

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on July 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
Kate John (via telephone)	Kutak Rock LLP
Shawn Hindle	District Engineer
Craig Cranford (via telephone)	BTI

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.

THIRD ORDER OF BUSINESS

Ratification of Change Orders

- A. No. 002 [Phase 1 Civil Work ED-5]
- B. No. 003 [Phase 1 Civil Work ED-5]
- C. No. 001 [Phase 1 Civil Work Whaley Road]

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Change Orders No. 002 [Phase 1 Civil Work ED-5], No. 003 [Phase 1 Civil Work ED-5] and No. 001 [Phase 1 Civil Work Whaley Road], were ratified.

FOURTH ORDER OF BUSINESS

Consideration of Down To Earth Landscape & Irrigation, Landscape Maintenance Agreement (Pond Banks D, E & F)

Mr. Torres presented the Landscape Maintenance Agreement for Pond Banks D, E and F, in the amount of \$3,200 per month for a period of three months, from July 1, 2023 to September 30, 2023. Mr. Wanas stated that these builder-owned ponds are within ED-4 and this goes hand-in-hand with the next agenda item.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Down To Earth Landscape Maintenance Agreement for Pond Banks D, E & F, in the amount of \$3,200 per month, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Down To Earth Landscape & Irrigation, Work Authorization Number 1 for Additional Services

Mr. Torres stated this is a one-time Work Authorization to return the area back into compliance. Mr. Wanas stated maintenance of Ponds D, E and F was deficient so intensive cleanup using a bush hog to mow and clean-up the ponds is needed. Regarding frequency of services for the Agreement approved during the Fourth Order of Business, Mr. Wanas stated there is no schedule; services will occur every two to three weeks, as needed. The intent is to consolidate all maintenance agreements to terminate on September 30, 2023.

Ms. John reminded Mr. Torres to make sure the Chair executed the updated version of the Work Authorization she emailed yesterday.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Down To Earth Landscape & Irrigation, Work Authorization Number 1 for Additional Services, in a not-to-exceed amount of \$7,500, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates

Mr. Torres presented the Audited Financial Report for Fiscal Year Ended September 30, 2022. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Resolution 2023-07, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Adopting the Annual Meeting Schedule for Fiscal Year 2023/2024; and Providing for an Effective Date

Mr. Torres presented Resolution 2023-08. The following change was made to the Fiscal Year 2024 Meeting Schedule:

DATE: Change "March 7, 2024" to "March 5, 2024"

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2023-08, Adopting the Annual Meeting Schedule for Fiscal Year 2023/2024 as amended; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of GAI Consultants, Inc., Proposal for Professional Services [ED6 Phase 1 Roadway - Construction Administration]

Mr. Wanas stated that GAI Consultants and District Counsel worked on finalizing the terms and conditions. He must research whether the costs are similar to the ED5 Agreement but noted that this is a lump sum estimate that will be invoiced to the CDD monthly. Mr. Hindle stated that his firm responds to all the design questions from GAI Consultants and reviews all CDD-related payouts before submitting them to Management for payment.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the GAI Consultants, Inc., Proposal for Professional Services for the Edgewater Neighborhood ED6 Phase 1 Roadway Construction Administration Services, as approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2023

Discussion ensued regarding finalizing the Series 2021 bond final payout, documents needed to deem the project completed and giving Mr. Dave Hugh a copy of a standard Toho Water Authority (TWA) Water Easement document.

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

ELEVENTH ORDER OF BUSINESS

Approval of June 1, 2023 Regular Meeting Minutes

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the June 1, 2023 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Mr. Eckert stated that the meeting with the City of St. Cloud to discuss the three-acre boundary amendment will be on July 19, 2023.

Discussion ensued regarding rescheduling the meeting due to a scheduling conflict, ascertaining new dates for the meeting and identifying certain parties to attend the original meeting date in person.

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

Mr. Hindle is setting up a meeting with the County to discuss the email about the recent seat study and requiring the CDD to widen Clay Whaley Road to four lanes, when the PIA clearly states the CDD only needs two lanes.

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

- **NEXT MEETING DATE: August 3, 2023 at 9:00 A.M. [FY2024 Budget Adoption Hearing]**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Wanas asked District Staff to prepare a landscape maintenance Request for Proposals (RFP) package for Crossprairie Parkway before the contract expires September 30, 2023. Mr. Eckert discussed the criteria for a three-year contract. The consensus was to obtain proposals for a one-year contract and, if the proposals exceed the \$195,000 threshold, then proceed with the RFP process.

FOURTEENTH ORDER OF BUSINESS

Public Comments

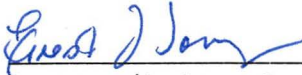
There were no public comments.

FIFTEENTH ORDER OF BUSINESS

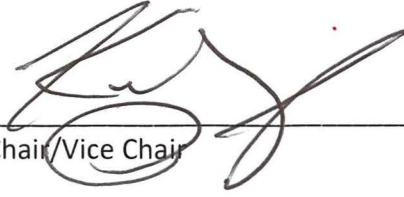
Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:39 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair