

EDGEWATER EAST

COMMUNITY DEVELOPMENT

DISTRICT

December 7, 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

November 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 December 7, 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. Consideration of Southern Development and Construction Change Order 005 for Phase 2 Improvements [Phase 1 Civil Work Clay Whaley Road]
4. Consideration of Off-Site Forcemain Utility Civil Work RFP Evaluation Criteria
5. Consideration of Award of Contract: RFP for ED6 Framework Roadway, Phase 1 Landscape & Irrigation Work
6. Acceptance of Unaudited Financial Statements as of October 31, 2023
7. Approval of November 2, 2023 Regular Meeting Minutes
8. 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: January 4, 2024 at 9:00 AM

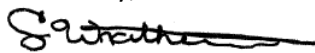
○ QUORUM CHECK

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

9. Board Members' Comments/Requests
10. Public Comments
11. 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

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**CHANGE ORDER FORM
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

Edgewater East CDD Phase 1 Civil Work Clay Whaley Road

CHANGE ORDER NO. 005

DATE: **November 27, 2023**

CONTRACTOR: Southern Dev. and
Construction

OWNER: Edgewater East CDD

AGREEMENT DATE: October 11, 2022

The following changes are hereby made to the CONTRACT DOCUMENTS:

ORIGINAL CONTRACT PRICE \$ 6,194,700.00 .

Current CONTRACT PRICE ADJUSTED by previous
CHANGE ORDER \$ 5,942,152.47 .

The CONTRACT PRICE due to this CHANGE ORDER will
increase/decrease by \$ 2,900,783.50 .

The new CONTRACT PRICE including this ORDER will be \$ 8,842,935.97 .

The new CONTRACT TIME due to this CHANGE ORDER will
increase/decrease by 180 days .

The new CONTRACT TIME including this ORDER will be 429 days .

The date for SUBSTANTIAL COMPLETION of all work
will be May 8, 2024 .

CHANGES ORDERED:

I. **GENERAL**

This Change Order is necessary to cover changes in the work to be performed under this Contract. The GENERAL CONDITIONS SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS apply to and govern all work under this Change Order.

PROJECT: Edgewater East CDD Phase 1 Civil Work Clay Whaley Road

PROJECT NO.: 4288-13-03

II. WORK CHANGED BY CHANGE ORDER

1. Required Changes

Clay Whaley Phase 2 Improvements

2. Justification

Clay Whaley Phase 2 Improvements necessary to complete the off-site improvements obligation of the CDD to support ED-2 development.

3. Payment

III. ORIGINAL CONTRACT SCOPE IMPACTED BY THIS CHANGE ORDER

1. Required Changes/Impact

The contract will increase by specified amount.

2. Justification

Necessary construction for Phase 2 improvements.

3. Payment

Payments will be made per quantities and unit prices listed in the change order on future pay requests as the work is completed in whole or part.

IV. PRIOR CHANGE ORDERS IMPACTED BY THIS CHANGE ORDER:

None

V. WAIVER

This Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Price and/or Time as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change. Acceptance of this waiver constitutes an agreement between Edgewater East CDD and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract and that CONTRACTOR shall waive all rights to file a claim on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order.

VI. APPROVAL AND CHANGE AUTHORIZATION

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original other than matters expressly provided herein.

Change Order Request by:

Edgewater East CDD

Change(s) Ordered by:

Hanson Walter and Associates, Inc.

RECOMMENDED BY:

ACCEPTED BY:

Construction Manager

Contractor

By _____
Signature

By _____
Signature

Title _____

Title _____

Date _____

Date _____

APPROVED BY:

Edgewater East CDD
(Owner)

By _____
Signature

By _____
Signature

Title: _____

Title: _____

Date _____

Date _____

END OF SECTION



Southern Development & Construction

2544 Connection Point

Oviedo, FL 32765

Contact: Shane Cox

Phone: 321-251-0535

Fax:

Quote To: BTI
 Attn: Bobby Wanas
 Phone: 407--617-9011
 Email: bwanas@btipartners.com

Job Name: Clay Whaley Ph 2
 Date of Plans: 5-11-23 JUNE 8th (Date Stamp)
 Revision Date: Thru Rev 3 5-11-20232

Proposal Date: 3-24-2023 7-1-2023 8-21-2029 9-18-202

23-045 R3

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONDITIONS					
10	Mobilization	1.00	LS	49,700.00	49,700.00
20	Construction Layout	1.00	LS	79,400.00	79,400.00
60	Certified As-Built	1.00	LS	16,200.00	16,200.00
65	Geotechnical Testing	1.00	LS	49,750.00	49,750.00
75	Maintenance of Traffic	1.00	LS	98,400.00	98,400.00
77	Driveway Maintenance	15.00	EA	3,750.00	56,250.00
80	SWPPP Maintenance	1.00	LS	32,300.00	32,300.00
85	Silt Fence Installation	7,600.00	LF	3.00	22,800.00
TOTAL GENERAL CONDITIONS					404,800.00
EARTHWORKS - GRADING					
110	Inlet Protection	21.00	EA	300.00	6,300.00
120	Clearing and Grubbing	1.00	LS	12,300.00	12,300.00
130	Mailboxes - Per FDOT	25.00	EA	950.00	23,750.00
140	Earthwork	1.00	LS	101,050.00	101,050.00
160	Roadway / Driveway Demo	1.00	LS	41,900.00	41,900.00
175	Existing Storm Demo	500.00	LF	40.00	20,000.00
TOTAL - EARTHWORKS-GRADING					205,300.00
DRAINAGE					
402	CONNECT TO EXISITNG St 43+10 & Sta 24+00	2.00	EA	7,900.00	15,800.00
404	TYPE 1 CURB INLET < 10	4.00	EA	10,900.00	43,600.00
407	TYPE 2 CURB INLET < 10	1.00	EA	11,400.00	11,400.00
410	Inlets, Curb, Type P-5, <10'	8.00	EA	8,900.00	71,200.00
420	Inlets, Curb, Type P-5, >10'	1.00	EA	17,200.00	17,200.00
430	Inlets, Curb, Type P-6, <10'	6.00	EA	8,600.00	51,600.00
450	Type E Inlet < 10	1.00	EA	12,800.00	12,800.00
460	Type C Inlet < 10	2.00	EA	6,900.00	13,800.00
470	Manholes, J-8, <10'	1.00	EA	16,300.00	16,300.00
480	Pipe, RND, 18" S/CD	986.00	LF	110.00	108,460.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
490	Pipe, RND, 24" S/CD	11.00	LF	390.00	4,290.00
500	Pipe, RND, 30" S/CD	1,122.00	LF	214.00	240,108.00
510	Pipe, RND, 36" S/CD	689.00	LF	278.00	191,542.00
520	Pipe, RND, 42" S/CD	194.00	LF	347.00	67,318.00
530	Pipe, RND, 48" S/CD	771.00	LF	315.00	242,865.00
540	Type II Underdrain Index 440-001	3,450.00	LF	52.00	179,400.00
570	Underdrain Inspection Box	19.00	EA	3,100.00	58,900.00
590	Drainage Dewatering	1.00	LS	98,300.00	98,300.00
	TOTAL DRAINAGE				1,444,883.00
	ON-SITE PAVEMENT				
910	12" Stabilized Subgrade	4,221.00	SY	7.50	31,657.50
920	24" Type "F" Curb & Gutter	6,020.00	LF	30.00	180,600.00
930	36" Conc. Valley Gutter	140.00	LF	37.00	5,180.00
940	8" Limreock Base	2,450.00	SY	41.00	100,450.00
955	2 1/2" Asph Leveling / Overbuild	940.00	TONS	225.00	211,500.00
960	4" Conc. Sidewalk	20,250.00	SF	8.50	172,125.00
970	Sidewalk Ramp	6.00	EA	2,300.00	13,800.00
980	6" Conc. Driveways	221.00	SY	153.00	33,813.00
990	Sodding (Bahia)	5,500.00	SY	6.25	34,375.00
995	Pavement Markings / Signage	1.00	LS	62,300.00	62,300.00
	TOTAL ON-SITE PAVEMENT				845,800.50

GRAND TOTAL

2,900,783.50

NOTES:

PROJECT SPECIFIC NOTES

- This is a Unit Price Proposal
- ~~1A. This proposal and notes shall become an attachment to the Change Order.~~
- Additional 180 calendar days is requested.
- Excludes the construction of the "Prop 4' Pavement 3" SP-12.5 with Full Depth Base" as shown in the plans - A verbal to remove the 3" SP 12.5 was given to SDC, but as of the date of this proposal, a revised detail was not provided
- Asphalt Overbuild quantity is an allowance and will be paid by actual tonnage
- Temporary barriers / low profile barrier wall are not include as they are not shown on the Traffic Control Plan. If required a change order is required.
Temp Barrier will be billed @ 45.00/LF
Low profile barrier will be billed @ \$ 65.00/lf
- It remains our position temporary base & pavement (3,000 sy) is required for constructability & BTI has elected to excluded this from this change order
If required, this cost is \$ 63.50 per sy and SDC will require a compensable time extension for the added scope.
- Work is to be completed during normal business hours Mon-Fri (7AM -5PM) except at defined below.
- Price is based on double shifting from station 34+00 to 58+50 (at SDC's option).
- Price is based on the relocation of all existing underground utilities by October 15th or when SDC is installing drainage from station 34+00 to 58+50
- SDC must have 2 weeks advanced notice in order to better assure timely scheduling of the work required for the project.
- Cost of permits other than those listed below is excluded. Any other permits in which SDC obtains will be reimbursed by the Owner/Developer.
- Must have acceptance by September 29, 2023

This proposal will be processed as a change order to the Phase 1 contract, all Phase 1 contract terms and conditions will apply. Any notes listed that conflict with Phase 1 contract terms and conditions shall be found void.

GENERAL CONDITIONS/ CONTRACT

- This proposal is based on the following Plans:
Titled: Clay Whaley Rd Widening Ph 2
Prepared By: HWA

Dated:Date Stamped 8/23/2023

This proposal is based on the above referenced Civil drawings only. Work and/or details shown in other drawings/ specifications is not included in this proposal.

2. This proposal is based on the following Soils Report:
Prepared By: Not Provided
Dated:

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

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D. EVALUATION CRITERIA

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR OFF-SITE FORCEMAIN UTILITY CIVIL WORK

PART I. GENERAL INFORMATION – (C) EVALUATION CRITERIA

1. PRELIMINARY REQUIREMENTS (Pass / Fail)

An interested firm must (i) hold all required local, state and federal licenses in good standing, (ii) be authorized to do business in Osceola County and the State of Florida, (iii) Proposer will have constructed three (3) projects similar in quality and scope with a minimum of \$1,000,000 in total volume construction cost within the last five (5) years; (iv) Proposer will have minimum bonding capacity of \$2,000,000 from a surety company acceptable to the District.

2. PRICE (80 Points Possible)

This category addresses overall pricing for the construction work, as well as consideration of unit prices and the overall reasonableness of the pricing. Points available for price will be allocated as follows:

75 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid.

5 Points are allocated for the reasonableness of unit prices and balance of bid.

3. PERSONNEL & EQUIPMENT (5 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the Project; experience of key management and assigned personnel performing projects in Osceola County; present ability to staff, equip and manage the Project; proposed staffing levels; proposed equipment; capability of performing the work; geographic location; inventory of all equipment; etc.

4. EXPERIENCE (5 Points Possible)

This category addresses past & current record and experience of the Proposer (and/or subcontractors and suppliers) in similar projects; past performance in any other contracts; etc.

5. SCHEDULE (10 Points Possible)

This category addresses the timeliness of the construction schedule, as well as the Proposer's ability to credibly complete the Project within the Proposer's schedule. Points available for schedule will be allocated as follows:

8 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e., the fewest number of days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's time proposal and the most expedited construction schedule.

2 Points are allocated for the Proposer's ability to credibly complete the project within the Proposer's schedule and demonstrate on-time performance.

100 Total Points Possible

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

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EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2023**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2023**

	General Fund	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Total Governmental Funds
ASSETS						
Cash	\$ 19,630	\$ -	\$ -	\$ -	\$ -	\$ 19,630
Investments						
Revenue	-	376,851	659,901	-	-	1,036,752
Reserve	-	1,112,580	1,938,288	-	-	3,050,868
Prepayment	-	-	23,438	-	-	23,438
Interest	-	-	17	-	-	17
Construction	-	-	-	52,641	-	52,641
Project infrastructure	-	-	-	-	30,443	30,443
Construction - E2	-	-	-	-	1,001,730	1,001,730
Construction - E5	-	-	-	-	136	136
Construction - E6N	-	-	-	-	4,596,382	4,596,382
Cost of issuance	-	10,474	-	-	-	10,474
Undeposited funds	1,197	-	-	-	-	1,197
Due from Landowner	31,954	-	-	-	-	31,954
Due from debt service fund	5,725	-	-	-	-	5,725
Total assets	<u>\$ 58,506</u>	<u>\$1,499,905</u>	<u>\$2,621,644</u>	<u>\$ 52,641</u>	<u>\$ 5,628,691</u>	<u>\$ 9,861,387</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 33,736	\$ -	\$ -	\$ -	\$ -	33,736
Contracts payable	-	-	-	-	1,109,681	1,109,681
Retainage payable	-	-	-	5,939	552,596	558,535
Due to Landowner	31,954	-	-	-	-	31,954
Due to general fund	-	-	5,725	-	-	5,725
Landowner advance	21,000	-	-	-	-	21,000
Total liabilities	<u>86,690</u>	<u>-</u>	<u>5,725</u>	<u>5,939</u>	<u>1,662,277</u>	<u>1,760,631</u>
Fund balances:						
Restricted for:						
Debt service	-	1,499,905	2,615,919	-	-	4,115,824
Capital projects	-	-	-	46,702	3,966,414	4,013,116
Unassigned	(28,184)	-	-	-	-	(28,184)
Total fund balances	<u>(28,184)</u>	<u>1,499,905</u>	<u>2,615,919</u>	<u>46,702</u>	<u>3,966,414</u>	<u>8,100,756</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 58,506</u>	<u>\$1,499,905</u>	<u>\$2,621,644</u>	<u>\$ 52,641</u>	<u>\$ 5,628,691</u>	<u>\$ 9,861,387</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 992,733	0%
Landowner contribution	5,785	5,785	-	N/A
Total revenues	<u>5,785</u>	<u>5,785</u>	<u>992,733</u>	1%
EXPENDITURES				
Professional & administrative				
Management/admin/recording	4,000	4,000	48,000	8%
Legal	-	-	50,000	0%
Engineering	-	-	7,500	0%
Audit	-	-	6,500	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	167	2,000	8%
Trustee 2021	-	-	5,725	0%
Trustee 2022	-	-	5,725	0%
DSF accounting & assessment rolls - Series 2021	458	458	5,500	8%
DSF accounting & assessment rolls - Series 2022	458	458	5,500	8%
Telephone	17	17	200	9%
Postage	18	18	500	4%
Printing & binding	42	42	500	8%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	5,785	5,785	5,750	101%
Contingencies/bank charges	19	19	500	4%
Website				
Hosting & maintenance	705	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>11,669</u>	<u>11,669</u>	<u>152,990</u>	8%
Field operations				
Accounting	-	-	2,500	0%
Streetlighting	-	-	80,114	0%
Repairs & maintenance	-	-	24,386	0%
Electricity	-	-	6,586	0%
Landscape maint.				
Maintenance contract	-	-	542,610	0%
Plant replacement	-	-	17,857	0%
Landscape contingency	-	-	8,927	0%
Irrigation	-	-	156,774	0%
Total field operations	<u>-</u>	<u>-</u>	<u>839,754</u>	0%
Total expenditures	<u>11,669</u>	<u>11,669</u>	<u>992,744</u>	1%
Excess/(deficiency) of revenues over/(under) expenditures	(5,884)	(5,884)	(11)	
Fund balances - beginning	(22,300)	(22,300)	20	
Committed				
Impact fee collections	-	-	1,618,095	
Unassigned	(28,184)	(28,184)	(1,618,086)	
Fund balances - ending	<u>\$ (28,184)</u>	<u>\$ (28,184)</u>	<u>\$ 9</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 1,112,587	0%
Interest	6,081	6,081	-	N/A
Total revenues	<u>6,081</u>	<u>6,081</u>	<u>1,112,587</u>	1%
EXPENDITURES				
Debt Service				
Principal	-	-	420,000	0%
Interest	-	-	697,830	0%
Total debt service	<u>-</u>	<u>-</u>	<u>1,117,830</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	6,081	6,081	(5,243)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(4,516)</u>	<u>(4,516)</u>	-	N/A
Total other financing sources	<u>(4,516)</u>	<u>(4,516)</u>	<u>-</u>	N/A
Net change in fund balances	1,565	1,565	(5,243)	
Fund balances - beginning	1,498,340	1,498,340	1,487,480	
Fund balances - ending	<u>\$ 1,499,905</u>	<u>\$ 1,499,905</u>	<u>\$ 1,482,237</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 1,930,402	0%
Interest	10,590	10,590	-	N/A
Total revenues	<u>10,590</u>	<u>10,590</u>	<u>1,930,402</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	660,000	0%
Interest	-	-	1,278,894	0%
Total debt service	<u>-</u>	<u>-</u>	<u>1,938,894</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	10,590	10,590	(8,492)	
Net change in fund balances	10,590	10,590	(8,492)	
Fund balances - beginning	2,605,329	2,605,329	2,570,779	
Fund balances - ending	<u>\$ 2,615,919</u>	<u>\$ 2,615,919</u>	<u>\$ 2,562,287</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 191	\$ 191
Total revenues	191	191
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	191	191
OTHER FINANCING SOURCES/(USES)		
Transfer in	4,516	4,516
Total other financing sources/(uses)	4,516	4,516
Net change in fund balances	4,707	4,707
Fund balances - beginning	41,995	41,995
Fund balances - ending	\$ 46,702	\$ 46,702

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 1,197	\$ 1,197
Interest & miscellaneous	32,229	32,229
Total revenues	33,426	33,426
EXPENDITURES		
Construction costs - construction ED-5	1,197	1,197
Construction costs - construction ED-6N	354,218	354,218
Total expenditures	355,415	355,415
Excess/(deficiency) of revenues over/(under) expenditures	(321,989)	(321,989)
Net change in fund balances	(321,989)	(321,989)
Fund balances - beginning	4,288,403	4,288,403
Fund balances - ending	\$ 3,966,414	\$ 3,966,414

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 November 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
Kate John (via telephone)	Kutak Rock, LLP
Shawn Hindle	District Engineer
Michael Osborn	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

**Consideration of Funding Agreement for
Fiscal Year 2022-2023**

Mr. Torres presented the Fiscal Year 2022-2023 Funding Agreement.

Mr. Eckert stated the CDD actually levied assessments during Fiscal Year 2023; however, assessment revenues were insufficient due to a billing error by The Toho Water

40 Authority (Toho). The Agreement provides that, when the refund in the amount of
41 approximately \$49,000 is received from Toho, the Developer will be repaid.

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43 **On MOTION by Mr. Kramer and seconded by Mr. Mays, the Fiscal Year 2022-**
44 **2023 Funding Agreement, was approved.**

45

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47 **FOURTH ORDER OF BUSINESS**

Consideration of Construction Items

48

49 The following were presented and discussed:

50 **A. Clay Whaley Roadway, Phase 1 (SDC)**

51 **I. RFC 011 – Concrete Driveway Widening**

52 Mr. Wanas stated the County asked the CDD to widen a neighbor’s driveway.

53 **II. RFC 012 – Driveway Deletion**

54 Mr. Wanas stated a plan revision was done to remove an alleyway access to Clay
55 Whaley Road and a previously installed curb.

56 **III. RFC 013 – Stockpile Regrading**

57 Mr. Wanas stated some deterioration and erosion occurred to the stockpile and
58 regrading was necessary to maintain compliance. It was noted that the stockpile currently
59 serves as a reserve, should additional dirt be needed. The neighboring development and others
60 are willing to purchase dirt not needed by the CDD so it will be a source of revenue when it is
61 certain the CDD will not need it.

62 **B. ED5 Roadway, Phase 1 (JDC)**

63 **• RFCO 09 - Stockpile Regrading**

64 Mr. Wanas stated the stockpile was also in need of regrading to maintain compliance. It
65 was noted that, while mass grading permits are not allowed, permits can be issued for land
66 alteration.

67

68 **On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Clay**
69 **Whaley Roadway, Phase 1 Construction RFC 011, RFC 012 and RFC 013 and ED5**
70 **Roadway, Phase 1 Construction RFCO-09, as listed, were approved.**

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73 **FIFTH ORDER OF BUSINESS** **Ratification Item(s)**

74

- 75 • **Brightview Landscape Services, Inc. Agreement for Landscape and Irrigation**
- 76 **Maintenance Services**

77

78 **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the**
79 **Brightview Landscape Services, Inc., Agreement for Landscape and Irrigation**
80 **Maintenance Services, was ratified.**

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- 83 ▪ **Discussion: Authorizing the Vice Chair and District Engineer to Execute Change Orders**

84 **This item was an addition to the agenda.**

85 Discussion ensued regarding the need to grant authority to execute Change Orders for
86 the items approved during the Fourth Order of Business.

87

88 **On MOTION by Mr. Wanas and seconded by Mr. Mays, with all in favor,**
89 **authorizing the Vice Chair and District Engineer to execute the Items, including**
90 **Change Orders approved during the Fourth Order of Business, was approved.**

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93 Mr. Hindle stated he will create Change Orders for those items and they will be
94 presented to the Board but will not require ratification.

95

96 **SIXTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
97 Statements as of September 30, 2023**

98

99 Mr. Torres presented the Unaudited Financial Statements as of September 30, 2023. He
100 noted that budgeted total expenditures were approximately \$503,000 and total expenditures
101 for Fiscal Year 2023 were approximately \$544,000.

102

103 **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor,**
104 **authorizing Staff to prepare a Resolution and adopting said Resolution**
105 **amending the Fiscal Year 2023 budget, as necessary, and authorizing the Vice**
106 **Chair to execute, was approved.**

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On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of September 30, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of October 5, 2023 Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the October 5, 2023 Regular Meeting Minutes, as presented, were approved.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Mr. Eckert reported the following:

- It is anticipated that the County will consider the 3.24-acre Boundary Amendment on December 18, 2023. Further updates will be provided.
- Construction for the 2021 bonds for ED-4 is complete. Termination and Release of the Temporary Construction Easement was prepared and circulated.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, authorizing Staff to finalize the Termination and Release of the Temporary Construction Easement, was approved.

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Mr. Eckert will work with Mr. Hindle to determine if any other permit transfers or details related to the Series 2021 bonds need to be addressed. A Resolution declaring the project complete will be presented during the First Quarter of the fiscal year, as some real estate transfers still need to occur.

- As discussed in conjunction with the Boundary Amendment, the CDD will own and maintain the neighborhood roads already owned by another party. Accordingly, the Second Amended and Restated Interlocal Agreement with the County and the City must be executed.

It was noted that the CDD is complying with this under extreme duress.

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On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Second Amended and Restated Interlocal Agreement with the County and the City, and authorizing the Vice Chair to execute, was approved.

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

Mr. Hindle stated a bid is coming up for the landscaping in ED 6; he prepared an Addendum and a response from a Landscape Architect is pending. Bids should be at the same time and ready for review and the December 7, 2023 meeting.

Meritage is readdressing some of the repairs to items damaged during construction; Mr. Eckert is assisting in this regard. The inlets and the bio-swale still need to be addressed.

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

- **NEXT MEETING DATE: December 7, 2023 at 9:00 A.M.**
- **QUORUM CHECK**

The next meeting will be held on December 7, 2023, unless canceled.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:18 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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 2023/2024 MEETING SCHEDULE

LOCATION

offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023	Regular Meeting	9:00 AM
November 2, 2023	Regular Meeting	9:00 AM
December 7, 2023	Regular Meeting	9:00 AM
January 4, 2024	Regular Meeting	9:00 AM
February 1, 2024	Regular Meeting	9:00 AM
March 5, 2024	Regular Meeting	9:00 AM
April 4, 2024	Regular Meeting	9:00 AM
May 2, 2024	Regular Meeting	9:00 AM
June 6, 2024	Regular Meeting	9:00 AM
July 4, 2024	Regular Meeting	9:00 AM
August 1, 2024	Regular Meeting	9:00 AM
September 5, 2024	Regular Meeting	9:00 AM