

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on May 10, 2023, at 1:00 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 (via telephone)	District Counsel
Pete Glasscock	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:00 p.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 that the agenda was revised and sent electronically yesterday evening and actual hard copies were provided to the Board.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-05, Approving Proposed Budget(s) for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170 and 190, Florida Statutes Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2023-05. He reviewed the proposed Fiscal Year 2024 budget line items and noted that, based on the discussions at the last meeting, adjustments were made. The following adjustment was also made:

Page 2, "Maintenance contract" line item: Increase from \$357,117 to \$542,610

Mr. Torres stated the Board will be approving a budget of \$992,724. Mr. Mays suggested adding a footnote stating that \$185,493 is being evaluated further, which might be remove when the budget is finally adopted.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the Resolution 2023-05, Approving Proposed Budget(s) for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 3, 2023 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170 and 190, Florida Statutes Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Ratification of Assignment of Impact Fee Credits (Parcel 2)

Mr. Torres presented the Assignment of Impact Fee Credits for Parcel 2. Mr. Wanas stated this was an assignment to MI Homes, who recently closed on a parcel of land that included impact fee credits available from the utility provider. Mr. Eckert stated the CDD is paid the value of the impact fee credit as a result of the assignment. The next document is the assignment of the true-up obligations, which is put forth for ratification each time there is a sale to a builder.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Assignment of Impact Fee Credits for Parcel 2, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Partial Assignment and Assumption of True-Up Obligations

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Partial Assignment and Assumption of True-Up Obligations, was ratified.

**EDGEWATER EAST CDD
SIXTH ORDER OF BUSINESS**

May 10, 2023

**Consideration of GAI Consultants, Inc.,
Proposal for Construction Administration
[Edgewater Neighborhood ED6 Phase 1
Roadway]**

Mr. Wanas presented the GAI Consultants, Inc., Proposal for Construction Administration for the Edgewater Neighborhood ED6 Phase 1 Roadway; it is a 12-month construction agreement in the amount of \$36,000.

Mr. Eckert asked that approval be subject to his review, as he had yet to evaluate it.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the GAI Consultants, Inc., Proposal for Construction Administration for the Edgewater Neighborhood ED6 Phase 1 Roadway, in the amount of \$36,000, subject to District Counsel's review, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Change Order No. 012
[Phase 1 Civil Work]**

Mr. Torres presented Change Order No. 012 for the completed Phase 1 Civil Work. Mr. Wanas stated this is for the Phase 1 spine road project. Change Order No. 012 is to true-up all the final numbers before closeout.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Change Order No. 012 for Phase 1 Civil Work, was approved.

EIGHTH ORDER OF BUSINESS

**Ratification of Florida Wall Concepts, Inc.
Request for Change #1 [Crossprairie]**

Mr. Wanas presented the Florida Wall Concepts, Inc. Request for Change #1 for work in Crossprairie.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Florida Wall Concepts, Inc. Request for Change #1 for work in Crossprairie, was ratified.

- **Ratification of Southern Development Construction (SDC) to Clay Whaley Phase 1 Contract Change Order RFC 005 for OUC Power Distribution Installation – \$217,989**

- **Ratification of Southern Development Construction (SDC) to Clay Whaley Phase 1 Contract Change Order SFC 007 for Installation of Re-use Meter – \$7,127.88**

These items were additions to the agenda.

Mr. Wanas stated both Change Orders represent increases in the contact scope.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Southern Development Construction (SDC) to Clay Whaley Phase 1 Contract Change Orders RFC 005 for OUC power distribution installation, in the amount of \$217,989, and SFC 007 for installation of re-use meter, in the amount of \$7,127.88, were ratified.

- **Ratifying JR Davis Contract Increase and Change Orders for Sleeving [\$31,799] & Re-grading [\$27,490]**

This item was an addition to the agenda.

Mr. Wanas stated that BrightView withdrew from its contract but has yet to forward a termination email. As BrightView is not completing the work, it is necessary to void the BrightView contract and increase the JR Davis contract and approve/ratify a Change Order for JR Davis to install the sleeving.

On MOTION by Mr. Wanas and seconded by Mr. Mays, with all in favor, increasing the JR Davis contract and the JR Davis Change Order for sleeving, in the amount of \$31,799, was ratified.

Mr. Wanas presented a JR Davis Change Order for regrading.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the JR Davis Change Order for regrade, in the amount of \$27,490, was ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Mr. Torres presented the Unaudited Financial Statements as of March 31, 2023.

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

Mr. Torres presented the April 6, 2023 Regular Meeting Minutes.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the April 6, 2023 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock, LLP*

Mr. Eckert reported the following:

- Ethics Training: The bill passed and, once signed by the Governor, the requirement will become effective January 1, 2024.
- Three-acre Boundary Amendment: A few resolutions dealing with rights-of-way (ROWS) with the City are pending before it is processed by the County.

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

Mr. Glasscock discussed the following:

- In going over future platting of CDD properties, a blanket easement with telecommunications installed was discovered. This could pose problems in the future.
 - The City asked for the CDD to take over maintenance of CDD roads.
- Mr. Torres was asked to follow up with Mr. Adams regarding a built-out budget.

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

- **2 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 1, 2023 at 9:00 A.M.**

○ **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.


THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the meeting adjourned at 1:33 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair