

EDGEWATER EAST

COMMUNITY DEVELOPMENT

DISTRICT

April 6, 2023

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

March 30, 2023

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Edgewater East Community Development District

Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold a Regular Meeting on April 6, 2023 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. Discussion: Fiscal Year 2024 Proposed Budget
4. Acceptance of Unaudited Financial Statements as of February 28, 2023
5. Approval of March 9, 2023 Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Hanson, Walter & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 4, 2023 at 9:00 AM

○ QUORUM CHECK

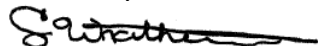
SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	KEVIN MAYS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JUSTIN ONORATO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	KEVIN KRAMER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	ROBERT WANAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

7. Board Members' Comments/Requests
8. Public Comments

9. 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

3

Field Operation	Rate / Year	Rate / Month	Unit(s)	Cost / Unit	Notes
Street Lighting	\$ 80,113.08	\$ 6,676.09			
Cross-Prairie Pkwy	\$ 50,120.16	\$ 4,176.68	77	\$ 54.24	
ED5 Roadway, Ph 1	\$ 21,533.04	\$ 1,794.42	28	\$ 64.09	
Clay Whaley ROW, Ph 1	\$ 8,459.88	\$ 704.99	11	\$ 64.09	Estimated, Agreement pending
Repairs & Maintenance	\$ 24,385.95	\$ 2,032.16			Estimated, 3% of Total Field Operations
Cross-Prairie Pkwy	\$ 15,363.15	\$ 1,280.26	30	\$ 42.68	63% of Total Repairs & Maintenance. 30 days
ED5 Roadway, Ph 1	\$ 6,584.21	\$ 548.68	30	\$ 18.29	27% of Total Repairs & Maintenance, 30 dya
Clay Whaley ROW, Ph 1	\$ 2,438.60	\$ 203.22	30	\$ 6.77	10% of Total Repairs & Maintenance, 30 days
Electricity	\$ 6,585.19	\$ 548.77			
Cross-Prairie Pkwy	\$ 4,200.00	\$ 350.00	8,100	\$ 0.04	
ED5 Roadway, Ph 1	\$ 1,503.70	\$ 125.31	2,900	\$ 0.04	
Clay Whaley ROW, Ph 1	\$ 881.48	\$ 73.46	1,700	\$ 0.04	
Landscape Maintenance Contract	\$ 522,225.36	\$ 43,518.78			
Cross-Prairie Pkwy	\$ 280,380.00	\$ 23,365.00	8,100	\$ 2.88	Per Brightview Estimate, dated 03.17.2023
ED5 Roadway, Ph 1	\$ 48,782.96	\$ 4,065.25	2,900	\$ 1.40	Per Brightview Estimate, dated 03.17.2024
Clay Whaley ROW, Ph 1	\$ 27,953.44	\$ 2,329.45	1,700	\$ 1.37	Per Brightview Estimate, dated 03.17.2025
ED4 Builder Pods	\$ 165,108.96	\$ 13,759.08	2,912	\$ 4.73	Per Brightview Estimate, dated 03.17.2026 (May NOT include?)
Landscape Plant Replacement	\$ 26,111.27	\$ 2,175.94			
Cross-Prairie Pkwy	\$ 14,019.00	\$ 1,168.25	8,100	\$ 0.14	Estimated, 5% of maintenance contract
ED5 Roadway, Ph 1	\$ 2,439.15	\$ 203.26	2,900	\$ 0.07	Estimated, 5% of maintenance contract
Clay Whaley ROW, Ph 1	\$ 1,397.67	\$ 116.47	1,700	\$ 0.07	Estimated, 5% of maintenance contract
ED4 Builder Pods	\$ 8,255.45	\$ 687.95	2,912	\$ 0.24	Estimated, 5% of maintenance contract (\$0.13 per 130 SF) (May NOT include?)
Landscape Contingency	\$ 13,055.63	\$ 1,087.97			
Cross-Prairie Pkwy	\$ 7,009.50	\$ 584.13	8,100	\$ 0.07	Estimated, 2.5% of maintenance contract
ED5 Roadway, Ph 1	\$ 1,219.57	\$ 101.63	2,900	\$ 0.04	Estimated, 2.5% of maintenance contract
Clay Whaley ROW, Ph 1	\$ 698.84	\$ 58.24	1,700	\$ 0.03	Estimated, 2.5% of maintenance contract
ED4 Builder Pods	\$ 4,127.72	\$ 343.98	2,912	\$ 0.12	Estimated, 2.5% of maintenance contract (\$0.07 per 130 SF) (May NOT include?)
Irrigation	\$ 164,774.61	\$ 13,731.22			
Cross-Prairie Pkwy	\$ 141,935.04	\$ 11,827.92	12	\$ 985.66	Estimated, monthly watering x12, 3" meter
ED5 Roadway, Ph 1	\$ 10,390.49	\$ 865.87	12	\$ 72.16	Estimated, monthly watering x12, 3" meter
Clay Whaley ROW, Ph 1	\$ 4,449.07	\$ 370.76	12	\$ 30.90	Estimated, monthly watering x12, 3" meter
ED4 Builder Pods	\$ 8,000.00	\$ 666.67	12	\$ 55.56	Budget of \$8K, irrigation should be provided by phase meter (May NOT include?)
TOTAL EXPENDITURES	\$ 837,251.09	\$ 69,770.92			
Less ED4 Builder Pods	\$ 185,492.13	\$ 15,457.68			(requires Plat(s) revision to change O&M of tracts within Builder Pods)
POTENTIAL EXPENDITURES	\$ 651,758.95	\$ 54,313.25			

Roadways	Length / LF	Miles	gal/day	mon. usage	Tier gal (1K)
Total Project Roadways	12,700	2.41			
Cross-Prairie Pkwy	8,100	1.53	166,475	1,997,700	1,998
ED5 Roadway, Ph 1	2,900	0.55	17,570	210,840	211
Clay Whaley ROW, Ph 1	1,700	0.32	11,154	133,848	134
	Acres	Sq-Ft			
ED4 Builder Pods	8.69	378,536			

TWA Irrigation (RW), Assuming all Meters are 3"

Reclaimed Tier Structure and Rates

All Customer Classes (Residential, Commercial, Irrigation)

METER SIZE	BASE CHARGE	TIER 1 RATE: \$2.46 (PER 1,000 GAL)	TIER 2 RATE: \$3.91 (PER 1,000 GAL)	TIER 3 RATE: \$5.90 (PER 1,000 GAL)
3/4"	\$4.25	0-10	10-20	20+
1"	\$7.98	0-25	25-50	50+
1 1/2"	\$14.22	0-50	50-100	100+
2"	\$21.67	0-80 or ABF*	80-160 or ABF*	160+ or ABF*
3"	\$41.59	0-160 or ABF*	160-320 or ABF*	320+ or ABF*
4"	\$64.00	0-250 or ABF*	250-500 or ABF*	500+ or ABF*
6"	\$126.22	0-500 or ABF*	500-1,000 or ABF*	1,000+ or ABF*
8"	\$200.90	0-6,080 or ABF*	6,080-12,160 or ABF*	12,160+ or ABF*
10"	\$288.02	0-8,760 or ABF*	8,760-17,520 or ABF*	17,520+ or ABF*

Expenditures	\$812,865
Estimated Repairs & Maint	\$24,386

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2023**

	General Fund	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Total Governmental Funds
ASSETS						
Cash	\$ 297,058	\$ -	\$ -	\$ -	\$ -	\$ 297,058
Investments						
Revenue	-	710,731	1,322,518	-	-	2,033,249
Reserve	-	1,112,580	1,942,559	-	-	3,055,139
Interest	-	-	4,586	-	-	4,586
Construction	-	-	-	710,054	-	710,054
Project infrastructure	-	-	-	-	1,292,460	1,292,460
Construction - E2	-	-	-	-	5,150,802	5,150,802
Construction - E5	-	-	-	-	3,011,193	3,011,193
Construction - E6N	-	-	-	-	6,794,287	6,794,287
Cost of issuance	-	10,162	-	-	-	10,162
Undeposited funds	-	-	-	-	20,516	20,516
Due from Landowner	3,336	131,551	-	-	-	134,887
Due from JCH CP LLC	4,448	36,730	-	-	-	41,178
Due Meritage Homes of FL	12,991	111,145	-	-	-	124,136
Due from debt service fund	5,725	-	-	-	-	5,725
Total assets	<u>\$ 323,558</u>	<u>\$2,112,899</u>	<u>\$3,269,663</u>	<u>\$ 710,054</u>	<u>\$16,269,258</u>	<u>\$22,685,432</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ 2,234,706	\$ 2,234,706
Retainage payable	-	-	-	668,331	633,124	1,301,455
Due to general fund	-	-	5,725	-	-	5,725
Landowner advance	21,000	-	-	-	-	21,000
Total liabilities	<u>21,000</u>	<u>-</u>	<u>5,725</u>	<u>668,331</u>	<u>2,867,830</u>	<u>3,562,886</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	20,775	279,427	-	-	-	300,202
Unearned revenue	6,671	-	-	-	-	6,671
Total deferred inflows of resources	<u>27,446</u>	<u>279,427</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>306,873</u>
Fund balances:						
Restricted for:						
Debt service	-	1,833,472	3,263,938	-	-	5,097,410
Capital projects	-	-	-	41,723	13,401,428	13,443,151
Committed						
Impact fee collections	1,618,095	-	-	-	-	1,618,095
Unassigned	(1,342,983)	-	-	-	-	(1,342,983)
Total fund balances	<u>275,112</u>	<u>1,833,472</u>	<u>3,263,938</u>	<u>41,723</u>	<u>13,401,428</u>	<u>18,815,673</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 323,558</u>	<u>\$2,112,899</u>	<u>\$3,269,663</u>	<u>\$ 710,054</u>	<u>\$16,269,258</u>	<u>\$22,685,432</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 105,190	\$ 357,118	\$ 503,857	71%
Landowner contribution	-	14,938	-	N/A
Total revenues	<u>105,190</u>	<u>372,056</u>	<u>503,857</u>	74%
EXPENDITURES				
Professional & administrative				
Management/admin/recording	4,000	20,000	48,000	42%
Legal	-	10,160	50,000	20%
Engineering	-	850	7,500	11%
Audit	1,000	1,000	6,500	15%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	833	2,000	42%
Trustee 2021	-	-	5,725	0%
Trustee 2022	-	-	5,725	0%
DSF accounting & assessment rolls - Series 2021	458	2,291	5,500	42%
DSF accounting & assessment rolls - Series 2022	458	2,291	5,500	42%
Telephone	16	83	200	42%
Postage	41	203	500	41%
Printing & binding	42	208	500	42%
Legal advertising	-	317	6,500	5%
Annual special district fee	-	175	175	100%
Insurance	-	5,563	5,500	101%
Contingencies/bank charges	-	87	500	17%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	210	210	210	100%
Total professional & administrative	<u>6,392</u>	<u>44,976</u>	<u>152,740</u>	29%
Field operations				
Accounting	-	-	2,500	0%
Streetlighting	-	-	50,120	0%
Repairs & maintenance	-	-	12,000	0%
Electricity	109	2,330	3,600	65%
Landscape maint.				
Maintenance contract	-	31,960	252,885	13%
Plant replacement	-	-	12,000	0%
Landscape contingency	-	-	6,000	0%
Irrigation	67	133	12,000	1%
Total field operations	<u>176</u>	<u>34,423</u>	<u>351,105</u>	10%
Total expenditures	<u>6,568</u>	<u>79,399</u>	<u>503,845</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	98,622	292,657	12	
Fund balances - beginning	176,490	(17,545)	1,618,095	
Committed				
Impact fee collections	1,618,095	1,618,095	1,618,095	
Unassigned	(1,342,983)	(1,342,983)	12	
Fund balances - ending	<u>\$ 275,112</u>	<u>\$ 275,112</u>	<u>\$ 1,618,107</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 207,643	\$ 577,807	\$ 1,112,587	52%
Lot Closing Assessments	-	123,484	-	N/A
Interest	5,136	18,690	-	N/A
Total revenues	<u>212,779</u>	<u>719,981</u>	<u>1,112,587</u>	65%
EXPENDITURES				
Debt service				
Principal	-	-	405,000	0%
Interest	-	353,977	707,955	50%
Total debt service	<u>-</u>	<u>353,977</u>	<u>1,112,955</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	212,779	366,004	(368)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(3,598)</u>	<u>(14,198)</u>	-	N/A
Total other financing sources	<u>(3,598)</u>	<u>(14,198)</u>	-	N/A
Net change in fund balances	209,181	351,806	(368)	
Fund balances - beginning	1,624,291	1,481,666	1,481,220	
Fund balances - ending	<u>\$ 1,833,472</u>	<u>\$ 1,833,472</u>	<u>\$ 1,480,852</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 1,322,518	\$ 1,322,518	\$ 1,930,402	69%
Interest	6,274	27,217	-	N/A
Total revenues	<u>1,328,792</u>	<u>1,349,735</u>	<u>1,930,402</u>	70%
EXPENDITURES				
Debt service				
Principal	-	-	640,000	0%
Interest	-	649,047	1,298,094	50%
Total debt service	<u>-</u>	<u>649,047</u>	<u>1,938,094</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	1,328,792	700,688	(7,692)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(12,538)	-	N/A
Total other financing sources	<u>-</u>	<u>(12,538)</u>	<u>-</u>	N/A
Net change in fund balances	1,328,792	688,150	(7,692)	
Fund balances - beginning	1,935,146	2,575,788	2,585,174	
Fund balances - ending	<u>\$ 3,263,938</u>	<u>\$ 3,263,938</u>	<u>\$ 2,577,482</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 2,870	\$ 14,121
Total revenues	<u>2,870</u>	<u>14,121</u>
EXPENDITURES		
Construction costs	<u>308</u>	<u>490,976</u>
Total expenditures	<u>308</u>	<u>490,976</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,562	(476,855)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>3,598</u>	<u>14,198</u>
Total other financing sources/(uses)	<u>3,598</u>	<u>14,198</u>
Net change in fund balances	6,160	(462,657)
Fund balances - beginning	<u>35,563</u>	<u>504,380</u>
Fund balances - ending	<u>\$ 41,723</u>	<u>\$ 41,723</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year To Date
REVENUES		
Impact fee credits	\$ -	\$ 692,900
Interest	53,315	220,323
Total revenues	53,315	913,223
EXPENDITURES		
Construction costs - project infrastructure	(16,223)	2,572,931
Construction costs - construction ED-2	994	526,120
Construction costs - construction ED-5	900	399,574
Construction costs - construction ED-6N	-	350,175
Total expenditures	(14,329)	3,848,800
Excess/(deficiency) of revenues over/(under) expenditures	67,644	(2,935,577)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	12,538
Total other financing sources/(uses)	-	12,538
Net change in fund balances	67,644	(2,923,039)
Fund balances - beginning	13,333,784	16,324,467
Fund balances - ending	\$ 13,401,428	\$ 13,401,428

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 March 9, 2023, at 3:00 p.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	District Counsel
Shawn Hindle	District Engineer
Shane Cox (via telephone)	So. Development & Construction (SDC)
Mary Eberhardt (via telephone)	SDC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:01 p.m. Supervisors Mays, Kramer and Wanas were present. Supervisors Onorato and Breakstone were not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Eckert asked to add two items to the agenda, the Second Amended Interlocal Agreement which was not addressed at the last meeting, and authorization to sell excess dirt.

- **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 an addition to the agenda.

Mr. Eckert stated an Amended Interlocal Agreement is required anytime the CDD amends its boundaries so the CDD’s boundary description is the same as the last Ordinance the County adopted. The Agreement was in the agenda book last month.

40 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the**
 41 **Second Amended and Restated Interlocal Agreement Between Osceola County,**
 42 **Florida and Edgewater East Community Development District Regarding the**
 43 **Exercise of Powers and Cooperation on Providing Additional Disclosure and**
 44 **Notices, was approved.**

45
 46
 47 **▪ Consideration of RFP and Selection Criteria for ED5 Framework Roadway, Phase 1 and**
 48 **Clay Whaley Road, Phase 1 Landscape and Irrigation**

49 **This item, previously the Fourth Order of Business, was presented out of order.**

50 Mr. Eckert stated the initial intent was to complete the two projects at the same time
 51 but one might exceed the competitive bid threshold and necessitate a Request for Proposals
 52 (RFP). Mr. Wanas stated contractors were asked to try to provide cost estimates for the ED5
 53 Framework Roadway Phase 1 project that are below the bid threshold. The Evaluation Selection
 54 Criteria and the RFP package are similar to those for the Cross Prairie Parkway project. There is
 55 an option to contract the projects with competitive bids, if under the threshold or bundle them
 56 and advertise the RFP. It was noted that the threshold is approximately \$500,500. Depending
 57 on the outcome of the cost estimates, contract(s) will be presented at the next meeting, but, if
 58 the estimates exceed the threshold, approval to advertise the RFP will be requested.

59
 60 **On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the**
 61 **Evaluation Criteria and Request for Proposals for the ED5 Framework Roadway**
 62 **Phase 1 and Clay Whaley Road Phase 1 Landscape and Irrigation projects and**
 63 **authorizing Mr. Wanas to seek competitive estimates, was approved.**

64
 65
 66 **THIRD ORDER OF BUSINESS**

Review of Bids for ED6 Framework
Roadway Phase 1 Civil Site Work

67
 68
 69 **A. Evaluation Criteria**

70 Mr. Hindle reviewed the bids and noted a few irregularities with the unit cost,
 71 mobilization and survey but he deemed both bid responses as complete. He discussed
 72 correcting a \$2,000 error in Line Item #11 of the JR. Davis Construction (JDC) bid due to JDC
 73 retyping the bid form causing a formatting error. This did not change his recommendation to
 74 award the contract to JDC. Mr. Hindle discussed the scoring and responded to questions.

75 Mr. Kramer presented his scores, as follows, which the other Board Members accepted.

76 #1 Jr. Davis Construction 100 points

77 #2 Southern Development & Construction, Inc. 75.8 points

78 B. Award of Contract

79

80 On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor,
81 accepting the scorings and rankings, ranking Jr. Davis Construction as the #1
82 ranked respondent to the RFP for the ED6 Framework Roadway Phase 1 Civil
83 Site Work, and authorizing the Chair or Vice Chair, in the Chair’s absence, to
84 finalize and execute a contract with Jr. Davis Construction, the #1 ranked
85 respondent, was approved.

86

87

88 FOURTH ORDER OF BUSINESS

Consideration of RFP and Selection Criteria
89 for ED5 Framework Roadway, Phase 1 and
90 Clay Whaley Road, Phase 1 Landscape and
91 Irrigation

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This item was presented following the Second Order of Business.

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95 FIFTH ORDER OF BUSINESS

Consideration of OUC Service Agreement
96 for Lighting Service Edgewater ED5
97 Roadway

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99 On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the
100 OUC Service Agreement for Lighting Service on Edgewater ED5 Roadway, was
101 approved.

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104 SIXTH ORDER OF BUSINESS

Consideration of BrightView Landscape
105 Development, Inc., Work Authorization
106 No. 01 for ED5 Sleeves

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106

107

108 On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor,
109 BrightView Landscape Development, Inc., Work Authorization No. 01 for ED5
110 sleeves, in a not-to-exceed amount of \$31,799.88, was approved.

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113 SEVENTH ORDER OF BUSINESS

Discussion: Summons to Show Cause and
114 Notice of Hearing Date

114

115

116

117 Mr. Eckert will research why the CDD was named in the Summons and Petition in
118 Eminent Domain, as it appears the areas on the map are not within the boundaries of the CDD.
119 He will enter a Notice of Appearance and report his findings at the next meeting but, if there is
a basis for the action, he recommends engaging an Attorney experienced in eminent domain.

120 A Board Member mentioned that the original alignment of the Cross Prairie Parkway
121 might touch the State’s acquisition so the State might be thinking that, if the CDD is providing a
122 new Right-of-Way (ROW), that ROW will be transferred to the CDD not the Developer.

123

124 **EIGHTH ORDER OF BUSINESS**

Consideration of Change Orders

125

126 Mr. Wanas presented the following:

127 **A. Change Order No. 001, Phase 1 Civil Work Clay Whaley Road [Southern Dev. and**
128 **Construction]**

129 **B. Change Order No. 001 Phase 1 Civil Work ED-5 [JR. Davis Construction]**

130

131 **On MOTION by Mr. Wanas and seconded by Mr. Mays, with all in favor**
132 **Southern Development & Construction, Inc., Change Order No. 001, for a net**
133 **decrease of \$83,163.10, and JR. Davis Construction Change Order No. 001, for a**
134 **net increase of \$554,095.58, were approved.**

135

136

137 **NINTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of January 31, 2023

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139

140 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the**
141 **Unaudited Financial Statements as of January 31, 2023, were accepted.**

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144 **TENTH ORDER OF BUSINESS**

Approval of February 2, 2023 Regular
Meeting Minutes

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146

147 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the**
148 **February 2, 2023 Regular Meeting Minutes, as amended to include comments**
149 **Mr. Eckert provided to Management, were approved.**

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152 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

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

155 Mr. Eckert stated discussions are underway to sell excess dirt that is not needed. This
156 could be an outright sale with funds credited to the CDD construction account or potentially a
157 deduct or credit to the CDD depending on the purchaser.

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On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, authorizing the Chair/Vice Chair to execute an Agreement outside of a meeting to sell excess dirt, subject to Bond Counsel approval and subject to confirming that the price is reasonable and based on market conditions, , was approved.

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

Mr. Hindle stated the design plans that were updated, as follows:

- A pipe and ditch were added by the inlet. The County was unconvinced that the property owner excavated the swale to discharge water onto Clay Whaley Road during a hurricane.
- Negotiated with the County to add one right turn lane at the eastern-most drive of ED2. Once this is approved by the County, SDC will submit a change order.
- Corrected a typographical error. One curb inlet had 3275 instead of 3375. It is already built and they might have to top it or move it over a foot.

Mr. Hindle stated a City of St. Cloud Council Member wants to direct operations and maintenance (O&M) of local streets to the CDD. The City of St. Cloud Board approved Impact Fee Credits of \$1.36 million to the CDD at its meeting last night.

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

- **NEXT MEETING DATE: April 6, 2023 at 9:00 A.M.**

- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

An upcoming RFP was discussed.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 3:53 p.m.

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Secretary/Assistant Secretary

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 CANCELED	Regular Meeting	9:00 AM
February 2, 2023	Regular Meeting	9:00 AM
March 2, 2023 <i>rescheduled to March 8, 2023</i>	Regular Meeting	9:00 AM
March 8, 2023 <i>rescheduled to March 9, 2023</i>	Regular Meeting	9:00 AM
March 9, 2023	Regular Meeting	3:00 PM
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