

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

The Board of Supervisors of the Edgewater East Community Development District held a Public Hearings and a Regular Meeting on August 1, 2024 at 9:00 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, 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 (via telephone)	Kutak Rock LLP
Shawn Hindle	District Engineer
Jason Gonzalez (via telephone)	Bond Counsel
Bob Gang (via telephone)	Greenberg Traurig

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:12 a.m. Supervisors Mays, Kramer and Wanas were present. Supervisors Onorato and Breakstone were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the 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

A. Presentation of Second Amendment to Master Special Assessment Methodology Report

Mr. Eckert stated the Third and Fourth Orders of Business are somewhat related. The CDD recently added 3.24 acres to the CDD. As such, two steps must be carried out to place assessments on that newly added property. The first step is to hold a public hearing to levy the master assessment lien on the 3.24 acres and the second step is to allocate some of the assessments to secure the Series 2022 bonds to those 3.24 acres.

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

Mr. Eckert stated the Board previously approved the First Amendment to the Supplemental Engineer's Report and the Supplemental Special Assessment Methodology Report so it is not necessary to re-visit them at this time, unless any questions are raised.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right**

The Board, sitting as the Equalizing Board, made no adjustments to the assessments.

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

B. Affidavit/Proof of Publication

C. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

- D. Consideration of Resolution 2024-13, Amending Resolution 2020-32; Providing for the Continued Authorization of an Improvement Plan Benefitting the 2023 New Lands; Providing an Estimated Cost of Improvements Benefitting the 2023 New Lands; Equalizing, Approving, Confirming, and Levying Debt Assessments on the 2023 New Lands; Providing for the Continuing Application of Resolution 2020-32; and Providing for Severability, Conflicts and an Effective Date**

Mr. Eckert presented Resolution 2024-13, which places a master assessment lien on the newly added 3.24 acres.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-13, Amending Resolution 2020-32; Providing for the Continued Authorization of an Improvement Plan Benefitting the 2023 New Lands; Providing an Estimated Cost of Improvements Benefitting the 2023 New Lands; Equalizing, Approving, Confirming, and Levying Debt Assessments on the 2023 New Lands; Providing for the Continuing Application of Resolution 2020-32; and Providing for Severability, Conflicts and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-14, Supplementing Resolution 2022-10 to Reflect the Addition of Approximately 3.24 Acres of Land to Assessment Area Two; Allocating Assessments to the New 3.24 Acres; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of an Amended and Restated Notice of Series 2022 Special Assessments; Providing for Conflicts, Severability and an Effective Date

- A. Presentation of First Amendment to Supplemental Engineer's Report for Assessment Area Two**
- B. Presentation of First Amendment to Second Supplemental Special Assessment Methodology Report for Assessment Area Two**

Mr. Eckert presented Resolution 2024-14 and stated no public hearing is needed for this item. The Resolution allocates the 2022 bond assessments to the newly added 3.24 acres.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-14, Supplementing Resolution 2022-10 to Reflect the Addition of Approximately 3.24 Acres of Land to Assessment Area Two; Allocating Assessments to the New 3.24 Acres; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of an Amended and Restated Notice of Series 2022 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

A. Affidavit of Publication

The affidavit of publication was noticed in the News Gazette on July 4, 2024.

B. Consideration of Resolution 2024-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2024-15 and reviewed the proposed Fiscal Year 2025 budget.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2024-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and

Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2024-16, which is strictly dedicated to the enforcement and collection of the assessment roll.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Eckert explained that the Florida Legislature is requiring all Special Districts to identify goals and objectives. Referencing the Memorandum regarding HB7013 - Special Districts Performance Measures and Standards Reporting, Mr. Eckert stated Management established a set of goals and objectives which, once approved, must be posted on the CDD website by October 1st, and the Performance Measures and Standards Reporting form will be due by December 2025 after the CDD has determined if it met its goals and objectives.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

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

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

NINTH ORDER OF BUSINESS**Approval of July 10, 2024 Regular Meeting Minutes**

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the July 10, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

- **Memorandum: Second Amended and Restated Interlocal Agreement with Osceola County and City of Saint Cloud**

Mr. Eckert presented the Memorandum regarding the Second Amended and Restated Interlocal Agreement with Osceola County and City of Saint Cloud, in relation to an agreement for a force main that would involve the Edgewater East and Edgewater West CDDs. Specifically, Edgewater West CDD will contribute the funds and Edgewater East CDD will construct it. Since District Counsel works with both CDDs, Mr. Eckert asked the Board to execute a Conflict Waiver before proceeding. If there is a dispute, the Board can engage outside Counsel.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Conflict Waiver between Edgewater East CDD and Edgewater West CDD and authorizing the Chair to execute, was approved.

Mr. Eckert discussed the CDD's continuing obligations under the Second Amended and Restated Interlocal Agreement, which has yet to be finalized to the City and the County. He stated Counsel did its part and delivered an executed copy. He hopes the District Managers are recording the deadlines of certain items.

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

Mr. Hindle stated that, at a recent Toho Board Meeting, its Board approved the Third/Multi-Party Agreement and funding for an off-site force main. Under the Agreement, the Director and the attorneys reached a final resolution on the language. The credit was approved as well.

Asked which entity will fund the project, Mr. Hindle stated the CDD will fund it. He will confer with Mr. Wrathell about Management being the CDD's escrow agent. Asked how much the account will be funded, Mr. Hindle stated upwards of \$14 million.

Mr. Hindle gave an update on a storm drain line blockage on Cross Prairie Parkway. He will obtain an estimate and email it to the Board Members.

Discussion ensued regarding the County taking a "hands off" approach, plantings, recent rain events, flooding in the neighborhood, yard inlets and a homeowner on Clay Whaley Road with drainage issues.

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

- **NEXT MEETING DATE: September 5, 2024 at 9:00 AM**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

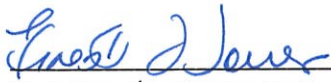
THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:40 a.m.

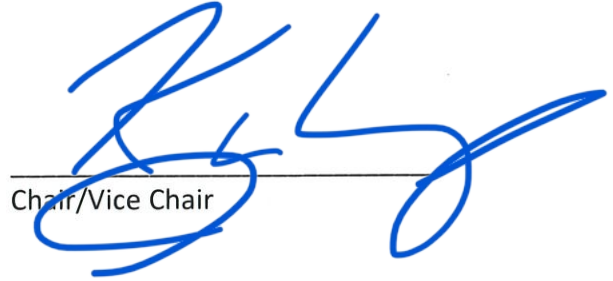
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

EDGEWATER EAST CDD

August 1, 2024

A handwritten signature in blue ink, appearing to read "Ernest J. Jones", written over a horizontal line.

Secretary/Assistant Secretary

A large, stylized handwritten signature in blue ink, written over a horizontal line.

Chair/Vice Chair