

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on February 2, 2023, 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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:05 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 RFP and Selection Criteria
for ED6 Framework Roadway Phase 1 Civil
Site Work**

Mr. Torres presented the Request for Proposals (RFP) for ratification.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the RFP for the ED6 Framework Roadway, Phase 1 Civil Site Work and Staff's actions advertising the RFP, were was ratified.

Mr. Torres presented the Evaluation/Selection Criteria.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Evaluation/Selection Criteria for the ED6 Framework Roadway, Phase 1 Civil Site Work, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Southport Ranch Mitigation Credit Purchase and Deposit Agreement

Mr. Torres presented the Southport Ranch Mitigation Credit Purchase and Deposit Agreement. Mr. Kramer stated, as the project phases progress, it is necessary to periodically purchase wetland mitigation in relation to the South Florida Water Management District (SFWMD) permit.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Southport Ranch Mitigation Credit Purchase and Deposit Agreement, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Change Orders

Mr. Torres presented the following:

- A. Change Order No. 001 [BrightView Landscape Development, Inc.]**
- B. Change Order No. 011 [JR. Davis Construction]**

On MOTION by Mr. Wanas and seconded by Mr. Mays, with all in favor BrightView Landscape Development, Inc., Change Order No. 001 and JR Davis Construction Change Order No. 011, were ratified.

SIXTH ORDER OF BUSINESS

Discussion: Interlocal Agreement Between the CDD and the City Regarding Maintenance Responsibilities for the Streets and Sidewalks

Mr. Torres presented the Interlocal Agreement.

Mr. Kramer stated that that this Agreement is for just the sidewalks; it does not include the streets.

Mr. Hindle stated that the County maintains anything in a public right-of-way (ROW), which includes sidewalks, roads, etc. Part of the CDD was recently annexed into the City of St. Cloud and, since the ROWs have street trees, which the City Council believes might damage the sidewalks, it wants the CDD to maintain the sidewalks. It was noted that there are no sidewalks yet so this can be budgeted in the future. The first phase plats are all under the County but the County does not maintain the sidewalks and the plats are not at broken streets, they are at lots, so, what the CDD and the City maintains might be contentious in the future. Since this part of CDD boundary is now annexed, going forward, the sidewalks will be maintained by the CDD. It was noted that the City is also trying to put the responsibility for the roads on the CDD.

Mr. Eckert stated that, under Florida Law, the owner of the land cannot delegate responsibility for sidewalk maintenance so, if the City owns the ROW, from a liability perspective, the City cannot alleviate itself from liability if someone is injured on a sidewalk.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Interlocal Agreement Between the CDD and the City Regarding Maintenance Responsibilities for the Sidewalks, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Second Amended and Restated Interlocal Agreement Between Osceola County, Florida and Edgewater East Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices

This item was not addressed.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2022

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

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

NINTH ORDER OF BUSINESS

Approval of December 1, 2022 Regular Meeting Minutes

Mr. Torres presented December 1, 2022 Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the December 1, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock, LLP*

Mr. Eckert reported the following:

- Regarding the boundary amendment, he hopes to have the City will sign off on it in February and have it on the County Commission’s agenda in March.
- Legislation regarding instituting mandatory four hours of ethics training came up again in the legislature; he will monitor the status.

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

There was no report.

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

- **NEXT MEETING DATE: March 8, 2023 at 9:00 A.M.**

- **QUORUM CHECK**

The next meeting will be held on March 8, 2023.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

An upcoming RFP was discussed.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH 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 9:26 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair