MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on October 3, 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
Jason Middleton	Wrathell, Hunt and Associates, LLC
Antonio Shaw	Field Operations
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
David D'Ambrosio (via telephone)	BTI Partners
Mike Osborn	

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

Mr. Torres called the meeting to order at 9:06 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 **Ratification of Down to Earth Agreement for Landscape and Irrigation Maintenance Services, Cross Prairie Parkway**

Mr. Torres presented the Down to Earth (DTE) Agreement for Landscape and Irrigation Maintenance Services for Cross Prairie Parkway. The Agreement was prepared by District Counsel and previously executed by Mr. Mays.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Down to Earth Agreement for Landscape and Irrigation Maintenance Services, Cross Prairie Parkway, was ratified.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Authorizing District Manager Wrathell, Hunt & Associates, LLC to Establish an Insured Cash Sweep Account at Bank United for the Force Main Construction Account of the District and Appoint Signors on the Account and Providing an Effective Date**

Mr. Torres presented Resolution 2025-01 and read the title. Mr. Eckert stated this is to allow the establishment of a bank account where the different parties to the Toho Funding Agreement can deposit their share of the construction costs; this will be administered by the District Manager.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-01, Authorizing District Manager Wrathell, Hunt & Associates, LLC to Establish an Insured Cash Sweep Account at Bank United for the Force Main Construction Account of the District and Appoint Signors on the Account and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of FMSbonds, Inc. Rule G-17 Disclosure**

Mr. Torres presented the FMSbonds, Inc. Rule G-17 Disclosure. This is for Underwriter Services for the next series of bonds that will be issued.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the FMSbonds, Inc. Rule G-17 Disclosure, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Publication of CPP North Framework RD Request for Proposals and Evaluation Criteria**

Mr. Torres presented the Request for Proposals (RFP) for Cross Prairie Parkway North Framework Roadway, Phase 1 Civil Site Work and Evaluation Criteria.

Mr. Osborn stated, due to the timing, Staff advertised the RFP to avoid delays. He reviewed the Evaluation Criteria and recommended ratification of the RFP, the Evaluation Criteria and the publication of the RFP.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the RFP for the Cross Prairie Parkway North Framework Roadway, Phase 1 Civil Site Work, the Evaluation Criteria and the publication of the RFP, were ratified.

SEVENTH ORDER OF BUSINESS **Consideration of DoodyCalls of Orlando Proposal for Full-Service Pet Waste Station Service and Installation Program**

Mr. Torres presented the DoodyCalls of Orlando Proposal. He stated Mr. Shaw is coordinating the Service Agreements so that they have similar due dates and expiration dates.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the DoodyCalls of Orlando Proposal for Full-Service Pet Waste Station Service and Installation Program, was approved.

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

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

NINTH ORDER OF BUSINESS **Approval of September 5, 2024 Regular Meeting Minutes**

Mr. Torres stated edits submitted by Ms. John will be incorporated.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the September 5, 2024 Regular Meeting Minutes, as amended to incorporate edits from Ms. John, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert reported the following:

- Board Members must complete four hours of ethics training by December 31, 2024.
- A new statute went into effect, whereby every contract entered into, amended or extended must have a human trafficking affidavit filled out by the contractor and provided to the CDD.
- Staff is working on a new bond issue with the Underwriter for Assessment Area 3. He expects to present documents and a Delegated Award Resolution in the coming months.

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

Mr. Hindle reported the following:

- Staff completed an updated Engineer's Report for Cross Prairie Parkway ED6 South, as a precursor to the bond issue. The Report will be presented for ratification at the next meeting.
- Staff is preparing a project manual and advertised a bid for the Cross Prairie Parkway North project that will appear today.
- A severe storm occurred overnight; crews were dispatched to evaluate Cross Prairie Parkway and Clay Whaley Road. There was no sign of flooding on the roadway; everything seems to be fine.

Regarding the grates, Mr. Hindle stated the grates were raised and pricing of $3,800 per structure was obtained; there are 14 structures. He recommends repairing three problematic structures by raising the grates and placing a gap between the grate and the structure.

Discussion ensued regarding the grates, the slots and the Engineer's Report.

Mr. Hindle will authorize the contractor to complete the structural work. He will obtain a contract and present it at the next meeting for ratification.

C. Field Operations: Wrathell, Hunt and Associates, LLC

Mr. Shaw presented the September Field Operations Status Report, which was included for informational purposes.

Discussion ensued regarding the presence of algae in the bio-swale, the reason there is standing water in the swale and the need to trim/maintain the plantings in the bio-swale.

Mr. Shaw will obtain a proposal from Lake Doctors for the standing water and present it at the next meeting.

Regarding the BrightView contract close-out, Mr. Shaw stated payment is being withheld until all requested items are complete. He was doubtful that BrightView will complete the work and recommended reducing the final bill and agreeing to walk away.

Mr. Shaw presented DTE Estimate #95602, in the amount of $11,150, for removal and replacement of seven diseased trees. The recommendation is to remove and replace three of the trees. The consensus was to remove one diseased tree and the contaminated dirt around it.

Discussion ensued regarding if the diseased trees are under warranty, the University of Florida (UF) tree expert, the ED5 installation and maintenance contracts and replacing the soil around the tree. Mr. Shaw will check the Agreements and report his findings.

Mr. Shaw presented DTE Estimate #96467, in the amount of $557.78, for removal and replacement of one pine tree. A Board Member noted that this should be a work authorization under the existing DTE contract. Mr. Shaw will coordinate on a work authorization form, alongside the proposal, to expedite the process. Estimate #96467 was approved and executed.

Discussion ensued regarding mondo grass, DTE needing to place a shipping container on CDD property, potential site locations for the container and asking DTE to purchase a gator for site inspections.

Mr. Wanas, Mr. Shaw and Mr. Osborn will continue scouting a location for the shipping container.

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

- **NEXT MEETING DATE: November 7, 2024 at 9:00 AM (Landowners' Meeting and Regular Meeting)**
  - **QUORUM CHECK**

All Supervisors present confirmed their attendance at the November 7, 2024 meetings.

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. Wanas, with all in favor, the meeting adjourned at 9:51 a.m.

EDGEWATER EAST CDD **October 3, 2024**

11/8/2024

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Secretary/Assistant Secretary

Chair/Vice Chair