

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

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

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 9:02 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

Discussion: Fiscal Year 2024 Proposed Budget

Mr. Torres stated that Mr. Wanas prepared the Field Operations cost spreadsheet in the agenda book and it is incorporated into the proposed Fiscal Year 2024 budget. He distributed the latest draft of the proposed Fiscal Year 2024 budget.

Mr. Mays asked if the main reason for the significant increase is because Phases are being added and not because of inflation. Mr. Wanas replied affirmatively; the proposed Fiscal Year 2024 budget takes into consideration maintenance of the Cross Prairie Parkway, ED5 Roadway Phase 1 and Clay Whaley Road Phase 1 improvements.

Mr. Wanas reported the following:

➤ ED4 Builder Pods: He is working with Mr. Hindle on revising the plat because several adjacent parcels show ownership and maintenance to the CDD instead of the Builder/HOA. The preferred method is to prepare a Surveyor Affidavit. Mr. Hindle already submitted a draft to the Builder for review. \$185,492.13 will be removed from the proposed Fiscal Year 2024 budget, which equals the highlighted green items in the Field Operations spreadsheet.

Mr. Eckert asked if these areas were funded via CDD bonds. Mr. Wanas replied no.

➤ Clay Whaley ROW, Ph 1: Street lighting costs are based on ED-5, as there is no contract yet and the landscape maintenance costs are based on Cross-Prairie Parkway’s BrightView contract.

An updated proposed Fiscal Year 2024 budget will be emailed to the Board.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

FIFTH ORDER OF BUSINESS

Approval of March 9, 2023 Regular Meeting Minutes

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the March 9, 2023 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock, LLP*

Mr. Eckert stated that the Boundary Amendment was placed tentatively on the City of St. Cloud’s April 13, 2023 agenda, after which it will be submitted to the County for formal approval in May.

A Board Member voiced his concern that, if the CDD opposes the request to direct operations and maintenance (O&M) of local streets to the CDD and the boundary amendment is approved, the decisions on the other 15 going before the City Council will vary and not be constant.

A Board Member asked if this is being required of other established CDDs. Mr. Eckert stated he is not sure if the City has the legal right in relation to the acres.

Mr. Eckert asked for direction in responding to the Second Amended Interlocal Agreement he received. A Board Member suggested finding out if the CDD will no longer be required to pay inspection fees since it did not build or inspect the roadways and if they can gate off the communities to limit traffic and the impact on the roadway maintenance costs.

Discussion ensued regarding assessments and building up roadway reserves.

Mr. Eckert will inform the City Attorney of the CDD Board’s request to defer this from the City Council’s April 13, 2023 agenda while the CDD analyzes whether it can take on roadway maintenance. He was asked to find out the dates of the City Council’s next two meetings.

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

There was no report.

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

Mr. Wanas presented an invoice from Central Florida Underground, Inc. (CFU) and noted that Southern Development & Construction, Inc., (SDC) subcontracted them to install the power system on Clay Whaley Road. Clarification was made that the scope of work is based on the irrigation plans and that the sleeves are part of the landscaping bid, which will be installed while the roads are being constructed.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Central Florida Underground, Inc. revised quotation dated March 31, 2023 to install irrigation and telecom sleeves at 14 locations on Clay Whaley Road, in the amount of \$26,600, was approved.

- **NEXT MEETING DATE: May 4, 2023 at 9:00 A.M.**
 - **QUORUM CHECK**

The next meeting was rescheduled to May 10, 2023 at 1:00 p.m.

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

Public Comments

There were no public comments.

NINTH ORDER OF BUSINESS

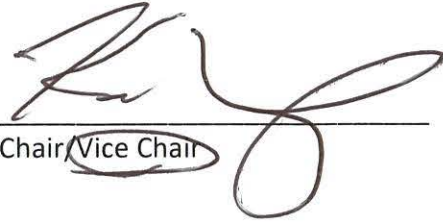
Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:49 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair