume that Hughes Brothers and the Owner has excepted those areas.

JDC will not grade areas that Hughes Brothers has disturbed.

# Edgewater East - RFCO #09 - Added Swale and Sod



Jr. Davis Construction Company, Inc.

## JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Jackson Nealis

Phone: (407) 870-0066

Email: Jackson.Nealis@jr-davis.com

Quote To: Kevin Kramer  
 Company: BTI Partners  
 Phone: (321) 422-9294  
 Email: kkramer@btipartners.com

Proposal Date: 9/15/21  
 Date of Plans: 8/13/2021 (Various)  
 Revision Date:  
 Addendums:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
120	Construction Survey / Layout	1.00	LS	4,000.00	4,000.00
1120	Type III Silt Fence	2,326.00	LF	1.00	2,326.00
	<b>Grading</b>				
1530	Regrade Slopes and Cut Swale	4,110.00	SY	4.65	19,111.50
	<b>Grassing</b>				
1620	Bahia Sod	4,110.00	SY	2.80	11,508.00

**GRAND TOTAL** **\$36,945.50**

**NOTES:**

1. Proposal is based on all dewatering being discharged offsite.
2. Scope of work is to excavate a 1'x1' swale that drains to the double 30" headwall, regrade slopes, and sod all slope.
3. Siltfence will be reinstalled where damaged.

# Edgewater East ED4 RFCO #10 - Erosion Control Repairs



## JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Jackson Nealis

Phone: 407-319-6970

Email: jackson.nealis@jr-davis.com

Quote To: Bobby Wanas  
 Company: BTI Partners  
 Phone: 407-617-9011  
 Email: bwanas@btipartners.com

Proposal Date: 9/12/2022  
 Date of Plans:  
 Revision Date:  
 Addendums:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
65	Borrow Area Silt Fence Installtion	4,370.00	LF	1.00	4,370.00
75	ED4 Silt Fence Installation	8,215.00	LF	1.00	8,215.00
85	Erosion Clean up Crew	4.00	ED	2,500.00	10,000.00

**GRAND TOTAL** **\$22,585.00**

**NOTES:**

This change order is for silt fence installation and erosion cleanup in phase 3A,2B,2C, and the borrow pit area.

This price does not include maintenance of the site or erosion control measures installed.

This price doesn't include regrading.

This price doesn't include stablization.

This price does not include treating onsite ponds for turbidity.

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

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

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

	General Fund	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 4,773	\$ -	\$ -	\$ -	\$ -	\$ 4,773
Investments						
Revenue	-	147,057	-	-	-	147,057
Reserve	-	1,112,580	1,933,758	-	-	3,046,338
Interest	-	17	650,179	-	-	650,196
Construction	-	-	-	1,247,007	-	1,247,007
Project infrastructure	-	-	-	-	3,632,831	3,632,831
Construction - E2	-	-	-	-	5,436,259	5,436,259
Construction - E5	-	-	-	-	3,222,567	3,222,567
Construction - E6N	-	-	-	-	6,877,160	6,877,160
Cost of issuance	-	10,019	-	-	-	10,019
Due from Landowner	17,905	-	-	-	-	17,905
Due from debt service fund	5,725	-	-	-	-	5,725
Total assets	<u>\$ 28,403</u>	<u>\$1,269,673</u>	<u>\$2,583,937</u>	<u>\$ 1,247,007</u>	<u>\$19,168,817</u>	<u>\$24,297,837</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 16,258	\$ -	\$ -	\$ -	\$ -	16,258
Contracts payable	-	-	-	3,515	7,504	11,019
Retainage payable	-	-	-	638,609	495,511	1,134,120
Due to general fund	-	-	5,725	-	-	5,725
Landowner advance	21,000	-	-	-	-	21,000
Total liabilities	<u>37,258</u>	<u>-</u>	<u>5,725</u>	<u>642,124</u>	<u>503,015</u>	<u>1,188,122</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	17,905	-	-	-	-	17,905
Unearned revenue	-	96,748	-	-	-	96,748
Total deferred inflows of resources	<u>17,905</u>	<u>96,748</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>114,653</u>
Fund balances:						
Restricted for:						
Debt service	-	1,172,925	2,578,212	-	-	3,751,137
Capital projects	-	-	-	604,883	18,665,802	19,270,685
Unassigned	(26,760)	-	-	-	-	(26,760)
Total fund balances	<u>(26,760)</u>	<u>1,172,925</u>	<u>2,578,212</u>	<u>604,883</u>	<u>18,665,802</u>	<u>22,995,062</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 28,403</u>	<u>\$1,269,673</u>	<u>\$2,583,937</u>	<u>\$ 1,247,007</u>	<u>\$19,168,817</u>	<u>\$24,297,837</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ 83,095	\$ 132,790	63%
Total revenues	<u>-</u>	<u>83,095</u>	<u>132,790</u>	63%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/admin/recording	4,000	44,000	48,000	92%
Legal	1,218	24,799	50,000	50%
Engineering	-	1,500	7,500	20%
Audit	-	5,000	5,000	100%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,333	1,000	133%
Trustee	-	4,031	5,250	77%
DSF accounting & assessment rolls	458	5,042	5,500	92%
Telephone	17	167	200	84%
Postage	44	257	500	51%
Printing & binding	42	458	500	92%
Legal advertising	1,549	2,129	1,500	142%
Annual special district fee	-	175	175	100%
Insurance	-	5,175	5,500	94%
Contingencies/bank charges	43	68	500	14%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	220	210	105%
Total professional & administrative	<u>7,538</u>	<u>95,059</u>	<u>132,790</u>	72%
Excess/(deficiency) of revenues over/(under) expenditures	(7,538)	(11,964)	-	
<b>OTHER FINANCING SOURCES</b>				
Transfer out	-	(1,618,095)	-	N/A
Total other financing sources	<u>-</u>	<u>(1,618,095)</u>	<u>-</u>	N/A
Net change in fund balances	(7,538)	(1,630,059)	-	
Fund balances - beginning	(19,222)	1,603,299	-	
Fund balances - ending	<u>\$ (26,760)</u>	<u>\$ (26,760)</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 AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ 46,941	\$ 804,046	\$ 1,112,579	72%
Interest	1,145	2,172	-	N/A
Total revenues	<u>48,086</u>	<u>806,218</u>	<u>1,112,579</u>	72%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	395,000	395,000	100%
Interest	-	807,559	807,559	100%
Total debt service	<u>-</u>	<u>1,202,559</u>	<u>1,202,559</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	48,086	(396,341)	(89,980)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(1,042)</u>	<u>(1,971)</u>	-	N/A
Total other financing sources	<u>(1,042)</u>	<u>(1,971)</u>	<u>-</u>	N/A
Net change in fund balances	47,044	(398,312)	(89,980)	
Fund balances - beginning	1,125,881	1,571,237	1,565,814	
Fund balances - ending	<u>\$ 1,172,925</u>	<u>\$ 1,172,925</u>	<u>\$ 1,475,834</u>	



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

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2,419	\$ 4,492
Total revenues	2,419	4,492
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	-	235,640
Interest	-	241,590
Total debt service	-	477,230
Excess/(deficiency) of revenues over/(under) expenditures	2,419	(472,738)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	3,729,452
Underwriter's discount	-	(678,500)
Transfer out	(2)	(2)
Total other financing sources	(2)	3,050,950
Net change in fund balances	2,417	2,578,212
Fund balances - beginning	2,575,795	-
Fund balances - ending	\$ 2,578,212	\$ 2,578,212

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

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1,570	\$ 3,165
Total revenues	1,570	3,165
<b>EXPENDITURES</b>		
Construction costs	3,515	8,807,239
Total expenditures	3,515	8,807,239
Excess/(deficiency) of revenues over/(under) expenditures	(1,945)	(8,804,074)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	1,042	1,620,066
Total other financing sources/(uses)	1,042	1,620,066
Net change in fund balances	(903)	(7,184,008)
Fund balances - beginning	605,786	7,788,891
Fund balances - ending	\$ 604,883	\$ 604,883

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

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 22,238	\$ 43,121
Total revenues	22,238	43,121
<b>EXPENDITURES</b>		
Construction costs - project infrastructure	2,146,952	9,883,009
Construction costs - construction ED-2	98,787	340,385
Construction costs - construction ED-5	180,154	1,215,016
Construction costs - construction ED-6N	-	312,421
Total expenditures	2,425,893	11,750,831
Excess/(deficiency) of revenues over/(under) expenditures	(2,403,655)	(11,707,710)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	30,195,548
Original issue premium	-	177,962
Transfer in	2	2
Total other financing sources/(uses)	2	30,373,512
Net change in fund balances	(2,403,653)	18,665,802
Fund balances - beginning	21,069,455	-
Fund balances - ending	\$ 18,665,802	\$ 18,665,802

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**A**

**DRAFT**

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on September 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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:02 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 Boundary Amendment Items**

**A. Funding Agreement**

Mr. Torres noted that this is an updated Agenda item.

Mr. Eckert presented the Boundary Amendment Funding Agreement. He stated, while the Resolution was on the original agenda, the Funding Agreement is a new addition. The

38 Boundary Amendment was anticipated in the Assessment Methodology. The additional acres,  
39 totaling approximately three acres, will be funded via the Agreement because the acres would  
40 not have been subject to assessments.

41 **B. Resolution 2022-20, Directing the Chairman and District Staff to File a Petition with**  
42 **Osceola County, Florida, Requesting the Passage of an Ordinance Amending the**  
43 **District’s Boundaries, and Authorizing Such Other Actions as are Necessary in**  
44 **Furtherance of the Boundary Amendment Process; and Providing an Effective Date**

45 Mr. Eckert presented Resolution 2022-20.

46

47 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor,**  
48 **Resolution 2022-20, Directing the Chairman and District Staff to File a Petition**  
49 **with Osceola County, Florida, Requesting the Passage of an Ordinance**  
50 **Amending the District’s Boundaries, and Authorizing Such Other Actions as are**  
51 **Necessary in Furtherance of the Boundary Amendment Process; and Providing**  
52 **an Effective Date, was adopted.**

53

54

55 **FOURTH ORDER OF BUSINESS**

**Consideration of Brightview Landscape  
56 Services, Inc., Landscape and Irrigation  
57 Maintenance Services Agreement**

58

59 Mr. Torres presented the Brightview Landscape Services, Inc., Landscape and Irrigation  
60 Maintenance Services Agreement. The effective date is September 12, 2022.

61

62 **On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the**  
63 **Brightview Landscape Services, Inc., Landscape and Irrigation Maintenance**  
64 **Services Agreement, was approved.**

65

66

67 **FIFTH ORDER OF BUSINESS**

**Consideration/Ratification of Change  
68 Orders**

69

70 Mr. Torres presented the following:

71 **A. #07: Pond D Outfall Revision 4 [JR. Davis Construction]**

72 **B. #08: Borrow Pit Expansion [JR. Davis Construction]**

- 73 C. #18: Ph 1A Soils Remediation Per GEC Direction and Reports Rev 2 [JR. Davis
- 74 Construction]
- 75 D. #19: Watermain Adjustments Rev 2 [JR. Davis Construction
- 76 E. #20: KPR Utilities Modifications Rev-1 [JR. Davis Construction]
- 77 F. #21: Lift Station Riser and Fence Changes [JR. Davis Construction]

78 Mr. Hindle stated the Change Orders were reviewed by Staff. He presented a single  
 79 Change Order itemizing all costs presented for ratification.

80

81 On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor,  
 82 Change Orders #07, #08, #18, #19, #20 and #21, were ratified.

83

84

85 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 86 **Statements as of July 31, 2022**

87

88 Mr. Torres presented the Unaudited Financial Statements as of July 31, 2022. A Board  
 89 Member asked for copies of the spreadsheet pertaining to expenditures.

90

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

93

94

95 **SEVENTH ORDER OF BUSINESS** **Approval of August 10, 2022 Public**  
 96 **Hearings and Regular Meeting Minutes**

97

98 Mr. Torres presented the August 10, 2022 Public Hearings and Regular Meeting  
 99 Minutes.

100

101 On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the  
 102 August 10, 2022 Public Hearings and Regular Meeting Minutes, as presented,  
 103 were approved.

104

105

106 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

107

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

109 There was no report.

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

111 Mr. Hindle reported the following:

112 ➤ Regarding construction of Cross Bay Parkway, Kissimmee Park Road was severed from  
113 Clay Whaley Road.

114 ➤ Several emails were received and one property owner contracted the County.

115 ➤ Apparently, the County did not realize its plans called for that.

116 ➤ An email was sent advising that no one intersection meets the criteria for intersection  
117 separation from a ramp; the Turnpike Authority required disconnection until the ramp is closed.

118 ➤ At the last driveway, the roadway will be blocked on Kissimmee Park Road but the road  
119 from that driveway back to Clay Whaley Road is still in place.

120 ➤ In the future, the CDD can reconnect when the new interchange opens and they close  
121 the ramps at Kissimmee Park Road.

122 Discussion ensued regarding the recently awarded ED-5 contract, issuance of bonds and  
123 awarding the Clay Whaley Road project.

124 A Special Meeting was scheduled on September 22, 2022 at 9:00 a.m. to award the  
125 contract.

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

127 • **NEXT MEETING DATE: September 1, 2022 at 9:00 A.M.**

128 ○ **QUORUM CHECK**

129 A Special Meeting will be held on September 22, 2022. The next Regular Meeting is  
130 scheduled for October 6, 2022.

131

132 **NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

133

134 There were no Board Members' comments or requests.

135

136 **TENTH ORDER OF BUSINESS**

**Public Comments**

137

138 No members of the public spoke.

139



140 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

141

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

143

144 **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the**  
145 **meeting adjourned at 9:20 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**B**

**DRAFT**

**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

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

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

52

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

56

57

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

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

65	Name	Points
66	#1 Southern Development & Construction, Inc.	98
67	#2 Jr. Davis Construction Co. Inc.	94.67

68 **B. Award of Contract**

69

70 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor,**  
71 **accepting the rankings and scorings, ranking Southern Development &**  
72 **Construction, Inc., as the #1 ranked respondent to the RFP, authorizing District**  
73 **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.

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**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]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**



## EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

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

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