

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on September 5, 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 Kramer         | Assistant Secretary |
| Robert “Bobby” Wanas | Assistant Secretary |
| Justin Onorato       | Assistant Secretary |

**Also present:**

|                              |                                          |
|------------------------------|------------------------------------------|
| Ernesto Torres               | District Manager                         |
| Antonio Shaw (via telephone) | Wrathell, Hunt and Associates, LLC (WHA) |
| Kate John                    | District Counsel                         |
| Peter Glasscock              | District Engineer                        |
| David D’Ambrosio             | BTI Partners                             |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:08 a.m. Supervisors Kramer, Onorato and Wanas were present. Supervisors Mays and Breakstone were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Amendment #1 to  
Wrathell, Hunt and Associates, LLC  
Agreement for Management Services**

Mr. Torres presented Amendment #1 to the Wrathell, Hunt and Associates, LLC Agreement for Management Services, related to the addition of Field Operations Services. He noted that this expenditure is included in the Fiscal Year 2025 budget.

The Board and Staff discussed the scope of service for Field Operations, which includes management of landscaping and lake management contracts, monitoring contractors and builders, serving as liaison to the HOA, attending meetings and providing monthly reports.

Mr. Shaw discussed his experience managing HOAs and CDDs and working with Developers and new communities.

**On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Amendment #1 to the Wrathell, Hunt and Associates, LLC Agreement for Management Services, in the amount of \$17,500 for the addition of Field Operations Services, was approved.**

#### **FOURTH ORDER OF BUSINESS**

**Consideration of Hanson, Walter & Associates, Inc. Proposal for Offsite Force Main Construction Management/Engineering Inspection Services HWA Job #4288-13-05**

Mr. Torres presented the Hanson, Walter & Associates, Inc., proposal for Offsite Force Main Construction Management/Engineering Inspection Services.

**On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Hanson, Walter & Associates, Inc., Proposal for Offsite Force Main Construction Management/Engineering Inspection Services, HWA Job #4288-13-05, in the amount of \$26,000 per month for a total of \$312,000 annually, was approved.**

#### **FIFTH ORDER OF BUSINESS**

**Consideration of Force Main Construction Agreement – Kissimmee Park Road (in substantial form**

Ms. John stated the Agreements in the Fifth and Sixth Orders of Business are related. She presented the Force Main Construction Agreement for Kissimmee Park Road, which is a cost share agreement between Edgewater East CDD, Edgewater West CDD, the Tohopekaliga Water Authority (Toho) and other entities, which provides for the funding of a force main and interconnects. The force main will be oversized at the request of Toho.

Ms. John stated that all Supervisors present will complete Form 8B to declare a conflict, as they serve on both the Edgewater East CDD and Edgewater West CDD Boards, which are parties to the Agreement. According to Florida Law they can still vote on the Agreement because theirs are Landowner-elected Seats.

**On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, the Force Main Construction Agreement for Kissimmee Park Road, in substantial form, was approved.**

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Construction Agreement with Jr. Davis Construction Company, Inc. [Cross Prairie Parkway to Cord Avenue Offsite Force Main] (in substantial form)**

Mr. Torres presented the Construction Agreement with Jr. Davis Construction Company, Inc., for Cross Prairie Parkway to the Cord Avenue Offsite Force Main.

The Board and Staff discussed the Agreement. It was noted that the Agreement should include liquidated damages.

A Board Member asked Mr. Torres if District Management manages any of the other CDDs participating in the force main project costs. Mr. Torres replied affirmatively. Asked if Edgewater East CDD will establish a standalone account for the construction of this force main, and if other CDDs, entities and/or owners are required to pay their share within a certain number of days of the Agreement, Mr. Torres replied affirmatively.

Asked if a standalone report focusing on the force main and documenting amounts received and the contract amount will be provided, a Board Member stated that a report was discussed over the past few months. He thinks that Mr. Eckert was careful in his review to ensure that the language in the overall Agreement indicates that it is a separate account and a separate ledger that will be shared monthly with every entity that signed the Agreement.

Mr. Torres was asked to make sure District Management Staff has read the Agreement and that all the guidelines are followed.

**On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Construction Agreement with Jr. Davis Construction Company, Inc., for the**

Cross Prairie Parkway to Cord Avenue Offsite Force Main, in substantial form, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of GAI Consultants, Inc.  
Proposals for ED6 CPP Ph. 2 Roadway**

The Board and Staff discussed the following:

**A. Bidding Consultation Services**

It was noted that this item relates to assisting with the Request for Proposals (RFP) bidding process, at a cost of \$8,500.

**B. Construction Administration Services**

It was noted that this item does not relate to CEI services; it is only for administrative services for the Engineer of Record, for certifications and other related actions they must take, at a cost of \$4,250 monthly with an estimated total of \$34,000.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the GAI Consultants, Inc., Proposals for ED6 CPP Ph. 2 Roadway, for Bidding Consultation Services, in the amount of \$8,500; and for Construction Administration Services, in the amount of \$4,250 per month, were approved.

**EIGHTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of July 31, 2024**

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

**NINTH ORDER OF BUSINESS****Approval of August 1, 2024 Public Hearings  
and Regular Meeting Minutes**

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the August 1, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

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

- **Update: Assessment Area 3 Financing**

Ms. John stated that a Supplemental Engineer's Report and a Supplemental Methodology Report will be provided in the coming weeks. These, along with ancillary documents and a Delegation Resolution, are expected to be presented for consideration at the next meeting. It was noted that Assessment Area 3 includes ED-6 South.

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

There was no report.

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

- **NEXT MEETING DATE: October 3, 2024 at 9:00 AM**

- **QUORUM CHECK**

The next meeting will be held on October 3, 2024, unless canceled.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Discussion ensued regarding the BrightView landscaping contract, which expires on October 1, 2024. Mr. Torres stated that the contract value is below the \$195,000 threshold that would necessitate the RFP process. It was noted that Down to Earth (DTE) is currently doing a great job maintaining the E5 project, which they installed, and DTE is familiar with the site and provided a bid that is in line with BrightView's price for the same scope of work.

|                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, authorizing Mr. Wanas to work with Mr. Shaw to obtain proposals and authorizing the Chair or Vice Chair to execute, were approved.</b></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

|                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|
| <p><b>On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:32 a.m.</b></p> |
|--------------------------------------------------------------------------------------------------------------------------|

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

Secretary/Assistant Secretary

A handwritten signature in blue ink, consisting of stylized initials, written over a horizontal line.

Chair/Vice Chair