

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

The Board of Supervisors of the Edgewater East Community Development District held a Special Meeting on June 20, 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
Peter Glasscock	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:00 a.m. Supervisors May, Kramer and Wanas were present. Supervisors Onorato and Breakstone were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

Consideration of Financing Matters

Mr. Eckert stated that Items 3A through 3H pertain to levying assessments on the 3.24 acres outlined in the Boundary Amendment; it is also a requirement that the CDD committed to the bond holders. Mr. Eckert presented the following:

A. Presentation of Second Amendment to Engineer’s Report (Master) dated June 6, 2024

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Second Amendment to the Engineer’s Report (Master) Dated August 26, 2020, to reflect the 2023 Boundary Amendment and Associates Units for the Edgewater East Community Development District, dated June 6, 2024, was approved.

- B. Consideration of Resolution 2024-09, Adopting a Second Amendment to the Engineer's Report Dated August 26, 2020 to Reflect the 2023 Boundary Amendment and Associated Units

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-09, Adopting a Second Amendment to the Engineer's Report Dated August 26, 2020 to Reflect the 2023 Boundary Amendment and Associated Units, was adopted.

- C. Presentation of Second Amendment to Master Special Assessment Methodology Report

Mr. Eckert requested approval of the Report as a Preliminary Second Amendment to the Master Special Assessment Methodology Report.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Preliminary Second Amendment to the Master Special Assessment Methodology Report, was approved.

- D. Consideration of Resolution 2024-10, 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 (New 3.24 Acres)

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-10, 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 (New 3.24 Acres), was adopted.

- E. Consideration of Resolution 2024-11, Setting a Public Hearing to Be Held on August 1, 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 (New 3.24 Acres)**

The following changes will be made to Resolution 2024-11:

Title and throughout: Change Public Hearing location to “Hart Memorial Library, Second Floor, Roseada Room, 211 East Darkin Avenue, Kissimmee, Florida 34741”

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-11, as amended, Setting a Public Hearing to Be Held on August 1, 2024, at 9:00 A.M., at Hart Memorial Library, Second Floor, Roseada Room, 211 East Darkin Avenue, 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 (New 3.24 Acres), was adopted.

- F. Consideration of Form of Mailed and Published Notices for Assessment Hearing on New 3.24 Acres**

- Form of Affidavit of Mailing**

Mr. Eckert asked if the 3.24 acres was sold. Mr. Kramer replied affirmatively; he will send him a copy of the deed with the proper name and address for the Mailed Notices.

The following changes will be made to the Mailed Notices:

Property Owner Name and Address: Change to new owner

Location and throughout: Change Public Hearing location to “Hart Memorial Library, Second Floor, Roseada Room, 211 East Darkin Avenue, Kissimmee, Florida 34741”

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Form of Mailed and Published Notices for Assessment Hearing on the New 3.24 Acres, as amended, were approved.

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

The Preliminary First Amendment to the Supplemental Engineer's Report adds Assessment Area Two, which secures the assessment for the Series 2022 bonds.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Preliminary First Amendment to the Supplemental Engineer's Report for Assessment Area Two, was approved.

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

The Report behind Tab 3H is titled First Amendment to the Final First Supplemental Special Assessment Methodology Report for Assessment Area Two and is dated June 20, 2024.

Mr. Eckert recommended approval and noted that he is working with District Management regarding his comments about acreage related to the Boundary Amendment; a revised Report will be presented at the August public hearing.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, First Amendment to the Final First Supplemental Special Assessment Methodology Report for Assessment Area Two, dated June 20, 2024, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Finance

Mr. Eckert presented the Amended and Restated Disclosure of Public Finance, which was updated to reflect the Boundary Amendment. It will be recorded in the County public record, once executed.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Amended and Restated Disclosure of Public Finance, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Change Order with Credit for Owner Direct Purchase [RFCO-14 ODP Mack-Ferguson]**

Mr. Wanas stated that Jr. Davis' figures that will be credited to the CDD match their figures.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Jr. Davis Construction Company Request for Change Order #14 with Credit for Owner Direct Purchase for JDC Project #2165-ED6 Roadway Construction, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

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

There were no District Counsel or District Engineer reports.

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

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

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

There were no Board Member comments or requests.

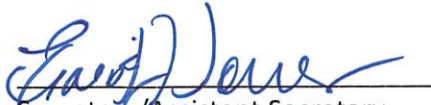
EIGHTH ORDER OF BUSINESS**Public Comments**

No members of the public were present.

NINTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:11 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair