MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on June 6, 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:

Noah Breakstone	Chair
Kevin Kramer	Assistant Secretary
Robert "Bobby" Wanas	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Shawn Hindle	District Engineer

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

Mr. Torres called the meeting to order at 9:31 a.m. Supervisors Breakstone, Kramer and Wanas were present. Supervisors Onorato and Mays were absent.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public were present.

THIRD ORDER OF BUSINESS — **Consideration of Resolution 2024-08, Amending and Restating Resolution 2024-05; Approving Proposed Budget(s) For Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170 and 190, Florida Statutes Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2024-08. The difference between Resolution 2024-08 versus 2024-05 is that Section 2 includes language for declaring assessments and Section 3 depicts a new meeting location. He distributed and presented the proposed Fiscal Year 2025 budget, which includes the adjustments approved at the last meeting.

> **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Resolution 2024-08, Amending and Restating Resolution 2024-05; Approving Proposed Budget(s) For Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 1, 2024 at 9:00 a.m., at Hart Memorial Library, Second Floor, Roseada Room, 211 East Darkin Avenue, Kissimmee, Florida 34741; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170 and 190, Florida Statutes Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

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

This item was deferred to the July 10, 2024 meeting.

FIFTH ORDER OF BUSINESS **Consideration of Doody Calls of Orlando Proposal for Full Services Pet Waste Station Service and Installation Program**

> **On MOTION by Mr. Breakstone and seconded by Mr. Kramer, with all in favor, the Doody Calls of Orlando Proposal for Full Service Pet Waste Station Service and Installation Program, in a not-to-exceed amount of $132 per visit, totaling $3,432 per year, was approved.**

SIXTH ORDER OF BUSINESS **Consideration of Jr. Davis Construction Company Request for Change Orders [ED6-Framework Roadway Phase 1 Civil Work]**

Mr. Wanas presented the following:

A. Request for Change Order 10 R4 Wyes Assembly & Crossing Upsize

The Change Order amount is $93,550 for labor costs; The Toho Water Authority is providing the material to upsize the cross pipe from 12” to 16”.

Discussion ensued regarding asking The Toho Water Authority to execute an Upsize Agreement for reimbursement, the CDD receiving credits and the ability to reuse the 12” pipe on another project without paying for it.

B. RFCO 06.2 Pond I Slopes Credit & Extra Import

The overall Change Order amount is $16,013.68 for extra import material to complete the Pond I reconfiguration.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Jr. Davis Construction ED6 Framework Roadway Phase 1 Civil Work Change Order 10 R4 Wyes Assembly & Crossing Upsize, in the amount of $93,550, and RFCO 06.2 Pond I Slopes Credit & Extra Import, in the amount of $16,013.68, were approved.

SEVENTH 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

These items were deferred. A Special Meeting will be scheduled for the end of June.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, authorizing the Vice Chair to work with District Counsel and Staff to establish a date for a Special Meeting and notice accordingly, was approved.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2024**

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

NINTH ORDER OF BUSINESS **Approval of May 2, 2024 Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the May 2, 2024 Regular Meeting Minutes, as presented, were approved.

- **City of St. Cloud Impact Fee Credit Agreement**

This item was an addition to the agenda.

Mr. Kramer presented the City of St. Cloud Impact Fee Credit Agreement. Mr. Eckert stated he reviewed the minor changes and believes it is in the best interest of the CDD, as it will provide additional construction funds. He recommended authorizing the Chair or Vice Chair to execute the Agreement. Mr. Kramer stated that an executed original Agreement is due to the City tomorrow for presentation at the City Council Meeting on June 13, 2024.

Asked if the Agreement states that the CDD will receive funds or if it will be converted to Equivalent Resident Units (ERU) credits, Mr. Eckert stated the Agreement is specific to a dollar amount and not tied to ERUs. Mr. Kramer confirmed that the Agreement states the CDD will receive the dollars back that it spent; he has an original Agreement, which he will execute, have notarized and delivered to the City.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the City of St. Cloud Developer Impact Fee Credit Agreement related to Cross Prairie Parkway, in the amount of $3.6 million, in substantial form, and authorizing Mr. Kramer to execute the Agreement, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

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

Mr. Hindle reported the following:

➢ The County is holding Public Hearings on July 3 and July 10, 2024 regarding the Special Needs Assessment that, if approved, will be implemented on August 11, 2024.

➢ The Osceola County impact fees will increase to $40,000 for a single-family home, which is much higher than the surrounding Counties.

➢ He is contacting the Commissioners to stop the fees being paid at issuance of the building permit and instead pay upon issuance of the certificate of occupancy.

➢ A Resolution will be presented at the County Commission meeting for a 90-day moratorium on conversion from commercial to residential use in Osceola County. Regarding mobility fees, the County removed the incentive to reduce mobility fees in a direct-fee District.

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

- **NEXT MEETING DATE: July 10, 2024 at 2:30 PM**
  - **QUORUM CHECK**

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

There were no Board Member comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public were present.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:56 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair