

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

The Board of Supervisors of the Edgewater East Community Development District held 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.

**Present were:**

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Robert “Bobby” Wanas	Assistant Secretary

**Also present were:**

Ernesto Torres	District Manager
Mike Eckert (via telephone)	District Counsel
Shawn Hindle	District Engineer
Craig Kaempfer (via telephone)	BTI Partners

**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.

Mr. Torres stated Management emailed a revised agenda yesterday.

**THIRD ORDER OF BUSINESS**

**Ratification of Assignment of Fee Credits  
(Parcel 1)**

Mr. Eckert stated this acknowledges the Assignment of Impact Fee Credits from the CDD and the Developer to a Builder within the community and is consistent with the bond financing documents that the Board entered into.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Assignment of Impact Fee Credits related to Parcel 1, was ratified.**

**FOURTH ORDER OF BUSINESS**

**Consideration of JR. Davis Construction Change Order No 010**

Mr. Torres presented JR. Davis Construction Change Order No 010 for Phase 1 Civil Work.

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, JR. Davis Construction Change Order No 010, for Phase 1 Civil Work, equating to a \$185,364.45 increase to the contract, was approved.**

**FIFTH ORDER OF BUSINESS**

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

Mr. Torres presented the Unaudited Financial Statements as of August 31, 2022 and noted the Capital Projects spreadsheet was emailed yesterday.

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

**Mr. Kaempfer jointed the meeting at 9:04 a.m.**

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes**

Mr. Torres presented the following:

- A. September 7, 2022 Regular Meeting**
- B. September 22, 2022 Special Meeting**

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the September 7, 2022 Regular Meeting and September 22, 2022 Special Meeting Minutes, as presented, were approved.

## SEVENTH ORDER OF BUSINESS

## Staff Reports

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

Mr. Eckert stated his office is working on the Boundary Amendment the Board previously approved and any routine matters that may arise.

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

Mr. Hindle reported the following:

- A meeting with County Representatives will be scheduled for next week to discuss the CDD's impact fees and credit arrangements.
- He was told that the County changed the way it looks at right-of-ways (ROWs) but he is not worried because the CDD already established the ROW with the County.

A Board Member stated he will attend the meeting. He discussed Mr. Hindle's submittal of the mobility credit spreadsheet to the County and the County's new Transportation Department Planner's request for a meeting to discuss how the County looks at baseline ROWs.

Discussion ensued regarding the need for the County to provide cash or credit for anything above the CDD's TIA obligations. The cost to landscape medians and County codes and ordinances were discussed.

- Clay Whaley Road: Work commenced and a site walk with the contractor occurred the other day.
- He met the adjacent property owner yesterday to discuss having SDC do the off-site improvements instead of their contractor; he will know next week, as the due diligence ends next week.

### 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]**

Mr. Torres stated that Seats 3, 4 and 5, currently held by Supervisors Onorato, Kramer and Wanas, respectively, will be up for election at the November 1, 2022 Landowners’ meeting.

Regarding ballot collection, Mr. Eckert reminded the Board that there are other Landowners in the CDD and some are familiar with CDDs as well.

- **November 3, 2022 at 9:00 A.M. [REGULAR MEETING]**
  - **QUORUM CHECK**

The next Regular Meeting will be November 3, 2022, unless cancelled. Cancellation of unnecessary meetings will be implemented going forward.

Mr. Eckert discussed the criteria for a Landowner to serve on the Board, the election process and criteria to transition to a resident Board. A Board Member stated that none of the Builders expressed interest in serving on the Board.

**EIGHTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

In response to a Board Member’s request for an update on the annexation by St. Cloud, Mr. Hindle stated he received an email that this is scheduled for the October 13, 2022 City Council meeting but it also stated that it was not advertised because they were waiting on the updated legal description and title, which were already provided.

A Board Member did not want to incur any costs associated with this matter, as it is an involuntary annexation and the permit application is St. Cloud’s.

Mr. Hindle will investigate and report his findings.

**NINTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TENTH ORDER OF BUSINESS**

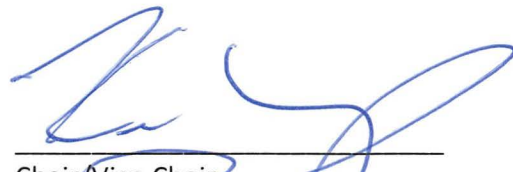
**Adjournment**

There being nothing further to discuss, the meeting adjourned.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair