

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**April 4, 2024**

**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 28, 2024

Board of Supervisors  
Edgewater East Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold a Regular Meeting on April 4, 2024 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 & Construction RFC
  - A. Clay Whaley, Phase 2 RFC 018 - Owner Direct Purchase Credit from Contract Agreement
  - B. 2222 RFC 024 - Sod 4' Back of Curb Deduct [SDP21-0157 Clay Whaley Rd]
  - C. RFC 021 - Export Excess Fill from ED2 to ED5 [Clay Whaley Rd Widening]
4. Consideration of Jr. Davis Construction Company Request for Change Order 07R2 [ED6 - Framework Roadway Phase 1 Civil Work, FM & RM Steel Casing Plus WM PVC Casing Behind Retaining Wall]
5. Consideration of Southern Development & Construction RFC019 - DBI Grading & Erosion Control [Clay Whaley Rd Widening]
6. Discussion: Fiscal Year 2025 Draft Maintenance Budget
7. Consideration of Osceola County Tax Collector Agreement
8. Ratification Items
  - A. SSS Down to Earth Opco LLC, dba Down to Earth Change Order No 001 [Phase 1 Clay Whaley Road, Add Bahia Sod]
  - B. Central Florida Underground Work Authorization #1 [Utility Repair, Installation and Replacement Services]

9. Consideration of Financing Matters
  - A. Presentation of Second Amendment to Engineer's Report (Master)
  - B. Consideration of Resolution 2024-XX, Adopting a Second Amendment to the Engineer's Report to Reflect New Lands Added to the District
  - C. Presentation of Second Amendment to Master Special Assessment Methodology Report
  - D. Consideration of Resolution 2024-XX, Declaring Special Assessments; Indicating the Location, Nature And Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution
  - E. Consideration of Resolution 2024-XX, Setting a Public Hearing to Be Held on \_\_\_\_\_ 2024, at 9:00 A.M. at the Offices of Hanson, Walter and Associates, Inc., Located at 8 Broadway, Suite 104, Kissimmee, Florida 34741, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Approximately 3.24 Acres of Land Recently Added Within the Boundaries of the Edgewater East Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes
  - F. Consideration of Form of Mailed and Published Notices for Assessment Hearing on New 3.24 Acres
    - A. Form of Affidavit of Mailing
  - G. Consideration of Preliminary First Amendment to Supplemental Engineer's Report for Assessment Area Two
  - H. Consideration of Preliminary First Amendment to Second Supplemental Special Assessment Methodology Report for Assessment Area Two
10. Acceptance of Unaudited Financial Statements as of February 29, 2024
11. Approval of March 7, 2024 Public Hearing and Regular Meeting Minutes
12. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*

- B. District Engineer: *Hanson, Walter & Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS

- April 11, 2024 at 9:00 AM [Special Meeting]
- May 2, 2024 at 9:00 AM [Regular Meeting]

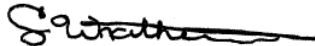
- QUORUM CHECK

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

- 13. Board Members' Comments/Requests
- 14. Public Comments
- 15. 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**

**3A**

# 2222 RFC 018 ODP Deduct Ph 2



## Southern Development & Construction

2544 Connection Point  
 Oviedo, FL 32765  
 Contact: Mike Cresham  
 Phone: (407) 977-9898

Quote to: Shawn Hindle HWA (CDD EOR)  
 Bobby Wanas BTI Partners LLC (Owner)  
Phone: (407) 709-3141  
 (407) 617-9011  
Email: [s.hindle@hansonwalter.com](mailto:s.hindle@hansonwalter.com)  
[Bwanas@btipartners.com](mailto:Bwanas@btipartners.com)

Job Name: Clay Whaley Rd Widening Ph 2  
Date of Plans 8/23/2023  
Req. Add. Days  
Revision Date:  
Proposal Date: 1/13/24 Bid Date: 3/10/23

RFC 009		ODP Deduct - County Materials				
Item	Description	Quantity	Unit	Unit Price	Amount	
<b>RFC 018</b>						
100	County Material ODP Deduct Ph 2	1.00	LS	-\$389,762.46	-\$389,762.46	
200	Sales Tax	1.00	LS	-\$23,460.75	-\$23,460.75	
<b>RFC 018 Total</b>					<b>-\$413,223.21</b>	
<b>GRAND TOTAL</b>					<b>-\$413,223.21</b>	

**NOTES:**  
 Proposal includes the cost of the following scope only. Any changes or additional scope will be priced separately  
 1) County Material ODP Deduct (RCP)  
 2) Sales tax savings included

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**



# 2222 RFC 024 - Sod 4' Back of Curb Deduct



## Southern Development & Construction

2544 Connection Point

Oviedo, FL 32765

Contact: Mike Cresham

Phone: 407-978-1032

Proposal ID: 2222RFC024

Quote To: Shawn Hindle HWA (CDD EOR)  
407-709-3141  
Bobby Wanas - BTI Partners (Owner)  
Phone: 407-617-9011  
Email: s.hindle@hansonwalter.com  
bwanas@btipartners.com

Job Name: SDP21-0157 - Clay Whaley Rd  
Date of Plans: 3/8/2023  
Revision Date: N/A  
Proposal Date: 4/1/2024

2222RFC024  
Contract Deduct for 4' BOC Sod

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
820	Sod 4' Back of Curb	-2,924.00	SY	6.25	-18,275.00
<b>GRAND TOTAL</b>					<b>-18,275.00</b>

**NOTES:**

This proposal is a contract deduct of the Bid Item for the 4' Back of Curb Sod, due to it being performed by others.

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3C**

# 2222 RFC 021 - Export Excess Fill from ED2 to ED5



## Southern Development & Construction

2544 Connection Point

Oviedo, FL 32765

Contact: Mike Cresham

Phone: 407-978-1032

HCSS#: 2222RFC021

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

Job Name: Clay Whaley Rd Widening  
 Date of Plans: N/A  
 Revision Date: N/A  
 Proposal Date: 3/15/2024

2222RFC021

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
9390	EMBANK EXPORT FILL	5,472.00	CY	1.05	5,745.60
9395	IMPORT FILL	5,472.00	CY	6.05	33,105.60
<b>GRAND TOTAL</b>					<b>38,851.20</b>

**NOTES:**

This proposal shows the cost incurred to haul & mass grade an additional 5,472 CY of excess fill to ED5 to balance the site per our agreement with BTI.

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**



Jr. Davis Construction Company  
210 S. Hangar Road  
Kissimmee, FL 34741  
Phone: (407) 870-0066

March 01, 2024.

Letter: 12

Pete Glasscock  
Hanson, Walter & Assoc. Inc. (HWA)  
8 Broadway, Suite 104  
Kissimmee, FL 34741

Edgewater East: ED6 – Framework Roadway Phase 1 Civil Work  
JDC Project #: 2165  
RE: Request for Change Order 07R2: FM & RM Steel Casing plus WM PVC Casing Behind Retaining Wall

Dear Mr. Pete,

As requested, please find the attached pricing to add 120 LF of 24" steel casing around the 12" Force Main, 120 LF of 36" steel casing around the 20" Reuse Main, and 380 LF 14" HDPE carrier inside a fully retrained 24" PVC casing as shown on the attached revision plan sheets dated approved by Toho Water Authority plus the cost associated with the additional fittings and required adjustments to the previously installed scope.

Total LF Price for Force, Reuse, and Water Main with Casing:

- Force Main = \$802.64 per LF
- Reuse Main = \$1,288.22 per LF
- Water Main = \$552.00 per LF

In addition, JDC is requesting an increase of 60 calendar days to the contract time for completion.

If you have any questions, or require any additional information, please do not hesitate to give me a call at 407-460-8404

Respectfully,

Gustavo Menezes – Assistant Project Manager  
Jr. Davis Construction, Inc

# Edgewater ED6 RFCO#07 FM & RM Steel Casing plus WM PVC Casing



## JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Gustavo Menezes

Phone: (407) - 460 - 8404

Email: Gustavo.menezes@jr-davis.com

Quote To: Pete Glasscock  
Company: Hanson, Walter & Associates, Inc.  
Phone: (407) 847-9433  
Email: pglasscock@hansonwalter.com

Proposal Date: 01.12.24  
Date of Plans: 02.06.24  
Revision Date: 03.01.24  
Addendums:

HCSS Quote: 2165RFCO07-2

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
500	General Conditions	1.00	LS	20,000.00	20,000.00
550	Survey	1.00	LS	2,095.00	2,095.00
1050	36" Steel Casing & 20" PVC RM Carrier	120.00	LF	1,106.22	132,746.40
1100	24" Steel Casing & 12" PVC FM Carrier	120.00	LF	723.64	86,836.80
3000	12" WM	50.00	LF	150.00	7,500.00
3050	24" WM: Install Credit Labor & Equipment	-50.00	LF	112.00	-5,600.00
3100	24" PVC Casing & 14" HDPE WM Carrier Pipe	380.00	LF	295.00	112,100.00
5050	Fittings - 36" Casing for 20" RM	1.00	LS	10,926.09	10,926.09
5100	Fittings - 24" Casing for 12" FM	1.00	LS	7,498.25	7,498.25
5200	Fittings - WM Fittings	1.00	LS	11,050.00	11,050.00
5300	Fire Hydrant Relocation	1.00	LS	9,700.00	9,700.00
<b>GRAND TOTAL</b>					<b>\$394,852.54</b>

### NOTES:

This quote represents a lump sum amount for the requested scope of work.

Items 1050, 1100, and 3100 are additional cost to existing contract items for the 12" Force Main, 20" Reuse Main, and 24" Water Main.

The added casings does not meet the required minimal specification for cover or clearance above box culvert or final surface. Work to be performed by attached drawings provided by EOR and approved by TWA.

JDC is requesting 45 calendar days be added to the contract completion date for impacts to the project critical path due to these changes and added scope.

Fittings per TWA casing specification and attached plans including proposed alternative.

APPROVED to proceed. RFCO is subject to CDD Board Approval and fully executed Contract Change Order prior to billing  
 -BW, 03.08.2024

## Gustavo Menezes

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**From:** Corey Clough <cclough@tohowater.com>  
**Sent:** Thursday, February 29, 2024 10:14 AM  
**To:** Bobby Wanas; Ray Biron  
**Cc:** Scott Land; Christopher Arguello; Jovani Gonzalez  
**Subject:** RE: ED6 Cross Prairie Parkway Phase 1 - Modification #1 - 2nd Submittal  
**Attachments:** rev C-501 PLAN AND PROFILE.pdf; app C-204A GRADING DETAILS.pdf

**ATTENTION! This message was sent by an external sender.**

Scott,

Attached are the approved sheets. However, I added notes to the plan and profile. I have the tee removed and the 2 extra gate valves and cap removed on the south end of the culvert. These items are not needed since you shifted the hydrant further south

Thank You,

Corey Clough

Lead Senior Development Project Manager

*Tohopekaliga Water Authority*

**Please note:** \*\*Toho's new Private Development Portal went live on January 22, 2024. For additional information about the new portal you can click [HERE](#).

**Current Location**

**1300 9<sup>th</sup> Street, Building A**

**St Cloud Fl, 34769**

**951 Martin Luther King Blvd.**

**Kissimmee, FL 34741**

**Office: (407) 957-7222**

**Cell: (407) 709-3282**

**Email: cclough@tohowater.com**

**[www.tohowater.com](http://www.tohowater.com)**

---

**From:** Bobby Wanas <bwanas@btipartners.com>  
**Sent:** Wednesday, February 28, 2024 9:47 AM  
**To:** Ray Biron <RBiron@tohowater.com>; Corey Clough <cclough@tohowater.com>  
**Cc:** Scott Land <S.Land@gaiconsultants.com>  
**Subject:** RE: ED6 Cross Prairie Parkway Phase 1 - Modification #1 - 2nd Submittal

**Ray & Corey** – Sorry to be so persistent on this item but we are now experiencing construction delays due to the utility casings over the WPA Canal. As you know, we probably started working on this for about 60 days and would really appreciate it if you could find some time to review today. Thanks and feel free to call if you want to discuss anything in detail.



**BOBBY WANAS, AICP**  
Land Development Manager

M: 407-617-9011  
E: [bwanas@btipartners.com](mailto:bwanas@btipartners.com)  
4798 New Broad Street, Suite 220, Orlando, FL 32814  
BTIPartners.com

**AWARD WINNING DEVELOPER >**



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**From:** Bobby Wanas  
**Sent:** Tuesday, February 27, 2024 9:26 AM  
**To:** Ray Biron <[RBiron@tohowater.com](mailto:RBiron@tohowater.com)>; Corey Clough <[cclough@tohowater.com](mailto:cclough@tohowater.com)>  
**Cc:** Scott Land <[S.Land@gaiconsultants.com](mailto:S.Land@gaiconsultants.com)>  
**Subject:** RE: ED6 Cross Prairie Parkway Phase 1 - Modification #1 - 2nd Submittal

Ray – Thank you for the response. I will pass this onto our contractor. FYI, Scott uploaded the attached plan sheet revisions for the WPA Canal crossing on 02.23. I know it was just a few days now but if you could please comment and/or approve ASAP. We need TWA’s approval of this design to be able to order material. Thanks and greatly appreciate your help.



**BOBBY WANAS, AICP**  
Land Development Manager

M: 407-617-9011  
E: [bwanas@btipartners.com](mailto:bwanas@btipartners.com)  
4798 New Broad Street, Suite 220, Orlando, FL 32814  
BTIPartners.com

**AWARD WINNING DEVELOPER >**



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**From:** Ray Biron <[RBiron@tohowater.com](mailto:RBiron@tohowater.com)>  
**Sent:** Tuesday, February 27, 2024 9:00 AM  
**To:** Bobby Wanas <[bwanas@btipartners.com](mailto:bwanas@btipartners.com)>; Scott Land <[S.Land@gaiconsultants.com](mailto:S.Land@gaiconsultants.com)>; Corey Clough <[cclough@tohowater.com](mailto:cclough@tohowater.com)>  
**Subject:** RE: ED6 Cross Prairie Parkway Phase 1 - Modification #1 - 2nd Submittal

**ATTENTION! This message was sent by an external sender.**

Good morning Bobby,



## Gustavo Menezes

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**From:** Scott Land <S.Land@gaiconsultants.com>  
**Sent:** Thursday, February 29, 2024 10:48 AM  
**To:** Corey Clough; Janet Patrick  
**Cc:** Miriam Caro; Bobby Wanas  
**Subject:** RE: ED6 Roadway - Phase #1 - Mod #1 - Culvert Crossing 220169.xx.cc

**ATTENTION! This message was sent by an external sender.**

Thanks Corey

**W. Scott Land, P.E.**  
D 321.319.3056 M 904.704.2374



**GAI Consultants**

ENGINEERING, PLANNING, AND ENVIRONMENTAL CONSULTING SINCE 1958

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**From:** Corey Clough <cclough@tohowater.com>  
**Sent:** Thursday, February 29, 2024 10:43 AM  
**To:** Scott Land <S.Land@gaiconsultants.com>; Janet Patrick <jpatrick@tohowater.com>  
**Cc:** Miriam Caro <mcaro@tohowater.com>; Bobby Wanas <bwanas@btipartners.com>  
**Subject:** RE: ED6 Roadway - Phase #1 - Mod #1 - Culvert Crossing 220169.xx.cc

**EXERCISE CAUTION: This is an External Email Message!**

**\*\*Think before clicking on links, opening attachments, or responding\*\***

Scott,

I apologies and your correct, please leave the tee, I mistaken the location.

Thank You,

Corey Clough

Lead Senior Development Project Manager

*Tohopekaliga Water Authority*

**Please note:** **\*\*Toho's new Private Development Portal went live on January 22, 2024. For additional information about the new portal you can click [HERE](#).**

**Current Location**  
**1300 9<sup>th</sup> Street, Building A**  
**St Cloud FL, 34769**  
**951 Martin Luther King Blvd.**

Kissimmee, FL 34741  
Office: (407) 957-7222  
Cell: (407) 709-3282  
Email: [cclough@tohowater.com](mailto:cclough@tohowater.com)  
[www.tohowater.com](http://www.tohowater.com)

---

**From:** Scott Land <[S.Land@gaiconsultants.com](mailto:S.Land@gaiconsultants.com)>  
**Sent:** Thursday, February 29, 2024 10:38 AM  
**To:** Corey Clough <[cclough@tohowater.com](mailto:cclough@tohowater.com)>; Janet Patrick <[jpatrick@tohowater.com](mailto:jpatrick@tohowater.com)>  
**Cc:** Miriam Caro <[mcaro@tohowater.com](mailto:mcaro@tohowater.com)>; Bobby Wanas <[bwanas@btipartners.com](mailto:bwanas@btipartners.com)>  
**Subject:** RE: ED6 Roadway - Phase #1 - Mod #1 - Culvert Crossing 220169.xx.cc

Hey Corey,

The tee is there for the future connection to Kissimmee Park road. If we don't have the tee, then there will need to be a 24" x 24" tap which I would like to avoid. Also, going north from the tee, the contractor would prefer to install a 24" G.V. before tying into the 14" HDPE instead of reducing to a 12" and installing a 12" GV prior to tying into the 14" HDPE. If you are good with this and keeping the tee, we will move forward with this.

Thanks

**W. Scott Land, P.E.**  
D 321.319.3056 M 904.704.2374



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**From:** Corey Clough <[cclough@tohowater.com](mailto:cclough@tohowater.com)>  
**Sent:** Thursday, February 29, 2024 10:15 AM  
**To:** Janet Patrick <[jpatrick@tohowater.com](mailto:jpatrick@tohowater.com)>; Scott Land <[S.Land@gaiconsultants.com](mailto:S.Land@gaiconsultants.com)>  
**Cc:** Miriam Caro <[mcaro@tohowater.com](mailto:mcaro@tohowater.com)>; Bobby Wanas <[bwanas@btipartners.com](mailto:bwanas@btipartners.com)>  
**Subject:** RE: ED6 Roadway - Phase #1 - Mod #1 - Culvert Crossing 220169.xx.cc

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*\*\*Think before clicking on links, opening attachments, or responding\*\**

Approval with notes were just sent in a previous email.

Thank You,

Corey Clough

Lead Senior Development Project Manager

*Tohopekaliga Water Authority*

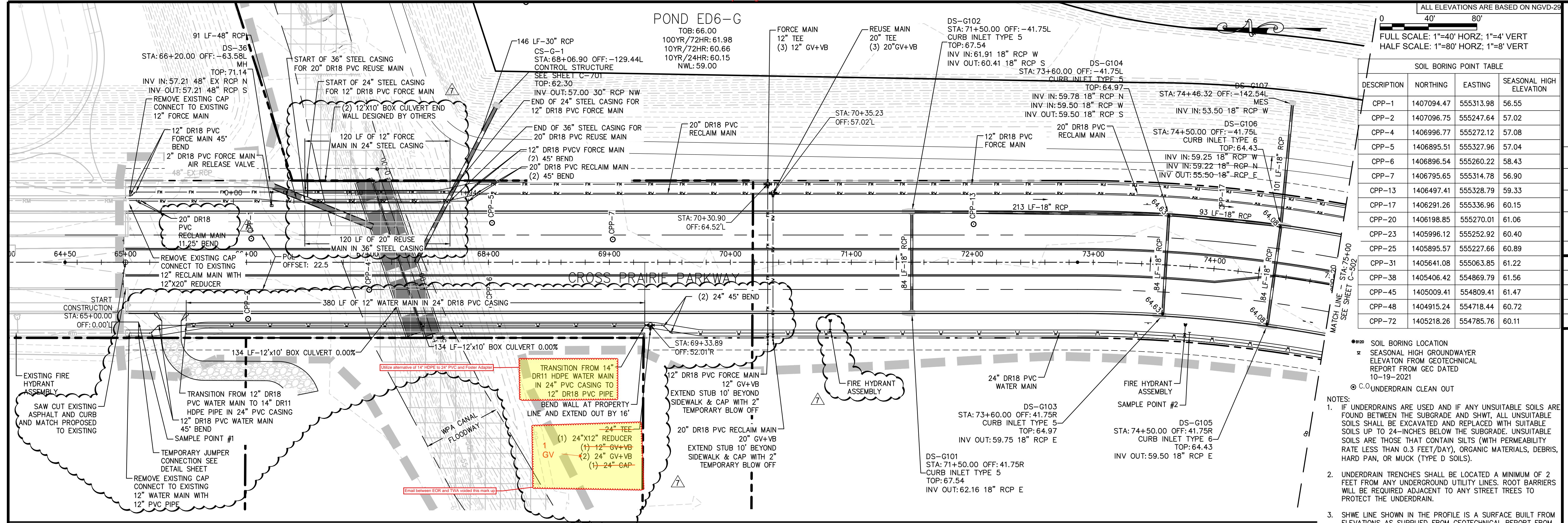


Table with 3 columns: DESCRIPTION, NORTHING, EASTING, SEASONAL HIGH ELEVATION. Lists various utility points (CPP-1 to CPP-72) and their coordinates.

- NOTES: 1. IF UNDERDRAINS ARE USED AND IF ANY UNSUITABLE SOILS ARE FOUND BETWEEN THE SUBGRADE AND SHWT... 2. UNDERDRAIN TRENCHES SHALL BE LOCATED A MINIMUM OF 2 FEET FROM ANY UNDERGROUND UTILITY LINES... 3. SHWE LINE SHOWN IN THE PROFILE IS A SURFACE BUILT FROM ELEVATIONS AS SUPPLIED FROM GEOTECHNICAL REPORT...

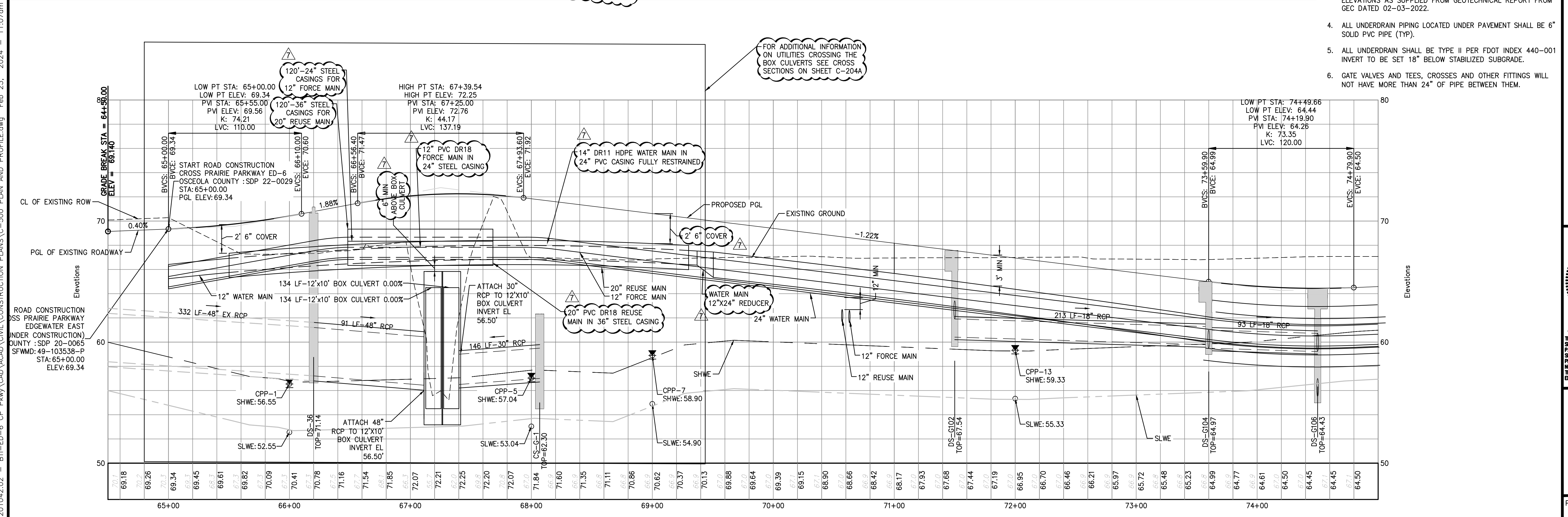
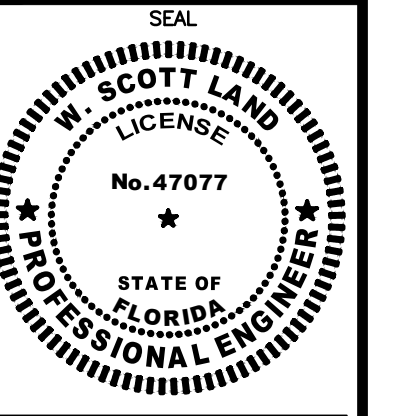


Table with 3 columns: REVISIONS, DESCRIPTION, DATE. Lists revision history for the drawing.

PLAN AND PROFILE  
EDGEWATER ED-6 PH 1 CROSS PRAIRIE PARKWAY EXTENSION  
OSCEOLA COUNTY, FL



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY W. SCOTT LIND, P.E. ON THE DATE ADJACENT TO THE SEAL.

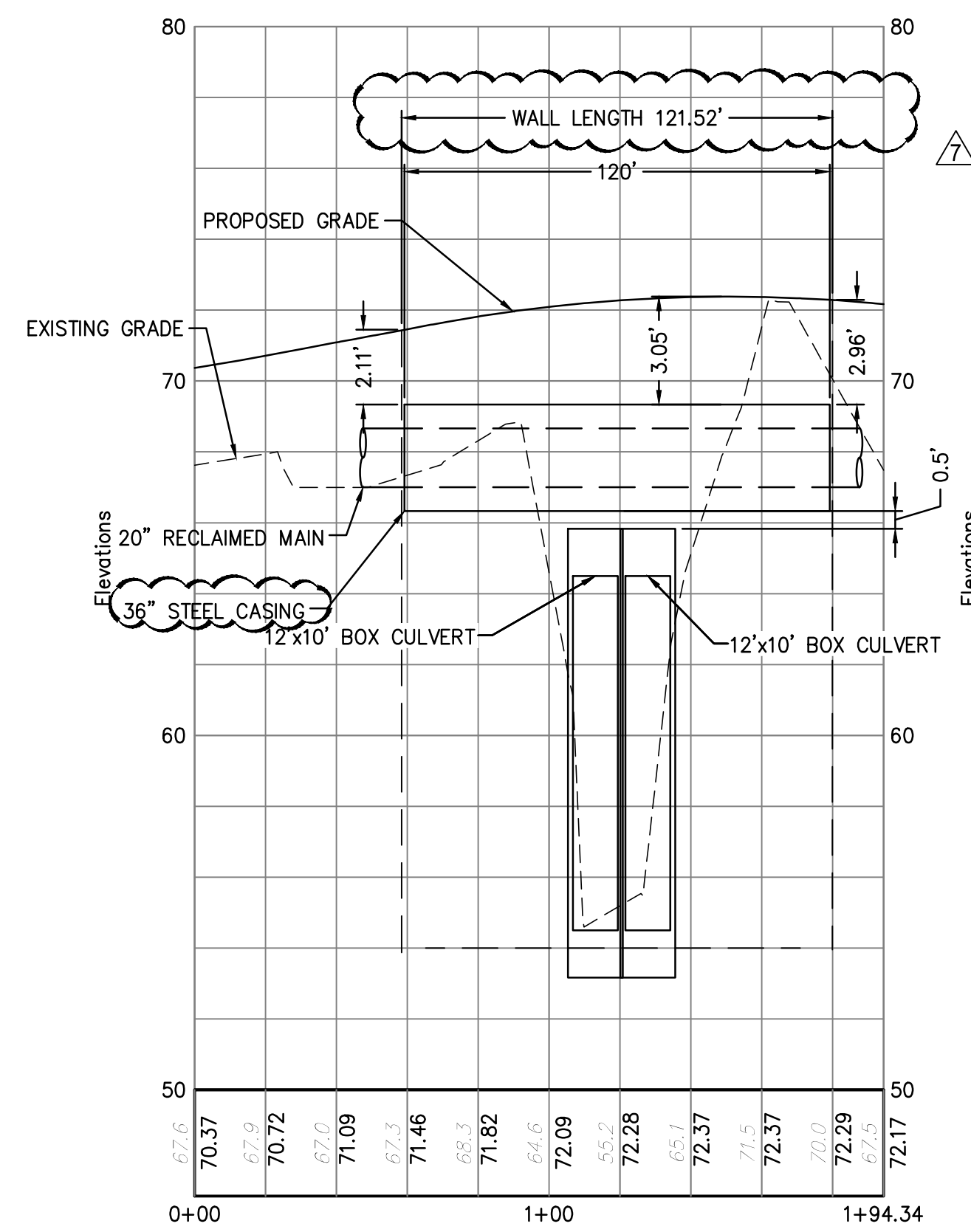
gai consultants  
618 SOUTH ST. SUITE 700  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
R201042.02

SHEET  
C-501

Z:\2020\R201042.02 - BTI-ED-6 CP Pkwy\CAD\ACAD\CIVIL\CONSTRUCTION PLANS\C-500 PLAN AND PROFILE.dwg Feb. 23, 2024 - 11:07am

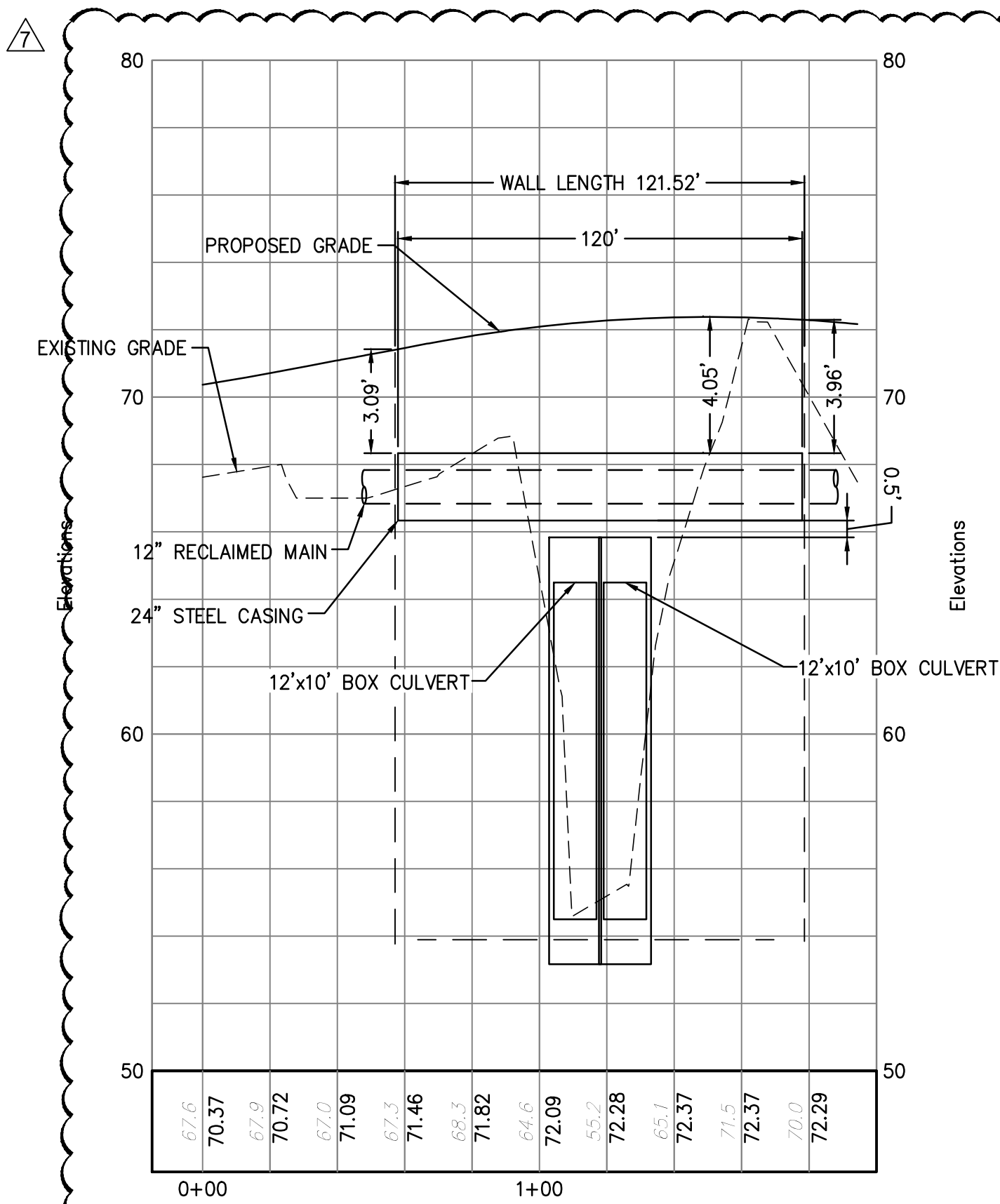
ALL ELEVATIONS ARE BASED ON NGVD-29



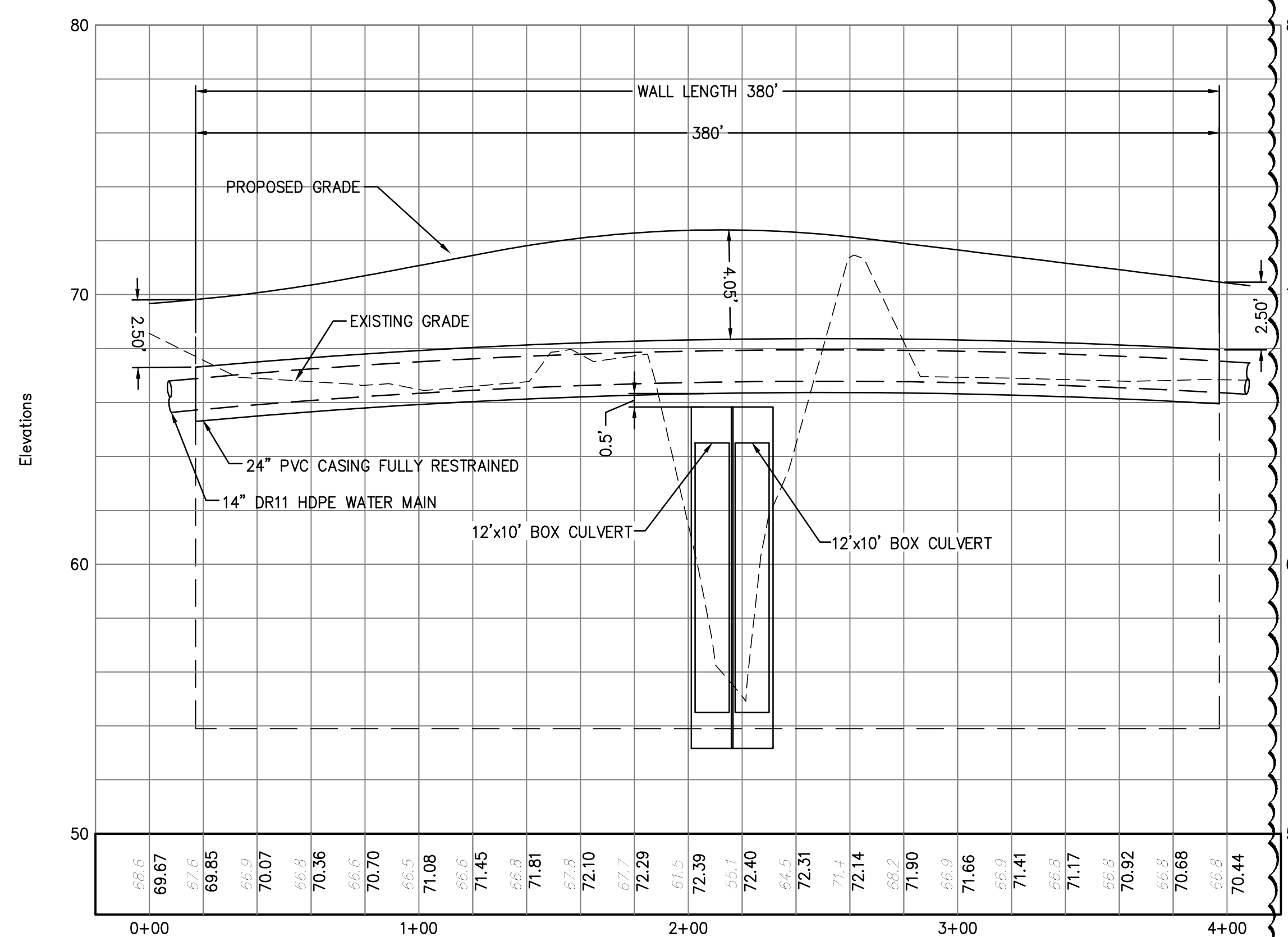
REUSE MAIN OVER CULVERT

0 40' 80'

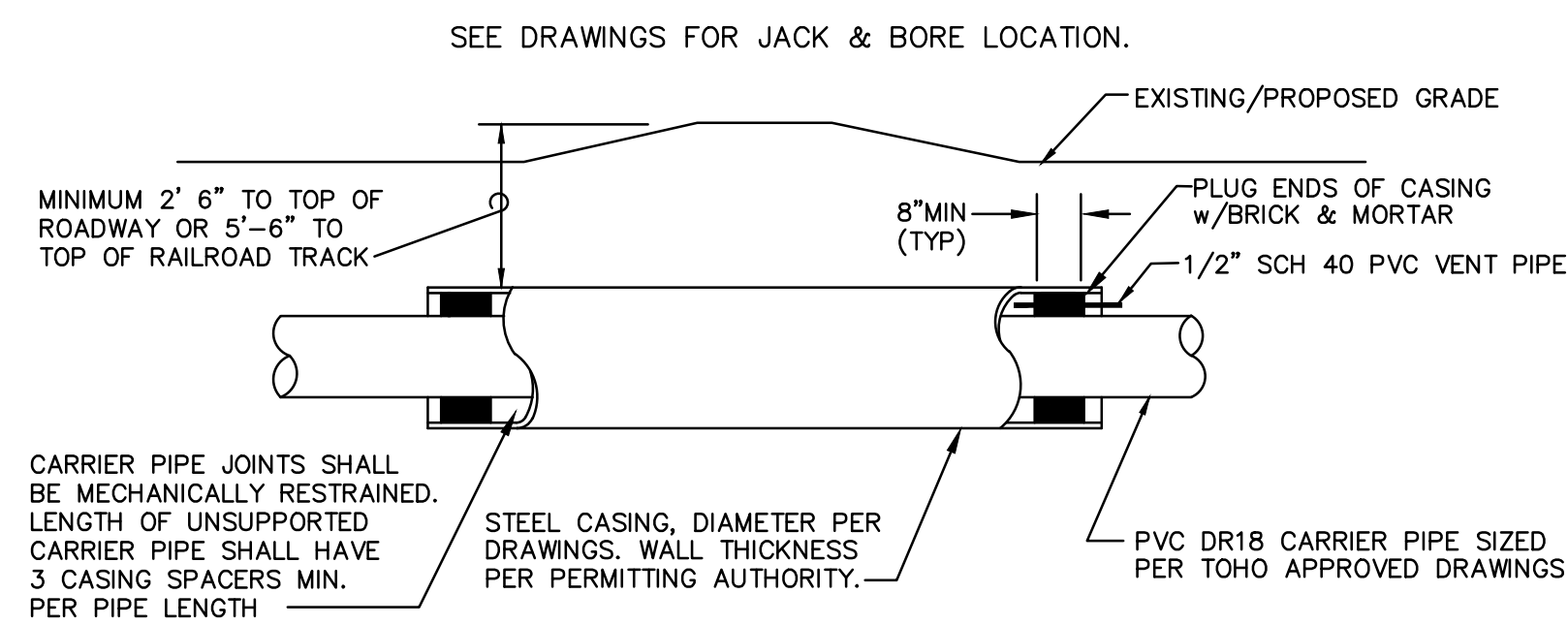
FULL SCALE: 1"=40' HORIZ; 1"=8' VERT  
 HALF SCALE: 1"=80' HORIZ; 1"=16' VERT



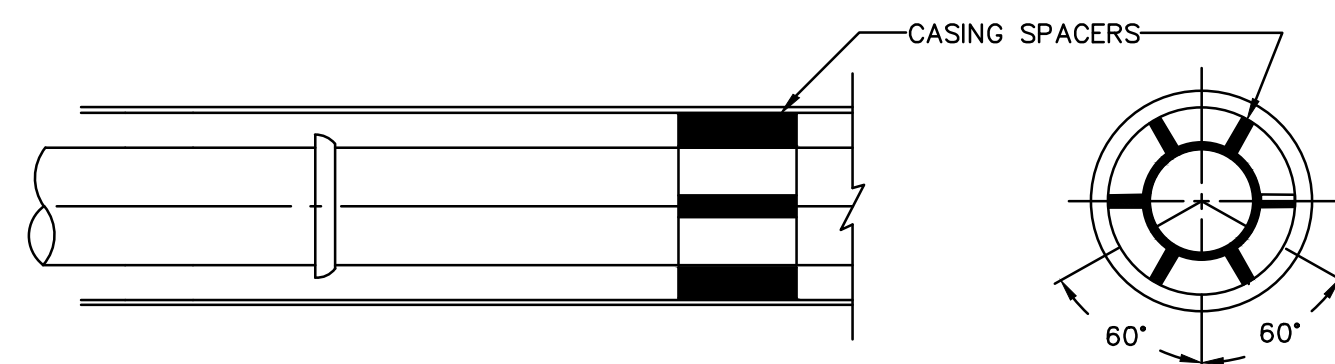
FORCE MAIN OVER CULVERT



WATER MAIN OVER CULVERT



TYPICAL JACK AND BORE SECTION



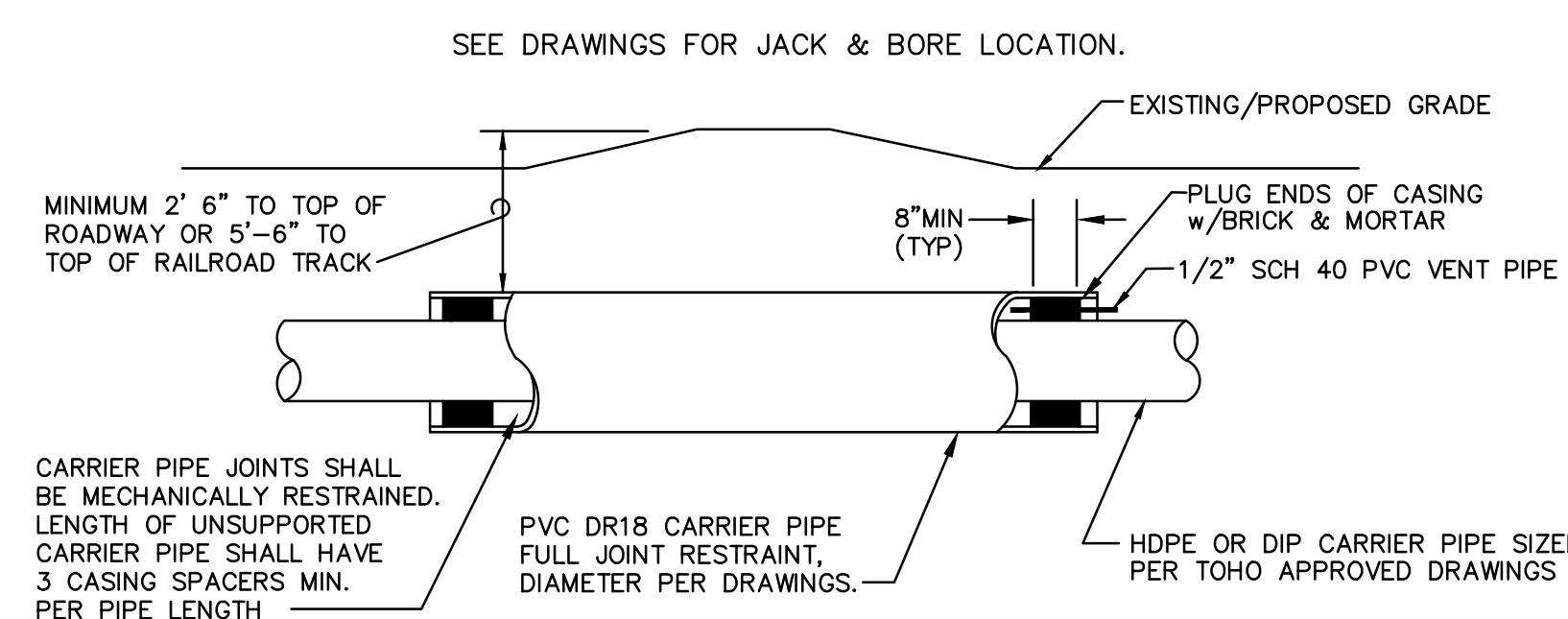
SECTION

SECTION

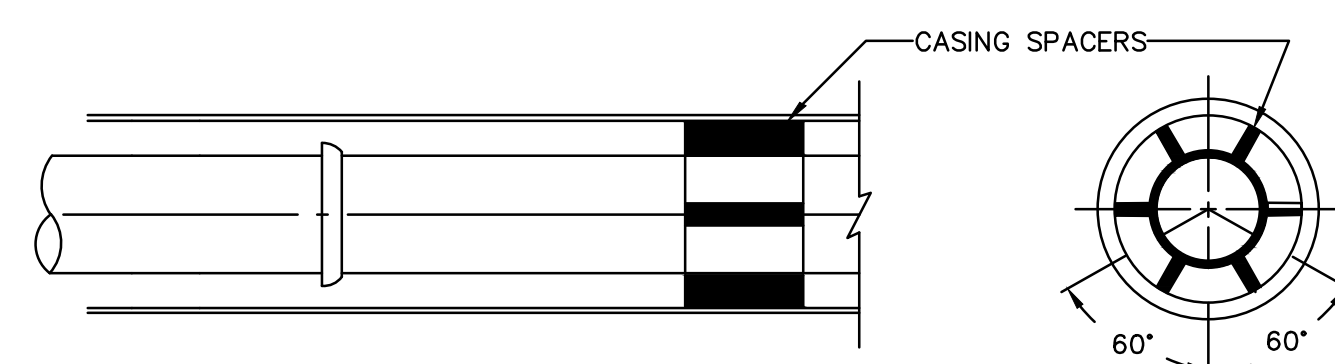
PIPE AND CASING TO BE INSTALLED BY DIRECT BURY. INSTALLATION SHALL BE PER TYPICAL PIPE TRENCH SECTION TOHO-14

JACK AND BORE & CASING TOHO-21  
MODIFIED - STEEL CASING WITH PVC CARRIER PIPE

TOHO-21  
2022



TYPICAL JACK AND BORE SECTION



SECTION

SECTION

PIPE AND CASING TO BE INSTALLED BY DIRECT BURY. INSTALLATION SHALL BE PER TYPICAL PIPE TRENCH SECTION TOHO-14

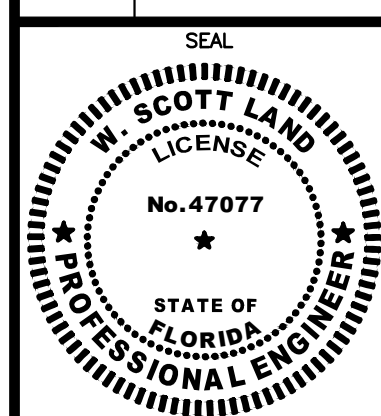
JACK AND BORE & CASING TOHO-21  
MODIFIED - PVC CASING WITH HDPE CARRIER PIPE

TOHO-21  
2022

NO.	DATE	BY	CHKD	APPD	DESCRIPTION
1	06/09/23	WLS	WLS	WLS	REUSE UTILITY
2	07/20/23	WLS	WLS	WLS	REUSE UTILITY
3	07/20/23	WLS	WLS	WLS	REUSE UTILITY
4	10/23/23	WLS	WLS	WLS	REUSE UTILITY
5	12/14/23	WLS	WLS	WLS	REUSE UTILITY

SCALE: AS SHOWN  
 DATE: 05/2023  
 DRAWN: LGF  
 CHECKED: WSL  
 APPROVED: WSL

**C-204A GRADING DETAILS**  
**EDGEWATER ED-6 PH 1 CROSS PRAIRIE**  
**PARKWAY EXTENSION**  
**OSCEOLA COUNTY, FL**



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY W. SCOTT LAND, P.E. ON THE DATE ADJACENT TO THE SEAL.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**gai consultants**  
 EB 9951  
 618 SOUTH ST. SUITE 700  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
R201042.02

SHEET  
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SDP22-0029  
PS21-00021  
CP19-00003

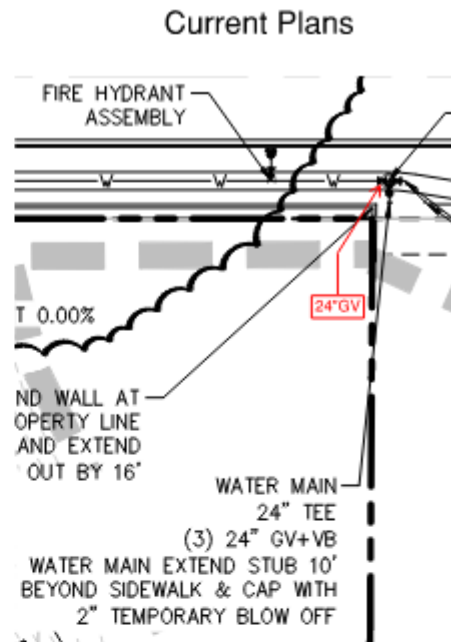
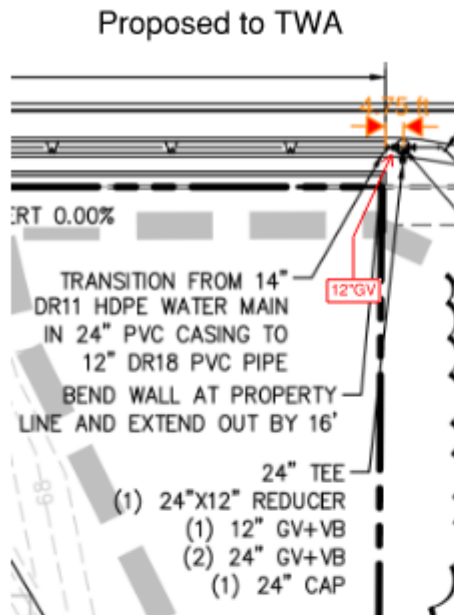
Z:\2020\R201042.02 - BTI-ED-6 CP Pkwy\CAD\ACAD\CIVIL\CONSTRUCTION PLANS\C-201 GRADING AREAS.dwg Feb 23, 2024 - 11:04am

## Gustavo Menezes

**From:** Gustavo Menezes  
**Sent:** Thursday, February 29, 2024 8:38 AM  
**To:** Scott Land; Bobby Wanas; Michael Spain  
**Cc:** Mike Osborn; Pete Glasscock; Damon Markwell; Alan Hansen  
**Subject:** RE: [EXTERNAL]RE: 2165 ED6 - RFI #16 - Utilities on top of Box Culvert

Good Morning,

Scott please see below as requested.



Between 4.75' from casing to middle of already installed Tee

14x12 Reducer  
12" PVC  
12" Gate Valve  
12" PVC  
12x24 Reducer  
24"PVC

\* Will need to remove an already installed 24" Gate Valve and replace with requested 12" Gate Valve

\* Not enough space for all components in 4.75'

Alternative Between 4.75' from casing to middle of already installed Tee

14x24 Reducer  
24" Foster Adapter  
24" Already installed Gate Valve

\* Foster Adapter allows for reducer to go directly into gate valve.

\*Prevents extra cost to remove already installed 24" gate valve (which we cannot get credit for material) and prevents extra cost for additional 12" gate valve

---

**From:** Scott Land <S.Land@gaiconsultants.com>

**Sent:** Wednesday, February 28, 2024 5:42 PM

**To:** Gustavo Menezes <gustavo.menezes@jr-davis.com>; Bobby Wanas <bwanas@btipartners.com>; Michael Spain <Michael.Spain@jr-davis.com>

**Cc:** Mike Osborn <mosborn@btipartners.com>; Pete Glasscock <pglasscock@hansonwalter.com>; Damon Markwell <damon.markwell@jr-davis.com>; Alan Hansen <alan.hansen@jr-davis.com>

**Subject:** RE: [EXTERNAL]RE: 2165 ED6 - RFI #16 - Utilities on top of Box Culvert

Gustavo, can you draw a sketch of what you are wanting to do. That would help me better understand.

Thanks

**W. Scott Land, P.E.**

**D** 321.319.3056 **M** 904.704.2374



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---

**From:** Gustavo Menezes <[gustavo.menezes@jr-davis.com](mailto:gustavo.menezes@jr-davis.com)>

**Sent:** Wednesday, February 28, 2024 5:27 PM

**To:** Bobby Wanas <[bwanas@btipartners.com](mailto:bwanas@btipartners.com)>; Michael Spain <[Michael.Spain@jr-davis.com](mailto:Michael.Spain@jr-davis.com)>

**Cc:** Mike Osborn <[mosborn@btipartners.com](mailto:mosborn@btipartners.com)>; Pete Glasscock <[pglasscock@hansonwalter.com](mailto:pglasscock@hansonwalter.com)>; Scott Land

<[S.Land@gaiconsultants.com](mailto:S.Land@gaiconsultants.com)>; Damon Markwell <[damon.markwell@jr-davis.com](mailto:damon.markwell@jr-davis.com)>; Alan Hansen <[alan.hansen@jr-davis.com](mailto:alan.hansen@jr-davis.com)>

**Subject:** RE: [EXTERNAL]RE: 2165 ED6 - RFI #16 - Utilities on top of Box Culvert

**EXERCISE CAUTION: This is an External Email Message!**

*\*\*Think before clicking on links, opening attachments, or responding\*\**

Good Afternoon,

Bobby per our conversation yesterday there might not be space on the space between already installed Tee with gate valves and end of casing going from 14" HDPE to 12" PVC, 12" gate valve, 12"x24" Reducer to 24" Tee. Also, the 3 original 24"GV from plan are already installed and replacing one for 12"GV closer to casing would be just extra cost BTI would incur.

Alternatively, Ferguson advised we can go from 14" HDPE to 24"PVC adding a 14x24 reducer and foster adaptor which would reduce the length of fittings and maintain already installed 24" GV.

Please let me know how you want to proceed.

Sincerely,

Gustavo Menezes  
Assistant Project Manager

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

# SDP21-0157 SDC Job#2222 - RFC019 - DBI Grading & Erosion Control



## Southern Development & Construction

2544 Connection Point

Oviedo, FL 32765

**Contact:** Mike Cresham

**Phone:** (407) 978-1032

**Proposal ID:** 2222RFC019

Quote To: Shawn Hindle HWA (CDD EOR)  
 (407) 709-3141  
 Bobby Wanas - BTI Partners (Owner)  
Phone: (407) 617-9011  
Email: s.hindle@hansonwalter.com  
 bwanas@btipartners.com

Job Name: Clay Whaley Rd Widening  
Date of Plans: 3/8/2023  
Revision Date: 6/21/2023  
Proposal Date: 3/22/2024

2222RFC019

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	DBI Inlet Grading	3.00	EA	232.00	696.00
20	Sodding Swales	240.00	SY	4.50	1,080.00
30	Silt Fence	285.00	LF	3.00	855.00
40	Short Load Fee - Sod	1.00	LS	1,150.00	1,150.00
<b>GRAND TOTAL</b>					<b>3,781.00</b>

**NOTES:**

This proposal includes the following:

- Grading a 4:1 Slope around the (3) DBI Inlets on site per HWA/BTI direction.  
 \* S10A, S12A, & S14A
- Bahia Sod will be installed in these graded areas Per BTI direction.  
 \* Sod Delivery will require a short load fee of \$1,000 as the quantity is far under their minimum of 4 full truck loads.
- Silt fence will be installed around these sodded areas Per BTI direction.



**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

Field Operation	Rate / Year	Rate / Month	Unit(s)	Cost / Unit	Notes
<b>Street Lighting</b>	<b>\$ 105,309.24</b>	<b>\$ 8,775.77</b>			
Cross-Prairie Pkwy	\$ 51,900.00	\$ 4,325.00	77	\$ 56.17	
ED5 Roadway, Ph 1	\$ 22,320.00	\$ 1,860.00	28	\$ 66.43	
Clay Whaley ROW, Ph 1	\$ 8,768.76	\$ 730.73	11	\$ 66.43	Estimated, Agreement pending
ED 6 Roadway Phase 1	\$ 22,320.48	\$ 1,860.04	28	\$ 66.43	Estimated, Agreement pending
<b>Repairs &amp; Maintenance</b>	<b>\$ 37,887.48</b>	<b>\$ 3,157.29</b>			Estimated, 5% of Total Field Operations
Cross-Prairie Pkwy	\$ 20,459.24	\$ 1,704.94	30	\$ 56.83	54% of Total Repairs & Maintenance. 30 days
ED5 Roadway, Ph 1	\$ 7,198.62	\$ 599.89	30	\$ 20.00	19% of Total Repairs & Maintenance, 30 days
Clay Whaley ROW, Ph 1	\$ 4,167.62	\$ 347.30	30	\$ 11.58	11% of Total Repairs & Maintenance, 30 days
ED 6 Roadway Phase 1	\$ 6,062.00	\$ 505.17	30	\$ 16.84	16% of Total Repairs & Maintenance, 30 days
<b>Electricity</b>	<b>\$ 3,840.00</b>	<b>\$ 320.00</b>			
Cross-Prairie Pkwy	\$ 2,580.00	\$ 215.00	30	\$ 7.17	includes LS1, LS2, sign, irr meter
ED5 Roadway, Ph 1	\$ 420.00	\$ 35.00	30	\$ 1.17	irr meter
Clay Whaley ROW, Ph 1	\$ 420.00	\$ 35.00	30	\$ 1.17	irr meter
ED 6 Roadway Phase 1	\$ 420.00	\$ 35.00	30	\$ 1.17	irr meter
<b>Landscape Maintenance Contract</b>	<b>\$ 376,805.00</b>	<b>\$ 31,400.42</b>			
Cross-Prairie Pkwy	\$ 208,572.00	\$ 17,381.00	8,100	\$ 2.15	Per Brightview Estimate, dated 03.17.2023
ED5 Roadway, Ph 1	\$ 57,443.00	\$ 4,786.92	2,900	\$ 1.65	Per Down 2 Earth , dated 03.24.2024
Clay Whaley ROW, Ph 1	\$ 38,232.00	\$ 3,186.00	1,700	\$ 1.87	Per Down 2 Earth , dated 03.24.2024 (+ \$3,000 for pond mowing)
ED 6 Roadway Phase 1	\$ 72,558.00	\$ 6,046.50	2,400	\$ 2.52	Per Down 2 Earth , dated 03.24.2024
<b>Landscape Plant Replacement</b>	<b>\$ 18,840.25</b>	<b>\$ 1,570.02</b>			
Cross-Prairie Pkwy	\$ 10,428.60	\$ 869.05	8,100	\$ 0.11	Estimated, 5% of maintenance contract
ED5 Roadway, Ph 1	\$ 2,872.15	\$ 239.35	2,900	\$ 0.08	Estimated, 5% of maintenance contract
Clay Whaley ROW, Ph 1	\$ 1,911.60	\$ 159.30	1,700	\$ 0.09	Estimated, 5% of maintenance contract
ED 6 Roadway Phase 1	\$ 3,627.90	\$ 302.33	2,400	\$ 0.13	Estimated, 5% of maintenance contract
<b>Landscape Contingency</b>	<b>\$ 18,840.25</b>	<b>\$ 1,570.02</b>			
Cross-Prairie Pkwy	\$ 10,428.60	\$ 869.05	8,100	\$ 0.11	Estimated, 5% of maintenance contract
ED5 Roadway, Ph 1	\$ 2,872.15	\$ 239.35	2,900	\$ 0.08	Estimated, 5% of maintenance contract
Clay Whaley ROW, Ph 1	\$ 1,911.60	\$ 159.30	1,700	\$ 0.09	Estimated, 5% of maintenance contract
ED 6 Roadway Phase 1	\$ 3,627.90	\$ 302.33	2,400	\$ 0.13	Estimated, 5% of maintenance contract
<b>Irrigation Water TOHO</b>	<b>\$ 234,114.77</b>	<b>\$ 19,509.56</b>			
Cross-Prairie Pkwy	\$ 160,220.54	\$ 13,351.71	12	\$ 1,112.64	Estimated, monthly watering x12, 3" meter
ED5 Roadway, Ph 1	\$ 17,144.45	\$ 1,428.70	12	\$ 119.06	Estimated, monthly watering x12, 2" meter
Clay Whaley ROW, Ph 1	\$ 7,393.42	\$ 616.12	12	\$ 51.34	Estimated, monthly watering x12, 2" meter
ED 6 Roadway Phase 1	\$ 48,516.36	\$ 4,043.03	12	\$ 336.92	Estimated, monthly watering x12, 3" meter
ED4 Lift-Station Services	\$ 840.00	\$ 70.00	12	\$ 5.83	lift-station WM service

<b>Pond Aquatic Maintenance</b>	<b>\$ 19,524.00</b>	<b>\$ 1,627.00</b>				
Cross-Prairie Pkwy	\$ 9,240.00	\$ 770.00	30	\$	25.67	Agreement from Lake Doctors 1-27-24
ED5 Roadway, Ph 1	\$ 5,304.00	\$ 442.00	30	\$	14.73	Assumed Cost
Clay Whaley ROW, Ph 1	\$ 2,220.00	\$ 185.00	30	\$	6.17	Assumed Cost
ED 6 Roadway Phase 1	\$ 2,760.00	\$ 230.00	30	\$	7.67	Estimate from Lake Doctors 3.27.24
<b>TOTAL EXPENDITURES</b>	<b>\$ 815,160.99</b>	<b>\$ 67,930.08</b>				

<b>Roadways</b>	<b>Length / LF</b>	<b>Miles</b>	<b>gal/day</b>	<b>mon. useage</b>	<b>Tier gal (1K)</b>
<b>Total Project Roadways</b>	<b>15,100</b>	<b>2.86</b>			
Cross-Prairie Pkwy	8,100	<b>1.53</b>	166,475	1,997,700	1,998
ED5 Roadway, Ph 1	2,900	<b>0.55</b>	17,570	210,840	211
Clay Whaley ROW, Ph 1	1,700	<b>0.32</b>	11,154	133,848	134
ED 6 Roadway, Ph 1	2,400	<b>0.45</b>	20,000	600,000	600
	<b>Acres</b>	<b>Sq-Ft</b>			
ED4 Builder Pods	<b>8.69</b>	<b>378,536</b>			

**Reclaimed tier structure and rates (all customer classes)**

<b>METER SIZE</b>	<b>BASE CHARGE</b>	<b>TIER 1 RATE: \$2.78 (PER 1,000 GAL)</b>	<b>TIER 2 RATE: \$4.42 (PER 1,000 GAL)</b>	<b>TIER 3 RATE: \$6.66 (PER 1,000 GAL)</b>
3/4"	\$4.81	First 10	Next 10	Above 20
1"	\$9.02	First 25	Next 25	Above 50
1 1/2"	\$16.07	First 50	Next 50	Above 50
2"	\$24.51	First 80*	Next 80*	Above 160*
3"	\$47.03	First 160*	Next 160*	Above 320*
4"	\$72.37	First 250*	Next 250*	Above 500*
6"	\$142.73	First 500*	Next 500*	Above 1,000*
8"	\$227.16	First 800*	Next 800*	Above 1,600*
10"	\$325.69	First 1,150*	Next 1,150*	Above 2,300*

Expenditures	\$757,750
Estimated 5% Repairs & Maint	\$37,887

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

## **AGREEMENT**

**THIS AGREEMENT** made and entered into this \_\_\_\_\_ day of **April**, 2024 , by and between **Edgewater East Community Development District**, an independent special district created by Ordinance No. 2024-03(hereinafter referred to as "the District"), whose address is 2300 Glades Rd, Suite 410W Boca Raton, FL 33431 and the **OSCEOLA COUNTY TAX COLLECTOR**, constitutional officer of the State of Florida, whose address is 2501 E. Irlo Bronson Memorial Hwy, Kissimmee, Florida 34744 (hereinafter referred to as "Tax Collector").

### **WITNESSETH:**

**WHEREAS**, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, as authorized by Section 197.3632, Florida Statutes (1994 Supp.); and

**WHEREAS**, the uniform methodology with its enforcement provisions including the use of tax certificates and tax deeds for enforcing against any delinquencies, is more fair to the delinquent property owner than traditional lien foreclosure methodology; and

**WHEREAS**, the uniform method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector which will produce positive economic benefits to Osceola; and

**WHEREAS**, as the uniform methodology will tend to eliminate confusion and to promote local government accountability; and

**WHEREAS**, Section 197.3632 (2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing said section; and

**WHEREAS**, Section 197.3632 (7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge a non-ad valorem assessment roll to produce the annual. tax notice; and

**WHEREAS**, Section 197.3632 (8) (c), Florida Statutes, provides that the District shall compensate the Tax Collector for actual costs of collection of non-ad valorem assessments and, Section 192.091(2)(b), Florida Statutes, entitles Tax Collector to receive a 2% commission.

**NOW, THEREFORE**, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

## **ARTICLE I**

### **PURPOSE**

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the District to include reimbursement by the District to the Tax Collector for actual costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by Edgewater East Community Development District Board of Supervisors Chairman or its designee, pursuant to Section 197.3632 (7), Florida Statutes; and for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in Section 197.3632 (2), Florida Statutes,

## **ARTICLE II**

### **TERM**

The term of this Agreement shall commence on January 1, and shall run through December 31 of the same year, the date of signature of the parties notwithstanding, and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each. However, the Edgewater East Community Development District Board of Supervisors shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue, by January 10 in any calendar year in which it intends to discontinue to use the uniform method of collecting each such assessment pursuant to Section 197.3632 (6), Florida Statutes.

## **ARTICLE III**

### **COMPLIANCE WITH LAWS AND REGULATIONS**

The parties shall comply with all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments by, and any ordinances promulgated by Osceola County not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to said statutes.

This Agreement incorporates the provisions of Section 197.3632, Florida Statutes as they exist on the date of execution hereof and as they may be from time to time hereafter be amended or renumbered.

#### **ARTICLE IV**

##### **DUTIES AND RESPONSIBILITIES OF THE DISTRICT**

The District agrees, covenants and contracts to:

- (a) Timely reimburse the Tax Collector for actual collection costs incurred pursuant to Section 197.3632, Florida Statutes;
- (b) Timely reimburse Tax Collector for necessary administrative costs for the Collection and enforcement of the applicable non-ad valorem assessment by the Tax Collector pursuant to Section 197.3632(2), Florida Statutes, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
- (c) To timely pay for or alternatively to timely reimburse the Tax Collector for any separate tax notice necessitated by the Tax Collector not being able to merge the non-ad valorem assessment roll certified by the District Chairman or, its designee pursuant to Section 197.3632 (7), Florida Statutes.
- (d) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.
- (e) By September 15 of each calendar year, the chairperson of the District, or its designee, shall officially certify to the Tax Collector the non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise conforming in format to that contained on the ad- valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The District shall post the non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions.
- (f) The District agrees to cooperate with the Tax Collector to implement the uniform method of notice, levy, collection and enforcement of each non-ad valorem assessment, pursuant to, and consistent with, all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.



**ARTICLE V**

**DUTIES OF THE TAX COLLECTOR**

(a) The Tax Collector shall timely perform all acts and duties required of a tax collector under the provisions of sections 197.3632 and 197.3635, Florida Statutes and the rules promulgated from time to time by the Department of Revenue.

**IN WITNESS WHEREOF**, the parties have hereunto set their hands and seals and have caused these presents to be signed by their duly authorized officers, the date first above written.

ATTEST:

Tax Collector

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Bruce Vickers

ATTEST:

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Chairman of the Board

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8A**

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

Edgewater East CDD Phase 1 Clay Whaley Road

CHANGE ORDER NO. 001

**DATE:** February 1, 2024

**CONTRACTOR:** SSS Down to Earth Opco LLC,  
dba – Down to Earth

**OWNER:** Edgewater East CDD

**AGREEMENT DATE:** July 18, 2023

The following changes are hereby made to the CONTRACT DOCUMENTS:

ORIGINAL CONTRACT PRICE ..... \$ 380,232.58 .

Current CONTRACT PRICE ADJUSTED by previous  
CHANGE ORDER ..... \$ 380,232.58 .

The CONTRACT PRICE due to this CHANGE ORDER will  
increase/decrease by ..... \$ 16,703.99 .

The new CONTRACT PRICE including this ORDER will be ..... \$ 396,936.57 .

The new CONTRACT TIME due to this CHANGE ORDER will  
increase/decrease by ..... 0 days .

The new CONTRACT TIME including this ORDER will be ..... 120 days .

The date for SUBSTANTIAL COMPLETION of all work  
will be ..... TBD .

**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 Clay Whaley Road

**PROJECT NO.:** 4288-13-03

II. WORK CHANGED BY CHANGE ORDER

1. Required Changes

Estimate #70768.

2. Justification

Estimate #70768, Right-of-Way sod installation for the Clay Whaley Phase 1 Project. Sod to be removed from civil site contractor's scope.

3. Payment

III. ORIGINAL CONTRACT SCOPE IMPACTED BY THIS CHANGE ORDER

1. Required Changes/Impact

Sod (bahai) added to complete Phase 1 areas removed from civil site contractor's scope.

2. Justification

This work is needed to complete grassing requirements in Phase one of the project.

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 *Pamela Kirkland*  
Signature

Title *CDD ENGINEER*

Title *Billing Analyst Manager*

Date *2-14-2024*

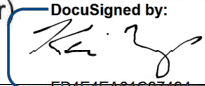
Date *3/4/2024*

APPROVED BY:

Edgewater East CDD

(Owner) DocuSigned by:

DocuSigned by:

By   
FD4E4EA01C97494...  
Signature

By *Ernesto Torres*  
AE6196FB34D4464...  
Signature

Title: Vice Chair

Title: Assistant Secretary

Date 3/11/2024

Date 3/12/2024

END OF SECTION



**Down to Earth  
Landscape & Irrigation**  
2701 Maitland Center Pkwy.  
Suite 200  
Maitland, Florida 32751  
(321) 263-2700

**Estimate: #70768**

**Customer Address**

Edgewater East CDD  
Osceola FL

**Billing Address**

**Physical Project Address**

Clay Whaley Rd PH 1 - Construction  
Osceola, FL

**Project**

Additional sod outside of  
sidewalks

**Estimated Project Start Date**

September 1, 2023

**Proposed By**

Russell Woodall

**Due Date**

March 27, 2023

**Estimate Details**

Description of Services & Materials	Quantity	Rate	Amount
<b>Additional Sod</b>			
Site Prep, Removal, & Disposal (C)	16.00	\$44.10	\$705.60
Skid steer	5.00	\$43.13	\$215.63
Bahia Sod	38600.00	\$0.38	\$14,668.00
		<b>Subtotal</b>	<b>\$15,589.23</b>
<b>Silt Fence</b>			
Silt Fence	650.00	\$1.72	\$1,114.76
		<b>Subtotal</b>	<b>\$1,114.76</b>
		<b>Project Total</b>	<b>\$16,703.99</b>

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.

The Subtotal of "Optional Services" above is not included in the "Project Total". Selection of any of the above "Optional Services" will add to the value of the "Project Total".

This estimate is valid for thirty (30) Days

**LANDSCAPE**

Backfill for landscape material is bid as in place site soil. Any soil amendments or fertilizer required will be at additional cost to be determined based on soil test results.

Plant beds and soil to be free of weeds and debris including lime rock.

Grade to be received at +/- .10 of a foot to finish landscape grade

No import or export of soil included.

Plant material size specification may not correspond with the specified container size on the plant legend. Material pricing is based on the tree caliper or shrub container size specified. Some plants/trees may not meet the height/spread specification per the plant legend.

**IRRIGATION**

No directional drill included.

No cut and patch of asphalt or concrete included.

No booster pump included. If required, to be specified.

No MOT included. All required MOT to be specified.

Water meter supplied and installed by other.

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

No irrigation sleeves included in base bid-see optional services.

**MAINTENANCE**

Included in this proposal, DTE will take the burden for fully maintaining all plant material (including but not limited to pruning, watering, weeding, mowing, edging, string trimming, fertilizing, and pest prevention) during the duration of the project or phase. After the final walkthrough and sign off from contractor/owner, DTE Construction maintenance will no longer be responsible for maintaining the project or phase.

After completion of installation and final walkthrough, DTE can provide a separate proposal for "Regular Yearly Maintenance".

Maintenance proposal will not interfere with the installation contract or required warranty.

**WARRANTY**

All trees, palms, shrubs and plant material shall be warranted against defects in material and workmanship for the period of 1 year, starting after date of completion and acceptance of the project or phase. Final acceptance of all landscape and irrigation under contract shall constitute the beginning of guarantee period. Replacements will be in accordance with the drawings and specifications.

If client/owner chooses to use DTE "Regular Yearly Maintenance", DTE will extend the warranty of the plant material as long as DTE is maintaining the "property."

Proposed By:

Agreed & Accepted By:

Russell Woodall  
Down to Earth  
Landscape & Irrigation

01/03/2024  
Date

Clay Whaley Rd PH 1 - Construction  
Date

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8B**



**WORK AUTHORIZATION # 1**

March 25, 2024

Edgewater East Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

Subject: **Work Authorization Number 1 (“Work Authorization”)  
Edgewater East Community Development District**

Dear Board of Supervisors:

Central Florida Underground, Inc. (“Contractor”) is pleased to submit this work authorization to provide utility repair, installation and/or replacement services for the Edgewater East Community Development District (“District”). We will provide these services pursuant to our current *Agreement Between the Edgewater East Community Development District and Central Florida Underground, Inc. for Utility Repair, Installation and Replacement Services* dated August 28, 2023 (“Agreement”) as follows:

**I. Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work’s scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

**II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.


Sincerely,

**Dan Williams**  
Authorized Representative of  
Central Florida Underground, Inc.

Digitally signed by Dan Williams  
DN: cn=Dan Williams  
E=dwilliams@centralfloridaunderground.com  
O="Central Florida Underground", CN="Dan Williams"  
Date: 2024.03.26 15:34:23-0400

[continued next page]

APPROVED AND ACCEPTED

By:   
Vice-Chair, Board of Supervisors  
Edgewater East Community Development District

Date: 3/24/24

**Attachment A: Scope of Work**

# CENTRAL FLORIDA UNDERGROUND, INC.

990 MILLER DRIVE • ALTAMONTE SPRINGS, FLORIDA 32701  
TELEPHONE 407-260-9000 • FAX 407-260-1599

January 26, 2024

BTI Partners  
Attn: Mr. Bobby Wanas, Land Development Construction Manager  
14501 Grove Resort Avenue #3102  
Orlando, FL 34787

**RE: Quotation for relocating OUC Duct Bank by Open Cut**  
**PROJECT: Clay Whaley Parkway**  
**LOCATION: Osceola County**

Dear Sir:

Based on the information provided by your firm, Central Florida Underground, Inc. proposes the following:

- 1, Provide Labor, Equipment and Material to relocate 4W-6" Duct System to new OUC DIP Poles
- 2, Intercept and Tie into existing OUC 6" Primary conduit
- 3, MOT included
- 4, Restore Pavement removed by CFU

Lump Sum;	\$40,608.00
<b>TOTAL AMOUNT PROPOSED</b>	<b>\$40,608.00</b>
<b>Add if Bond Required</b>	<b>\$0.00</b>

Notes:

1. All layout by others.
2. All permits to be by others.
3. All wires and cables to be installed by others
4. Proof Conduit and Pull String included
5. Pavement restoration is not per County or FDOT Specification

  
\_\_\_\_\_  
Dan Williams

Dan Williams  
Project Manager

INSTALL MARKER BALLS AT ALL ENDS OF CONDUIT STUBOUTS

MANHOLES SHALL BE INSTALLED IN EITHER A CITY/COUNTY R.O.W. OR SPECIFIED UTILITY EASEMENT FURNISHED BY PROPERTY OWNER.

ALL CONDUIT IN SWITCH PAD WINDOWS SHALL HAVE ENDS TAPED TO KEEP MUD/DIRT OUT OF CONDUIT.

ALL CONDUIT SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINAL GRADE.

RED ELECTRICAL WARNING TAPE SHALL BE INSTALLED 18" BELOW FINAL GRADE.

ALL CONDUIT SHALL HAVE GALVANIZED SWEEPS MEETING THE FOLLOWING MINIMUM RADIUS:

- 6" - 36" RADIUS
- 3" - 24" RADIUS
- 2" - 24" RADIUS

ALL CONDUIT SECTIONS SHALL HAVE CHAMFERED EDGES (5 DEGREES) ON THE INSIDE LIP OF ALL NON-BELL ENDS PER OUC SPECS.

ALL CONDUIT SHALL BE GRAY, ELECTRIC-GRADE, SCH40 PVC OR BETTER, AND MEET OUC SPECS.

A 200# POLY PULLING STRING SHALL BE INSTALLED IN ALL CONDUIT.

ANY DAMAGE TO FACILITIES OR CONDUIT THAT OCCURS PRIOR TO COMPLETION OF ROADWAY CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

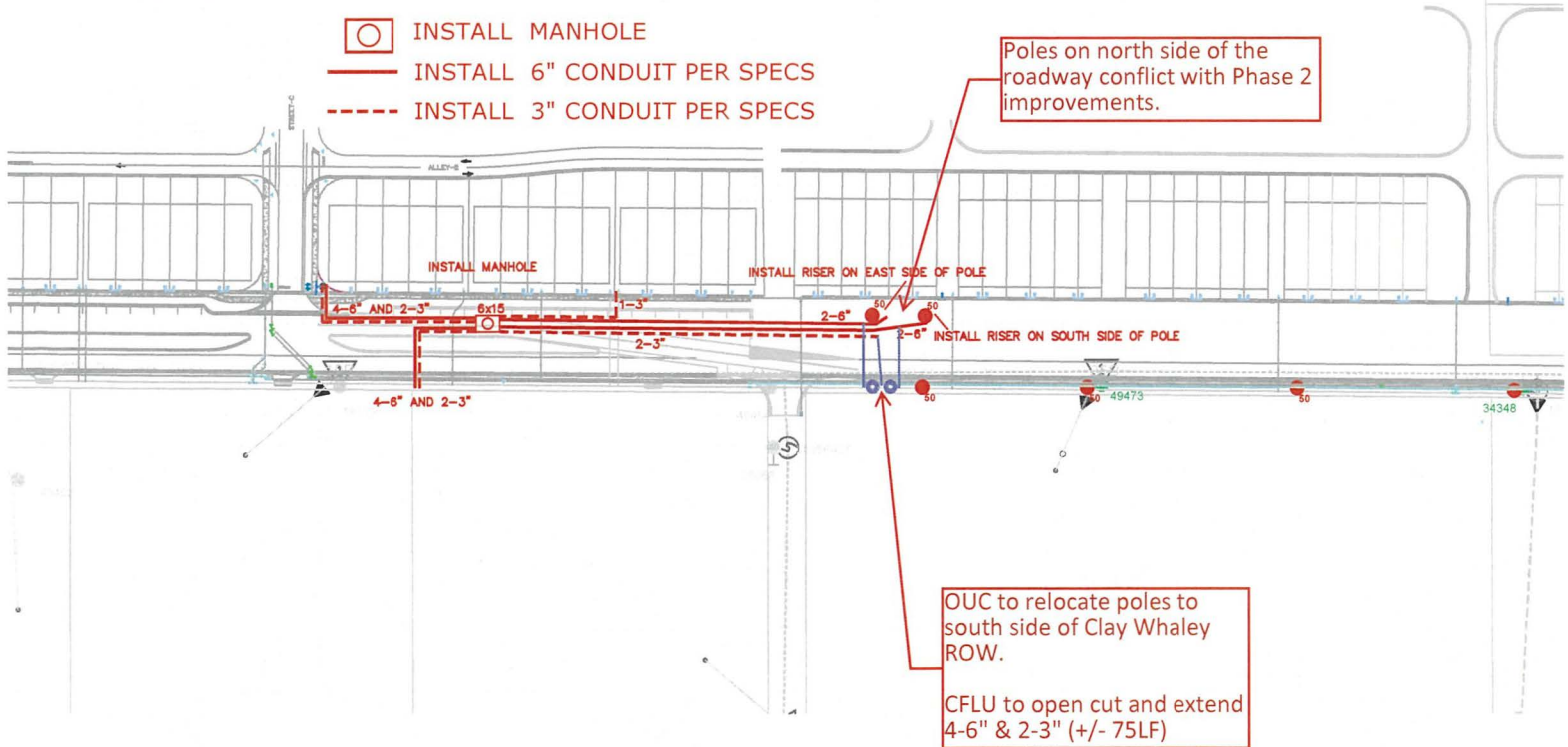
ENTRY INTO MANHOLES SHALL FOLLOW ALL O.S.H.A. RULES FOR SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL SAFETY EQUIPMENT NEEDED FOR ENTRY INTO A "CONFINED SPACE". ENTRY INTO OUC'S EXISTING MANHOLES CAN BE ACCOMPLISHED BY SCHEDULING AN OUC STAND-BY AT 407-384-4011. OUC DOESN'T SUPPLY GAS DETECTORS REQUIRED BY O.S.H.A. BUT CAN BE RENTED LOCALLY AT A RENTAL COMPANY.

OUC INSPECTOR: SCOTT PUGH (407-737-4287)

ALL LOCATIONS ARE APPROXIMATE AND NOT TO ANY SCALE.

-  INSTALL MANHOLE
-  INSTALL 6" CONDUIT PER SPECS
-  INSTALL 3" CONDUIT PER SPECS

Poles on north side of the roadway conflict with Phase 2 improvements.



OUC to relocate poles to south side of Clay Whaley ROW.  
 CFLU to open cut and extend 4-6" & 2-3" (+/- 75LF)

BTI requesting an estimate from CFLU based on potential design, 01.17.2024. -BW

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9B**

**RESOLUTION 2024-XX**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A SECOND AMENDMENT TO ENGINEER’S REPORT TO REFLECT NEW LANDS ADDED TO THE DISTRICT.**

**[2023 BOUNDARY AMENDMENT – ADDITION OF 3.24 ACRES]**

**WHEREAS**, the Board of Supervisors of the Edgewater East Community Development District (the “Board”) has previously adopted Resolution 2020-32 on August 26, 2020 which adopted an Engineer’s Report dated August 26, 2020 (“Engineer’s Report”); and

**WHEREAS**, subsequent to adoption of Resolution 2020-32, approximately 102.119 acres of land were added to the District by Ordinance 2021-86 adopted by the Osceola County Board of County Commissioners on December 13, 2021; and

**WHEREAS**, the Board previously adopted Resolution 2022-02 on January 6, 2022 which adopted a First Amendment to the Engineer’s Report to reflect additional lands and units within the District; and

**WHEREAS**, subsequent to the adoption of Resolution 2022-02, the Osceola County Board of County Commissioners adopted Ordinance No. 2023-15 which expanded the boundaries of the District to include an additional 3.24 acres of land (“2023 New Lands”); and

**WHEREAS**, given the addition of the 2023 New Lands to the District, the Board believes it is in the District’s best interest to adopt an amendment to the Engineer’s Report.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT:**

- 1.** The Second Amendment to the Engineer’s Report dated [REDACTED], 2024 and attached hereto as **Exhibit A** is hereby adopted.
- 2.** This Resolution shall become effective upon its passage.

[SIGNATURES ON FOLLOWING PAGE]

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**EDGEWATER EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Second Amendment to the Engineer's Report dated \_\_\_\_\_, 2024

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9D**



**RESOLUTION 2024-XX**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**[2023 BOUNDARY AMENDMENT – ADDITION OF 3.24 ACRES]**

**WHEREAS**, approximately 3.24 acres of land (“2023 New Lands”) were recently added within the boundaries of the Edgewater East Community Development District (the “District”) pursuant to Ordinance No. 2023-15 adopted by the Osceola County Board of County Commissioners on December 18, 2023; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District has previously determined through Resolutions 2020-26, 2020-27 and 2020-32 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report*, dated August 26, 2020, as amended by that *First Amendment to the Engineer’s Report* dated January 6, 2022, and that *Second Amendment to the Engineer’s Report* dated [REDACTED], 2024, attached hereto as composite **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, the 2023 New Lands benefit from the District’s improvement plan; and

**WHEREAS**, the District has previously determined it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the 2023 New Lands, the amount of those benefits, and that special assessments will be made against the 2023 New Lands in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated August 26, 2020, as amended by that *First Amendment to the Master Special Assessment Methodology Report* dated February 10, 2022, and as set forth in *Preliminary Second Amendment to the Master Special Assessment Methodology Report* dated [REDACTED], 2024, attached hereto as composite **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied on the 2023 New Lands will not exceed the benefit to the 2023 New Lands.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT:**

1. Assessments shall be levied against the 2023 New Lands to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$141,959,165 (the "Estimated Cost").
4. The Assessments will defray approximately \$190,100,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve. The Assessments against the 2023 New Lands will defray approximately \$1,222,182.59, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the 2023 New Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied against the 2023 New Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the

**Commented [EMC1]:** NOTE TO DM: This is based on amounts in the First Amendment to the Master Methodology. Please adjust if different number in the Second Amendment to the Master Methodology to be prepared.

Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed against the 2023 New Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, inclusive of the 2023 New Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

**[SIGNATURES ON FOLLOWING PAGE]**

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

**EDGEWATER EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**Exhibit A:** *Engineer's Report, dated August 26, 2020; First Amendment to the Engineer's Report dated January 6, 2022; Second Amendment to the Engineer's Report dated \_\_\_\_\_, 2024*

**Exhibit B:** *Master Special Assessment Methodology Report, dated August 26, 2020; First Amendment to the Master Special Assessment Methodology Report dated February 10, 2022; Preliminary Second Amendment to Master Special Assessment Methodology Report dated \_\_\_\_\_, 2024*

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9E**

**RESOLUTION 2024-XX**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2024, AT 9:00 A.M. AT THE OFFICES OF HANSON, WALTER AND ASSOCIATES, INC., LOCATED AT 8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON APPROXIMATELY 3.24 ACRES OF LAND RECENTLY ADDED WITHIN THE BOUNDARIES OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

**[2023 BOUNDARY AMENDMENT – ADDITION OF 3.24 ACRES]**

**WHEREAS**, the Board of Supervisors of the Edgewater East Community Development District (the “Board”) has previously adopted Resolution 2024-XX entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**[2023 BOUNDARY AMENDMENT – ADDITION OF 3.24 ACRES]**

**WHEREAS**, in accordance with Resolution 2024-XX, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 1(877)276-0889 (the “District Records Office”).

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT:**

1. There is hereby declared a public hearing to be held at 9:00 a.m. on \_\_\_\_\_, 2024, at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 1(877)276-0889.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Osceola County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed within the newly added lands and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**EDGEWATER EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9F**



**Edgewater East Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W • Boca Raton, Florida 334313**  
**Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013**

Via First Class U.S. Mail and Email

\_\_\_\_\_, 2024

Edgewater Property Holdings LLC  
c/o Westport Capital Partners  
300 Atlantic Street, Suite 1110  
Stamford, CT 06901

Edgewater Property Holdings LLC  
401 East Las Olas Boulevard, Suite 1870  
Ft. Lauderdale, Florida 33301

**RE:***Edgewater East Community Development District (“District”)*Notice of Hearings on Debt Special Assessments  
          *See attached Legal Description (“2023 New Lands”)*

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings:

**NOTICE OF PUBLIC HEARINGS**

DATE:	_____, 2024
TIME:	9:00 a.m.
LOCATION:	Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104 Kissimmee, Florida 34741

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”) on approximately 3.24 acres of land recently added within the boundaries of the District (“2023 New Lands”) and adoption of an assessment roll to secure existing Series 2022 Bonds and proposed future bonds benefitting lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments on the 2023 New Lands. The 2023 New Lands consist of approximately 3.24 acres located within Assessment Area Two identified on the attached legal description.

The existing Series 2021 Bonds, Series 2022 Bonds and future bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements (“**Project**”), generally consisting of roadways, stormwater management, water, reuse and sanitary sewer,

amenities, entry features and signage, and other infrastructure projects, benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report*, dated August 26, 2020, as amended by that *First Amendment to Engineer's Report* dated January 6, 2022, and by that *Second Amendment to Engineer's Report* dated [REDACTED], 2024, and as supplemented by that *Supplemental Engineer's Report for Assessment Area Two* (ED-2, ED-5, and ED-6 North) dated January 6, 2022, and that *First Amendment to Supplemental Engineer's Report for Assessment Area Two* (ED-2, ED-5, and ED-6 North) dated [REDACTED], 2024, all as amended and supplemented from time to time.

The Debt Assessments are proposed to be levied as an assessment lien and allocated to the benefitted lands as set forth in the *Master Special Assessment Methodology Report*, dated August 26, 2020 ("**Assessment Report**"), as amended by that *First Amendment to the Master Special Assessment Methodology Report* dated February 10, 2022, and that *Second Amendment to the Master Special Assessment Methodology Report* dated [REDACTED], 2024, as supplemented by that *Second Supplemental Special Assessment Methodology Report for Assessment Area Two* dated February 9, 2022, as proposed to be amended by that *Preliminary First Amendment to the Second Supplemental Special Assessment Methodology Report for Assessment Area Two* dated [REDACTED], 2024, all as amended and supplemented from time to time.

At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Osceola County, Florida, and is generally located west of the Florida Turnpike, east of Lake Tohopekaliga, north of Gator Bay Slough, and on each side of Kissimmee Park Road. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or

meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,  
District Manager

**EXHIBIT A**

***Summary of Proposed Debt Assessments***

1. **Proposed Debt Assessments and Total Revenue.** The proposed Debt Assessments and Total Revenue for the Assessments for the District is as follows:

**INSERT Appropriate Table from Methodology Report**

The proposed Debt Assessments and Total Revenue for the Assessments for the 2023 New Lands is as follows:

**INSERT Appropriate Table for acreage/units in CDD Expansion Parcel 5 (3.24 acres) within Assessment Area Two**

2. **Unit of Measurement.** As described in the Assessment Report, the Debt Assessments levied will be initially allocated on an equal per developable gross acre basis. Then, the Debt Assessments will be levied and assigned on a per acre basis for undeveloped property, and on a first-platted, first-assigned, Equivalent Residential Unit (“ERU”) basis for developed property, and property which is sold.
3. **Schedule of Debt Assessments:** For each bond issuance, the Debt Assessments principal is expected to be collected over a period of no more than 30 years subsequent to the issuance of debt to finance the improvements.
4. **Collection.** The Debt Assessments constitute a lien against benefitted property located within the District just as do each year’s property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**DISTRICT MANAGER: NOTICE MUST BE MAILED AT LEAST 30 DAYS PRIOR TO PUBLIC HEARING TO EACH PERSON OWNING PROPERTY WITHIN THE 2023 NEW LANDS SUBJECT TO ASSESSMENT.**

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION

LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS OUT

A PARCEL OF LAND, BEING A PORTION OF LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING THE SOUTHWEST CORNER OF SAID LOT 110, RUN N00°18'02"W ALONG THE WEST LINE OF SAID LOT 110, A DISTANCE OF 115.14 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 469.48 FEET; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 22.73 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 173.21 FEET TO A POINT ON THE EAST LINE OF SAID LOT 110; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 92.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 110; THENCE RUN N89°55'02"W ALONG THE SOUTH LINE OF SAID LOT 110, A DISTANCE OF 642.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.24 ACRES, MORE OR LESS.

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**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS  
PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT ON LANDS RECENTLY ADDED WITHIN THE  
BOUNDARIES OF THE DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL  
PURSUANT TO SECTION 197.3632(4)(b), *FLORIDA STATUTES*, BY THE  
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ON LANDS RECENTLY  
ADDED WITHIN THE BOUNDARIES OF THE DISTRICT**

**NOTICE OF REGULAR MEETING OF THE EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (“Board”) of the Edgewater East Community Development District (“District”) will hold public hearings on \_\_\_\_\_, 2024 at 9:00 a.m., at **Hanson, Walter and Associates, 8 Broadway, Suite 104, Kissimmee, Florida 34741**, to consider the adoption of an assessment roll, the imposition of special assessments to secure bonds on benefited lands recently added within the boundaries of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. It is anticipated that the public hearings and meeting will take place at the location above.

The District is located entirely within Osceola County, Florida, and is generally located west of the Florida Turnpike, east of Lake Tohopekaliga, north of Gator Bay Slough, and on each side of Kissimmee Park Road. An approximate 3.24 acres of land have recently been added within the boundaries of the District (“2023 New Lands”). The District and the area to be assessed, the 2023 New Lands, are geographically depicted below and in the District’s *Engineer’s Report*, dated August 26, 2020, as amended by a *First Amendment to Engineer’s Report* dated January 6, 2022, and a *Second Amendment to Engineer’s Report* dated \_\_\_\_\_, 2024, prepared by Hanson, Walter & Associates, Inc. (“Capital Improvement Plan”). The public hearings are being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed, the 2023 New Lands, and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements (“Improvements”) are currently expected to include, but are not limited to, boulevard roads, residential roads, alleys, stormwater management facilities, sanitary sewer pumping stations, amenities, entry features and signage improvements and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager’s Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$141,959,165.

The District intends to impose assessments on benefited lands, the 2023 New Lands, within the District in the manner set forth in the District’s *Master Assessment Methodology Report*, dated August 26, 2020, *First Amendment to Master Special Assessment Methodology Report* dated February 10, 2022, a proposed *Second Amendment to Master Special Assessment Methodology Report* dated \_\_\_\_\_, 2024, the *Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two* dated February 9, 2022, and a *Preliminary Amendment to Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two*, dated \_\_\_\_\_, 2024, all as amended and supplemented

from time to time, and prepared by Wrathell, Hunt and Associates, LLC (“Assessment Report”), which are on file and available during normal business hours at the District Manager’s Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District’s assessments have been and will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit (“ERU”) basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$190,100,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The District expects to collect sufficient revenues to retire no more than \$1,222,182.59 on the 2023 New Lands in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

**INSERT APPROPRIATE TABLE FROM METHODOLOGY REPORT**

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on \_\_\_\_\_, 2024 at 9:00 a.m. at **Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager’s Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

***DISTRICT MANAGER:***

**Commented [JKV1]:** NOTE TO DM: This is based on amounts in the First Amendment to the Master Methodology. Please adjust if different number in the Second Amendment to the Master Methodology to be prepared.

**INSERT MAP OF DISTRICT BOUNDARIES, INCLUDING IDENTIFICATION OF THE 2023 NEW LANDS AND COPY OF THE 2024 170 RESOLUTION DECLARING ASSESSMENTS ON THE NEW LANDS RESOLUTION HERE.**

**PUBLISH FOR TWO CONSECUTIVE WEEKS IN A NEWSPAPER OF GENERAL CIRCULATION IN THE COUNTY IN WHICH THE DISTRICT IS LOCATED WITH THE FIRST PUBLICATION AT LEAST 20 DAYS PRIOR TO THE PUBLIC HEARING.**



**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9FA**

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared \_\_\_\_\_, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, \_\_\_\_\_, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as District Manager for the Edgewater East Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Edgewater East Community Development District.
4. I do hereby certify that on \_\_\_\_\_, 2024, and in the regular course of business, I caused the letter attached hereto as **Exhibit A**, to be sent notifying the affected landowner in the Edgewater East Community Development District of its rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of debt special assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letter to the addressee, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**

\_\_\_\_\_  
By: \_\_\_\_\_

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by \_\_\_\_\_, for \_\_\_\_\_, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.

NOTARY PUBLIC

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A:** Copy of Mailed Notice

**Exhibit A**  
**Copy of Mailed Notice**

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 29, 2024**

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 29, 2024**

	General Fund	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 684,187	\$ -	\$ -	\$ -	\$ -	\$ 684,187
Investments						
Revenue	-	835,732	3,288	-	-	839,020
Reserve	-	556,290	1,946,864	-	-	2,503,154
Prepayment	-	-	47,862	-	-	47,862
Construction	-	-	-	621,205	-	621,205
Project infrastructure	-	-	-	-	29,602	29,602
Construction - E2	-	-	-	-	193,445	193,445
Construction - E5	-	-	-	-	318	318
Construction - E6N	-	-	-	-	1,880,014	1,880,014
Cost of issuance	-	10,650	-	-	-	10,650
Undeposited funds	-	83,760	-	-	-	83,760
Due from general fund	-	6,144	-	-	-	6,144
Due from debt service fund	5,725	-	-	-	-	5,725
Total assets	<u>\$ 689,912</u>	<u>\$1,492,576</u>	<u>\$1,998,014</u>	<u>\$ 621,205</u>	<u>\$ 2,103,379</u>	<u>\$ 6,905,086</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ -	20,855	\$ 20,855
Retainage payable	-	-	-	5,939	772,341	778,280
Due to general fund	-	-	5,725	-	-	5,725
Due to debt service fund	6,144	-	-	-	-	6,144
Landowner advance	21,000	-	-	-	-	21,000
Total liabilities	<u>27,144</u>	<u>-</u>	<u>5,725</u>	<u>5,939</u>	<u>793,196</u>	<u>832,004</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Unearned revenue	-	186,083	-	-	-	186,083
Total deferred inflows of resources	<u>-</u>	<u>186,083</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>186,083</u>
Fund balances:						
Restricted for:						
Debt service	-	1,306,493	1,992,289	-	-	3,298,782
Capital projects	-	-	-	615,266	1,310,183	1,925,449
Unassigned	662,768	-	-	-	-	662,768
Total fund balances	<u>662,768</u>	<u>1,306,493</u>	<u>1,992,289</u>	<u>615,266</u>	<u>1,310,183</u>	<u>5,886,999</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 689,912</u>	<u>\$1,492,576</u>	<u>\$1,998,014</u>	<u>\$ 621,205</u>	<u>\$ 2,103,379</u>	<u>\$ 6,905,086</u>

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 1,436	\$ 179,804	\$ -	N/A
Assessment levy: off-roll	207,598	622,793	992,733	63%
Total revenues	<u>209,034</u>	<u>802,597</u>	<u>992,733</u>	81%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/admin/recording	4,000	20,000	48,000	42%
Legal	23,523	30,983	50,000	62%
Engineering	3,975	5,625	7,500	75%
Audit	-	-	6,500	0%
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	2,292	5,500	42%
DSF accounting & assessment rolls - Series 2022	458	2,292	5,500	42%
Telephone	17	83	200	42%
Postage	32	160	500	32%
Printing & binding	42	208	500	42%
Legal advertising	524	524	6,500	8%
Annual special district fee	-	175	175	100%
Insurance	-	5,785	5,750	101%
Contingencies/bank charges	-	91	500	18%
Website	-	-	-	-
Hosting & maintenance	-	705	705	100%
ADA compliance	210	210	210	100%
Total professional & administrative	<u>33,406</u>	<u>69,966</u>	<u>152,990</u>	46%
<b>Field operations</b>				
Accounting	-	-	2,500	0%
Streetlighting	4,596	13,782	80,114	17%
Repairs & maintenance	-	-	24,386	0%
Electricity	-	-	6,586	0%
Landscape maint.	-	-	-	-
Maintenance contract	16,231	64,926	542,610	12%
Plant replacement	-	-	17,857	0%
Landscape contingency	-	3,251	8,927	36%
Irrigation	117	3,554	156,774	2%
Total field operations	<u>20,944</u>	<u>85,513</u>	<u>839,754</u>	10%
<b>Other fees &amp; charges</b>				
Tax collector	696	18,260	-	N/A
Total other fees & charges	<u>696</u>	<u>18,260</u>	<u>-</u>	N/A
Total expenditures	<u>55,046</u>	<u>173,739</u>	<u>992,744</u>	18%
Excess/(deficiency) of revenues over/(under) expenditures	153,988	628,858	(11)	
Fund balances - beginning	508,780	33,910	20	
Committed	-	-	-	
Impact fee collections	-	-	1,618,095	
Unassigned	662,768	662,768	(1,618,086)	
Fund balances - ending	<u>\$ 662,768</u>	<u>\$ 662,768</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 FEBRUARY 29, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 5,640	\$ 706,128	\$ -	N/A
Assessment levy: off-roll	-	-	1,112,587	0%
Interest	7,341	30,350	-	N/A
Total revenues	<u>12,981</u>	<u>736,478</u>	<u>1,112,587</u>	66%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	-	-	420,000	0%
Interest	-	348,915	697,830	50%
Total debt service	<u>-</u>	<u>348,915</u>	<u>1,117,830</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	12,981	387,563	(5,243)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(560,967)</u>	<u>(579,410)</u>	-	N/A
Total other financing sources	<u>(560,967)</u>	<u>(579,410)</u>	<u>-</u>	N/A
Net change in fund balances	(547,986)	(191,847)	(5,243)	
Fund balances - beginning	1,854,479	1,498,340	1,487,480	
Fund balances - ending	<u>\$ 1,306,493</u>	<u>\$ 1,306,493</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 FEBRUARY 29, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	\$ 1,930,402	0%
Interest	8,363	46,407	-	N/A
Total revenues	<u>8,363</u>	<u>46,407</u>	<u>1,930,402</u>	2%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	20,000	660,000	3%
Interest	-	639,447	1,278,894	50%
Total debt service	<u>-</u>	<u>659,447</u>	<u>1,938,894</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	8,363	(613,040)	(8,492)	
Net change in fund balances	8,363	(613,040)	(8,492)	
Fund balances - beginning	1,983,926	2,605,329	2,570,779	
Fund balances - ending	<u>\$ 1,992,289</u>	<u>\$ 1,992,289</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 FEBRUARY 29, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 281	\$ 1,188
Total revenues	<u>281</u>	<u>1,188</u>
<b>EXPENDITURES</b>		
Construction costs	<u>5,113</u>	<u>6,548</u>
Total expenditures	<u>5,113</u>	<u>6,548</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,832)	(5,360)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	<u>560,967</u>	<u>579,410</u>
Total other financing sources/(uses)	<u>560,967</u>	<u>579,410</u>
Net change in fund balances	556,135	574,050
Fund balances - beginning	<u>59,131</u>	<u>41,216</u>
Fund balances - ending	<u>\$ 615,266</u>	<u>\$ 615,266</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 29, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ -	\$ 1,086,152
Interest & miscellaneous	15,254	108,603
Total revenues	15,254	1,194,755
<b>EXPENDITURES</b>		
Construction costs - project infrastructure	-	990
Construction costs - construction ED-2	5,717	213,115
Construction costs - construction ED-5	-	1,746,188
Construction costs - construction ED-6N	931,971	2,783,504
Total expenditures	937,688	4,743,797
Excess/(deficiency) of revenues over/(under) expenditures	(922,434)	(3,549,042)
Fund balances - beginning	2,232,617	4,859,225
Fund balances - ending	\$ 1,310,183	\$ 1,310,183

**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 Public Hearing and Regular Meeting on March 7, 2024 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:**

Craig Wrathell	District Manager
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
Michael Osborn	BTI

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 9:04 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.

Mr. Eckert asked the Board to consider amending the agenda to add several agenda items after the Seventeenth Order of Business. He suggested deferring the Fourth through Twelfth Orders of Business to the next meeting, when the Engineer’s Report and Assessment Methodology Report relating to the new three acres added to the CDD boundaries will be presented.

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**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, amending the agenda as outlined by District Counsel, was approved.**

**THIRD ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

Mr. Wrathell stated that this Resolution is related to the CDD’s intent to utilize the Uniform Method of levying and collecting assessments for the additional 3.24 acres via the services of the Property Appraiser and Tax Collector.

**A. Affidavit/Proof of Publication**

The affidavit of publication was provided for informational purposes.

**B. Consideration of Resolution 2024-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Edgewater East Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was closed.**

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Mr. Wrathell presented Resolution 2024-03 and read the title.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Edgewater East Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Presentation of Second Amendment to Engineer’s Report (Master)**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04, Adopting a Second Amendment to the Engineer’s Report to Reflect New Lands Added to the District**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Presentation of Second Amendment to Master Special Assessment Methodology**

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05, Declaring Special Assessments; Indicating the Location, Nature And Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat;**

Adopting a Preliminary Assessment Roll;  
Providing for Publication of this Resolution

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This item was deferred.

**EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2024-06,  
Setting a Public Hearing to Be Held on  
\_\_\_\_\_2024, at 9:00 A.M. at the  
Offices of Hanson, Walter and Associates,  
Inc., Located at 8 Broadway, Suite 104,  
Kissimmee, Florida 34741, for the Purpose  
of Hearing Public Comment on Imposing  
Special Assessments on Approximately  
3.24 Acres of Land Recently Added Within  
the Boundaries of the Edgewater East  
Community Development District in  
Accordance with Chapters 170, 190 and  
197, Florida Statutes

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This item was deferred.

**NINTH ORDER OF BUSINESS**

Consideration of Form of Mailed and  
Published Notices for Assessment Hearing  
on New 3.24 Acres

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**A. Form of Affidavit of Mailing**

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This item was deferred.

**TENTH ORDER OF BUSINESS**

Consideration of Preliminary First  
Amendment to Supplemental Engineer's  
Report for Assessment Area Two

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This item was deferred.

**ELEVENTH ORDER OF BUSINESS**

Consideration of Preliminary First  
Amendment to Second Supplemental  
Special Assessment Methodology Report  
for Assessment Area Two

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This item was deferred.

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160 TWELFTH ORDER OF BUSINESS

Consideration of Amended and Restated Notice of Series 2022 Special Assessments (Assessment Area Two)

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164 This item was deferred.

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166 THIRTEENTH ORDER OF BUSINESS

Consideration of Central Florida Underground, Inc., Quotation for Relocating Duct Bank by Open Cut [Adjust Conduits at Clay Whaley Road Project]

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171 Mr. Wanas presented the Central Florida Underground, Inc. (CFU), Quotation. He stated  
172 that several power poles relocated on Clay Whaley Road were inadvertently relocated into the  
173 future Phase 2 construction location. This quote to relocate the power poles to the other side  
174 of the street adjusts the power to the power poles. This will require a Work Authorization or an  
175 Addendum to the existing contract with CFU.

176  
177 **On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the**  
178 **Central Florida Underground, Inc., Quotation for Relocating Duct Bank by Open**  
179 **Cut, in the amount of \$40,608, was approved.**

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182 FOURTEENTH ORDER OF BUSINESS

Consideration of Jr. Davis Construction Company Request for Change Order 09: Station 89+00 Intersection [Intersection Underdrain - ED6 Roadway - Phase 1]

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187 Mr. Wanas stated this relates to additional work for the ED6 project that is currently  
188 under construction. The contractor observed that the roadway is consistently wet. The Engineer  
189 of Record recommended adding temporary underdrain, which will ultimately be removed when  
190 the roadway is extended. It was noted that the road terminates into a wetland.

191  
192 **On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the**  
193 **Jr. Davis Construction Company Request for Change Order 09: Station 89+00**  
194 **Intersection [Intersection Underdrain - ED6 Roadway - Phase 1], in the amount**  
195 **of \$14,451.97, was approved.**

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198 **FIFTEENTH ORDER OF BUSINESS**

**Consideration of Jr. Davis Construction Company Change Order No 007 [Phase 1 Civil Work ED-5]**

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Mr. Wanas presented Jr. Davis Construction Company Change Order No 007, which will true-up the Owner Direct Purchase of unused materials and tax.

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Jr. Davis Construction Company Change Order No 007 related to Phase 1 Civil Work ED-5, in the amount of \$26,283.75, was approved.**

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210 **SIXTEENTH ORDER OF BUSINESS**

**Ratification of Partial Termination and Release of Temporary Construction Easement**

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Mr. Eckert presented the Partial Termination and Release of Temporary Construction Easement related to a parcel of land with an easement in favor of the CDD that was transferred to a homebuilder, to be transferred to TOHO.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Partial Termination and Release of Temporary Construction Easement, was ratified.**

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223 **SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Down to Earth Landscape & Irrigation ED-5 Roadway Phase 1 Landscape and Irrigation Maintenance Proposal**

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Mr. Osborn presented the Down to Earth Landscape & Irrigation (DTE) ED-5 Roadway Phase 1 Landscape and Irrigation Maintenance Proposal. He noted that DTE is the original installer, and a warranty is in effect.

It was noted that BrightView currently maintains the existing Cross Prairie Parkway.

Mr. Wrathell noted that ED-5 roadway maintenance is budgeted under the lake maintenance contracts.

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**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Down to Earth Landscape & Irrigation ED-5 Roadway Phase 1 Landscape and Irrigation Maintenance Proposal, in the amount of \$57,443, and authorizing Staff to prepare a form of agreement and authorizing the Chair or Vice Chair to execute, were approved.**

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- **Consideration of Southern Development & Construction, Inc. Request to Install a Construction Trailer on CDD Land**

243

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

244

Mr. Eckert stated Southern Development & Construction, Inc. (SDC), one of the CDD's existing contractors, asked for permission to install a construction trailer on CDD land. This type of request is typically accommodated while contractors are working on CDD projects; however, due to this request to extend the time past the completion of CDD projects, a license agreement with some sort of market value rent and an agreement to restore the property is necessary. He stated the proposed location is at the end of Clay Whaley Road.

245

Discussion ensued regarding the term, market value rent rate, termination of lease, storage of materials and the need to check with the builder.

246

247

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Southern Development & Construction, Inc.'s request to install a construction trailer on CDD land, extending the time beyond the completion date of CDD projects, designating Mr. Wanas to finalize the terms with SDC, authorizing Staff to prepare a form of agreement and authorizing the Chair or Vice Chair to execute, were approved.**

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- **Consideration of Resolution Providing for Transfer of Certain Funds Released in the 2021 Account to be Transferred to the 2022 Account**

251

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

252

Mr. Eckert provided a Resolution he prepared to address the matter of a provision in the 2021 bond series that releases 50% of reserve funds when the Developer has sold all the lots to homebuilders. His understanding is that the condition has been met. He does not recall if the funds were released and he does not know the amount that was released but it was 50% of the reserve requirement.

253

Mr. Kramer believes approximately \$556,000 was deposited into the 2021 account.

271 Mr. Eckert stated the 2022 bonds had a project-wide fund for master infrastructure  
272 throughout the development and it is his understanding that some of those funds were spent in  
273 Assessment Area One, which is the primary area securing the 2021 bonds. Now a situation  
274 exists where money released into the Construction Account for the 2021 bonds could have  
275 been used in Assessment Area One but for the timing of the release. The proposal included in  
276 this Resolution would be for the CDD to authorize the Trustee to transfer the funds from the  
277 Series 2021 Construction Fund to the Series 2022 Construction Fund as a reimbursement for  
278 the project-wide funds that were spent in Assessment Area One. If adopted today, the  
279 Resolution would be subject to District Engineer and District Counsel review and the Chair or  
280 Vice Chair's final execution. The other alternative would be to amend the 2021 Engineer's  
281 Report to include some additional items; however, in his opinion, that seems the more difficult  
282 way to address the situation, but that would be the recourse if the Trustee has a concern with  
283 this approach. Upon adoption of the Resolution, this request would be forwarded to the  
284 Trustee with a Requisition from the District Engineer; the request would not be forwarded to  
285 the Trustee if the District Engineer is not comfortable with it.

286 Discussion ensued regarding whether it might be cleaner to reimburse the Developer for  
287 any funds due, given future development.

288 The consensus was that reimbursing the Developer could be a good means of  
289 addressing the situation; however, Mr. Wrathell advised that no funds are due to the Developer  
290 from the Series 2021 bonds.

291

292 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor,**  
293 **authorizing District Counsel to prepare a Resolution asking the Trustee to**  
294 **transfer \$556,290 from the Series 2021 Bonds recent Debt Service Reserve**  
295 **release from the 2021 Bond Construction Account to the Series 2022 Bond**  
296 **Construction Account, and approval of this transfer, subject to final approval**  
297 **by the District Engineer, District Manager and District Counsel, and Chair or**  
298 **Vice Chair, was approved.**

299

300

301 **EIGHTEENTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2025 Budget**

302

303 Mr. Wrathell stated Mr. Torres will coordinate with Board Members as necessary  
304 regarding the proposed Fiscal Year 2025 budget, to be presented at the May or June meeting.

305

306 **NINETEENTH ORDER OF BUSINESS** **Consideration of BrightView Roadway**  
307 **Landscape Maintenance [CP Pkwy]**

308

309 Mr. Osborn discussed the BrightView Roadway Landscape Maintenance proposal, which  
310 provides for replacement of damaged turf and dying landscape along Cross Prairie Parkway. It  
311 was noted that some of these areas are on CDD property at builder entrances.

312

313 **On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the**  
314 **BrightView Roadway Landscape Maintenance proposal, in the amount of**  
315 **\$20,683, was approved.**

316

317

318 **TWENTIETH ORDER OF BUSINESS** **Consideration of RFP for ED3/ED7**  
319 **Framework Roadways A & B, Phase 1 and**  
320 **ED5 Framework Roadway, Phase 2 Civil**  
321 **Site Work**

322

323 No action was taken on this item, as it pertains to the Edgewater West CDD.

324

325 **TWENTY-FIRST ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
326 **Statements as of January 31, 2024**

327

328 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the**  
329 **Unaudited Financial Statements as of January 31, 2024, were accepted.**

330

331

332 **TWENTY-SECOND ORDER OF BUSINESS** **Approval of February 1, 2024 Regular**  
333 **Meeting Minutes**

334

335 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the**  
336 **February 1, 2024 Regular Meeting Minutes, as presented, were approved.**

337

338

339 **TWENTY-THIRD ORDER OF BUSINESS** **Staff Reports**

340

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

342 Mr. Eckert discussed the need to consider any maintenance or cost items that should be  
343 shared with the Edgewater West CDD and whether an Interlocal Agreement is needed.

344 It was noted that retention ponds might be taken into consideration.

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

346 Mr. Hindle stated the off-site force main projects are out to bid. He is unsure if one of  
347 the respondents is capable of doing the project and he is seeking additional bids.

348 Discussion ensued regarding bidders and the bid due date of April 2, 2024.

349 A Special Meeting will be scheduled on April 11, 2024 at 9:00 a.m., for ranking of bids  
350 received for the off-site force main project.

351

352 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor,**  
353 **scheduling a Special Meeting on April 11, 2024 at 9:00 a.m., at the offices of**  
354 **Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104,**  
355 **Kissimmee, Florida 34741, to evaluate and rank of bids received for the Off-site**  
356 **Force Main Project and other business items, was approved.**

357

358

359 Mr. Hindle discussed one of the reimbursements for mobility fees for Cross Prairie  
360 Parkway that has gone through some government minutiae. Some rain events last year brought  
361 trash from the homebuilders and blocked an inlet from being able to discharge to the pond, so  
362 the bioswale backflooded the roadway, causing a big issue. Staff suspected dirt in the pipes  
363 and, when the cause was discovered, Staff began policing the issue of debris. However, the  
364 County decided to reevaluate the roadway drainage. The County created a different model for  
365 evaluating storm inlets, basically creating a pond for every single inlet where no pond exists. A  
366 copy of the digital model was obtained and 17 errors were identified in the model. He discussed  
367 the errors and stated the County was notified of the errors. He called the St. Johns River Water  
368 Management District (SJRWMD) to check the parameters the County used and they provided  
369 different parameters that, when entered into the model, indicated no flooding. Blockage was  
370 clearly the issue and not the roadway construction. The City and the Transportation and Transit  
371 Department have no issues; copies of the drainage analysis were sent to them. He will meet  
372 with the County tomorrow; any resolution of this matter must be approved by the City Council  
373 and the County. The City's next meeting is March 28, 2024. The County's next meeting is the  
374 first Monday in April. Copies will be sent to Kevin in case he would like to attend.

375 Mr. Kramer voiced his opinion that, if a meeting cannot be scheduled within the next  
376 two days and, if that meeting is not successful there is no choice but to involve the County  
377 Manager.

378 Mr. Eckert asked which bond account the reimbursement should go into. Mr. Hindle  
 379 stated this work applies to Cross Prairie Parkway, which serves all developments. More  
 380 discussion is necessary but his suggestion is to replenish the 2022 bond. It was noted that the  
 381 impact fee credits that would be sold to the builders are for the oversizing of the road above  
 382 and beyond what was needed for that phase. Mr. Eckert stated it will be documented before  
 383 the revenue comes in.

384 Mr. Hindle discussed a questionable Change Order issued for a delay on Clay Whaley  
 385 Road. He and Mr. Wanas met with the contractor, who wants \$137,000 because they were  
 386 delayed in paving the project. When asked why they did not pave, the contractor claimed that  
 387 the inlet was not fixed, to which he replied that it is not a parking space. He will meet with the  
 388 contractor and advise of the outcome, which will most likely be a negotiated settlement. Mr.  
 389 Wanas appreciated Mr. Hindle’s handling of this matter.

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

- 391 • **NEXT MEETING DATE: April 4, 2024 at 9:00 A.M.**

- 392 ○ **QUORUM CHECK**

393 The next regular meeting will be held on April 4, 2024.

394 A Special Meeting will be held on April 11, 2024 at 9:00 a.m.

395

396 **TWENTY-FOURTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

397

398 There were no Board Members’ comments or requests.

399

400 **TWENTY-FIFTH ORDER OF BUSINESS** **Public Comments**

401

402 There were no public comments.

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404 **TWENTY-SIXTH ORDER OF BUSINESS** **Adjournment**

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406 **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the**  
 407 **meeting adjourned at 9:57 a.m.**

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Secretary/Assistant Secretary

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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*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 5, 2023</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>November 2, 2023</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>December 7, 2023</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>January 4, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>February 1, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>March 7, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>April 4, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>April 11, 2024</b>	<b>Special Meeting</b>	<b>9:00 AM</b>
<b>May 2, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>June 6, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>July 4, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>August 1, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>September 5, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>