MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on November 7, 2024, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present were:

Justin Onorato	Assistant Secretary
Kevin Kramer	Assistant Secretary
Robert "Bobby" Wanas	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Antonio Shaw	Field Operations Manager
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
Mike Osborn	BTI

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

Mr. Torres called the meeting to order at 9:10 a.m.

Supervisors Onorato, Kramer 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 — **Administration of Oath of Office to Newly Elected Supervisors (the following to be provided under a separate cover)**

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Sample Form 1: Statement of Financial Interests/Instructions

D. Form 8B – Memorandum of Voting Conflict

This item was deferred.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-02 and recapped the results of the Landowners' Election as follows:

Seat 1	Noah Breakstone	927 votes	4-Year Term
Seat 2	Kevin Mays	927 votes	4-Year Term

Seat 5 remains vacant, with no nominations considered.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-04. Mr. Kramer nominated the following slate:

Noah Breakstone	Chair
Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Justin Onorato	Assistant Secretary

This Resolution removes the following from the Board as of November 7, 2024:

Robert Wanas	Assistant Secretary

The following prior appointments by the Board remain unaffected by this resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, 2025-04, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Ratification of OUC Easement for Underground Conduit, Infrastructure and Lines**

Mr. Eckert presented the Orlando Utilities Commission (OUC) Easement for Underground Conduit, Infrastructure and Lines. He explained that a homebuilder that installs electrical conduits along CDD-owned land outside the easement areas contacted him for permission to run electricity to their project. Staff negotiated a form of Easement Agreement with the OUC and received confirmation through some as-built drawings from the District Engineer showing that the lines are within the easement areas. The Agreement was executed by the Vice Chair and will be recorded as soon as OUC officials sign off on it.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the OUC Easement for Underground Conduit, Infrastructure and Lines, was ratified.

SEVENTH ORDER OF BUSINESS **Approval of Assignment of Impact Fee Credits (ED-5 Roadway, Phase 1 - TWA Upsizing Costs)**

Mr. Eckert presented the Assignment of Impact Fee Credits for ED-5 Roadway, Phase 1 - TWA Upsizing Costs. Basically, the CDD funded some of the infrastructure but, because the Development Agreement was between the Developer and the City, the impact fee credits were assigned to the Developer, who will transfer them to the CDD and the CDD will, in turn, sell the credits and use the proceeds from the sale to fund additional construction.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Assignment of Impact Fee Credits for ED-5 Roadway, Phase 1 - TWA Upsizing Costs, was approved.

EIGHTH ORDER OF BUSINESS **Approval of Temporary Construction Easement [Beazer Pond Reconfiguration for ED-4 and ED-5]**

Mr. Eckert presented the Temporary Construction Easement for Beazer Pond Reconfiguration for ED-4 and ED-5. He explained that Beazer Homes is developing a parcel of land adjacent to some of the CDD's stormwater ponds. To help facilitate the reconfiguration of the ponds, the CDD can grant a temporary construction easement to the Developer; the work will be at no cost to the CDD. Mr. Eckert recommended approval, in substantial form, pending official sign-off from the Developer. This will likely be followed by a re-plat to adjust the property boundaries to match what is ultimately developed.

Asked if there is a sketch of the project, Mr. Eckert stated there is only a legal description that highlights the existing stormwater tracts.

On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, the Temporary Construction Easement for Beazer Pond Reconfiguration for ED-4 and ED-5, in substantial form, was approved.

NINTH ORDER OF BUSINESS **Approval of Sub-Permittee Authorization Agreement [Eagle Incidental Take Permit]**

Mr. Wanas explained that there is an eagle's nest adjacent to one of the CDD-owned lakes and, since Lennar has an easement to access the property to work on improvement projects, they must be deemed a sub-permittee in order to work within certain zones of the eagle permit area. He asked for approval for Lennar to be a sub-permittee with the same rights as the CDD because the permit is only to the ownership of the development. The permit must be transferred to the CDD, as well; so, there are two parts.

Mr. Eckert stated the motion should be to authorize a permit transfer from the Developer to the CDD and then to authorize the CDD to pay for Lennar to be a sub-permittee under the Agreement.

Asked who will oversee the permit transfer, Mr. Wanas stated he will coordinate with Mr. Eckert.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, authorizing a permit transfer from the Developer to the CDD and authorizing Lennar to be a sub-permittee under the Agreement, was approved.

TENTH ORDER OF BUSINESS **Approval of Cross Prairie Parkway ED6S Framework Roadway, Phase 2 Civil Site Work Evaluation Criteria; Authorization to Publish RFP**

Mr. Torres presented the Cross Prairie Parkway ED6S Framework Roadway, Phase 2 Civil Site Work Evaluation Criteria.

Discussion ensued regarding the evaluation criteria.

On MOTION by Mr. Onorato and seconded by Mr. Wanas, with all in favor, the Cross Prairie Parkway ED6S Framework Roadway, Phase 2 Civil Site Work Evaluation Criteria and authorization to publish the RFP, were approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Approving and Directing Reimbursement from the Series 2021 Acquisition and Construction Account to the Series 2022 Acquisition and Construction Account for Funds Advanced; Providing for Severability, Conflicts, and an Effective Date**

Mr. Torres presented Resolution 2025-05 and read the title.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Resolution 2025-05, Approving and Directing Reimbursement from the Series 2021 Acquisition and Construction Account to the Series 2022 Acquisition and Construction Account for Funds Advanced; Providing for Severability, Conflicts, and an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Consideration of Bio-Tech Consulting Proposal No. 24-2060 for Environmental Services Maintenance and Monitoring**

Mr. Torres presented the Bio-Tech Consulting Proposal No. 24-2060 for Environmental Services Maintenance and Monitoring. This is related to a bi-annual County requirement; the plan was created over all of the CDD area.

Mr. Torres will follow up with Ms. Kate John to see if an agreement is necessary.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Bio-Tech Consulting Proposal No. 24-2060 for Environmental Services Maintenance and Monitoring, was approved.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of September 30, 2024**

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

FOURTEENTH ORDER OF BUSINESS **Approval of October 3, 2024 Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the October 3, 2024 Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert reported the following:

➢ Supervisors must complete their four-hour ethics training requirement by December 31, 2024. Anyone resigning from the Board before the end of the year does not have to complete the training.

➢ Anti-human trafficking affidavits are now required from every vendor that the CDD contracts with.

➢ Work is underway with Junior Davis to finalize their contract and with Toho and other Developers.

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

There was no report.

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

The October Field Operations Status Report was provided for informational purposes.

The Board and Staff discussed the items on the Status Report, the Down to Earth (DTE) tree warranty language, a dispute with BrightView, irrigation, the islands, dog waste stations, the ponds, Toho, storm-damaged trees, one DTE proposal to re-stake a tree, no DTE tree replacement proposals, whether to terminate the DTE maintenance contract, Staff's ability to authorize maintenance projects in between meetings and a spending cap.

Regarding a $16,000 invoice from BrightView, the consensus was to hold $12,000 and pay the balance.

Regarding Staff spending thresholds, Mr. Eckert stated the Board will decide the thresholds and he will prepare and present a spending resolution at the next meeting.

Mr. Shaw presented the following:

I. Down To Earth Estimates

a. #98716 Weed Mitigation [$10,400]

b. #98850 Walking Trail Clean Up [$1,625]

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, DTE Estimates #98716 for Weed Mitigation, in the amount of $10,400, and #98850 for Walking Trail Clean Up, in the amount of $1,625, were approved.

c. #99091 Irrigation Trouble Shooting on Cross Prairie Blvd [$340]

Mr. Shaw stated he previously approved this quote, as it was an emergency item.

d. #99734 Hurricane and Severe Weather Clean Up [$3,400]

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, DTE Estimate #99734 for Hurricane and Severe Weather Clean Up and tree re-staking, in the amount of $3,400, was approved.

II. Down To Earth Landscape & Irrigation Estimates

a. #96602 PCO #2 Mowing Property Per Map - Clay Road [$4,364.25]

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, DTE Estimate, #96602 for PCO #2 Mowing Property Per Map - Clay Road, in the amount of $4,364.25, was approved.

b. #96602 PCO #2 Mowing Property Per Map - Lift Station [$4,364.25]

Mr. Eckert stated Items 15IIa and b are construction-related items; he will prepare a change order for them.

Mr. Shaw stated the lift station item was done by an unknown contractor and need not be approved.

III. The Lake Doctors, Inc. Water Management Agreement

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Lake Doctors, Inc. Water Management Agreement, was approved.

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

Mr. Torres presented the following:

- **Ratification of ED5 Landscape Maintenance Agreement**

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the ED5 Landscape Maintenance Agreement, was ratified.

- **Consideration of GAI Consultants Proposals**
  - **North Cross Prairie Parkway Construction Administration**

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the North Cross Prairie Parkway Construction Administration Proposal, was approved.

  - **North Cross Prairie Parkway Roadway - Bidding Assistance**

    This item was not addressed.

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

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

- **Acceptance of Resignation of Robert Wanas from Seat 5.**

  This was an addition to the agenda.

  Mr. Wanas announced his resignation from the Edgewater East CDD Board.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the resignation of Robert Wanas from Seat 5, was accepted.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the meeting adjourned at 10:23 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair