MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on May 2, 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:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Kate John	Kutak Rock LLP
Shawn Hindle	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:03 a.m.

Supervisors Mays, Kramer and Wanas were present. Supervisors Onorato and Breakstone were not present.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2024-05 and read the title. He recalled that a draft proposed Fiscal Year 2025 budget was introduced at the last meeting and, since then, Staff made a few adjustments based on Mr. Michael Osborn's recommendations. Additional adjustments can be made between now and when the budget is adopted.

Mr. Torres reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Discussion ensued regarding how much to allot for Field Operations/oversight, how much to increase the per unit assessment to establish operating reserves for two months' working capital, total expenditures, mailed notices, the need to change the venue for the public hearing, roadway maintenance, a future reserve study and a warranty bond.

Mr. Torres recapped the following additional adjustments:

- Add $75,000 Field Ops/Oversight line item
- Add $275,000 Fund Balance line item for working capital

With the changes, the total proposed Fiscal Year 2025 budget amount is $1,450,386.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 1, 2024 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date**

Mr. Torres presented Resolution 2024-06.

> **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-06, Designating November 7, 2024 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741, as the Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Adopting the Annual Meeting Schedule for Fiscal Year 2024/2025; and Providing for an Effective Date**

Mr. Torres presented Resolution 2024-07, and called attention to the Fiscal Year 2024/2025 Meeting Schedule. All meeting dates are filled in except for January 2025, which is a holiday. The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Insert "January 9, 2025"

> **On MOTION by Mr. Kramer and seconded by Mr. Wanas with all in favor, Resolution 2024-07, Adopting the Annual Meeting Schedule for Fiscal Year 2024/2025, as amended; and Providing for an Effective Date, as adopted.**

SIXTH ORDER OF BUSINESS **Review/Ranking of Proposals for Off-Site Force Main Construction**

This item was tabled.

SEVENTH ORDER OF BUSINESS **Consideration of Orlando Utilities Commission Service Agreement for Lighting Service Edgewater ED6 Road Ph 1**

Mr. Torres presented the Orlando Utilities Commission Service Agreement for Lighting Service Edgewater ED6 Road Ph 1. Mr. Wanas stated this is a standard agreement that was previously reviewed by District Staff. The current pricing is taken into consideration in the budget.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the Orlando Utilities Commission Service Agreement for Lighting Service Edgewater ED6 Road Ph 1, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of ED6 Roadway, Phase1 Construction - Pond I Reconfiguration**

Mr. Torres presented the ED6 Roadway, Phase1 Construction - Pond I Reconfiguration.

Mr. Wanas stated the residential portion of the adjacent development of ED6 shows a slight pond encroachment, which necessitates a reconstruction. The Change Order is to fill in and/or re-adjust the pond, which was over-excavated. Asked why the pond cannot be left as is, Mr. Wanas stated because it inhibits lot and roadway construction.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the ED6 Roadway, Phase1 Construction - Pond I Reconfiguration and Change Order Request, were approved.

NINTH ORDER OF BUSINESS **Ratification of SSS Down to Earth OPCO LLC d/b/a Down to Earth Work Authorization 1 – ED5 Roadway Phase 1**

Mr. Torres presented the SSS Down to Earth OPCO LLC d/b/a Down to Earth Wok Authorization 1 – ED5 Roadway Phase1, which was previously executed by the Chair.

Mr. Wanas explained that, when the original work on the ED5 roadway was performed, two ponds were not included in the project; this Work Authorization amends a previous Agreement to include the two ponds. Mr. Torres will fill in the date to provide a starting point.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, SSS Down to Earth OPCO LLC d/b/a Down to Earth Work Authorization 1 – ED5 Roadway Phase1, was ratified.

TENTH ORDER OF BUSINESS **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**

- **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**

Items 10A through 10H were deferred to the June meeting.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

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

TWELFTH ORDER OF BUSINESS **Approval of April 4, 2024 Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the April 4, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated that a new law requires every District to identify its goals and objectives and performance measures to gauge if the goals and objectives were met. Staff will provide guidance on what the goals should be. This must be completed before October 1, 2024.

Ms. John discussed the ethics training requirement and Form 1 filing deadline.

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

Mr. Hindle reported the following:

- A Supplemental Report for the expansion is being prepared and will be sent to District Counsel and the Board next week.
- Contracts will be submitted for the construction management of the force main, for the ED357 project, which will be done in Edgewater West and the Clay Whaley Road project.
- Regarding the turnpike, he recently met with Transportation Officials and discussed how the road will be left after the ramp is closed; it is caveated that, because this is a design-build project, the Jr. Davis Group has the option to make changes.

Mr. Hindle stated the proposal will be for a four-lane road. He asked if it should be emailed to BTI or the CDD. A Board Member stated that it should be sent to the Developer.

Discussion ensued regarding the Florida Department of Transportation (FDOT), construction start and completion dates for the new interchange, permitting status, if a construction schedule has been published and the project sequence.

➢ Mr. Santiago Machado, of GAI, was asked if there are plans for the utilities that are being extended to the north and he replied that they are not available yet.

➢ The Toho Water Authority is not committing that the pipes will service all the units. He will continue working with Toho on that and update the Board.

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

- **97 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: June 6, 2024 at 9:00 AM**
  - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Member comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:44 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair