MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on December 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:

Noah Breakstone	Chair
Kevin Kramer	Assistant Secretary
Justin Onorato	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
Mike Osborn	BTI
Dave D'Ambrosio (via telephone)	BTI
Mary Everhart	SDC
Shane	SDC

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

Mr. Torres called the meeting to order at 9:06 a.m.

Supervisors Breakstone, Onorato and Kramer were present. Supervisor Mays was absent. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Supervisors [Noah Breakstone - Seat 1, Kevin Mays - Seat 2] (the following to be provided under a separate cover)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Noah Breakstone. Mr. Breakstone is already familiar with the following:

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

As he is absent, the Oath of Office will be administered to Mr. Mays at or before the next meeting.

FOURTH ORDER OF BUSINESS **Consider Appointment of Jody Pino to Fill Unexpired Term of Seat 5; Term Expires November 2026**

Mr. Kramer nominated Ms. Jody Pino to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the appointment of Ms. Jody Pino to Seat 5, was approved.

- **Administration of Oath of Office to Jody Pino**

Ms. Pino will be sworn in at a future meeting, as she was not present.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-06. Mr. Kramer nominated the following slate:

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

Jody Pino	Assistant Secretary

This Resolution removes the following from the Board:

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, 2025-06, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Discussion: Resolution 2020-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for Severability and an Effective Date**

Mr. Eckert stated that, at the last meeting, the Board wanted to make sure the Operations Manager is able to make decisions about landscape maintenance proposals, etc. Before preparing a spending resolution, Staff checked and noted that a previously-adopted resolution was already filed. Mr. Eckert reviewed Section 2 of the Resolution and suggested increasing the non-continuing not-to-exceed (NTE) amounts from $5,000 and $5,000 to $25,000 and $50,000, respectively.

Asked if the increase in the NTE amount is contingent upon the CDD being within budget, Mr. Eckert replied affirmatively and stated that any amount that exceeds the budget must be brought before the Board to re-allocate budget funds. This clarification can be part of the motion. If the motion passes, Staff will prepare another resolution that amends this one, have it executed by the Chair and Vice Chair and place on the consent agenda for the next meeting.

On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, preparation of and adopting a new Resolution to be prepared by District Counsel, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold in Section 2, Items 1 and 2 of $25,000 with approval from the District Manager and $50,000 with approval from the District Manager, Chair or Vice Chair; contingent with the expenditure being within budget and requiring Board approval if the expenditure exceeds budget; and Providing for Severability and an Effective Date; and authorizing the Chair and Vice Chair to execute, was approved.

SEVENTH ORDER OF BUSINESS **Review of Proposals for Cross Prairie Parkway North (CPP-North) Framework Roadway, Phase 1, Civil Site Work**

A. Respondents

B. Ranking/Evaluation

Mr. Hindle distributed ranking sheets and discussed the bid submittals, his evaluations, and the reasons why he recommends that the Board deem the Briar bid as irregular.

Asked what happens when a submittal is deemed irregular, Mr. Eckert stated the respondent would be considered non-responsive and not be ranked; it would be as if a bid was not submitted.

On MOTION by Mr. Breakstone and seconded by Mr. Kramer, with all in favor, deeming the Briar bid as non-responsive, was approved.

The Board considered the remaining responses and completed the Evaluation Criteria Ranking Sheet.

Mr. Torres tabulated the scores as follows:

#1	Junior Davis Co.	100 points
#2	HBC	97.6 points
#3	SDC	85.9 points
#4	MJC	82.4 points

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, ranking Junior Davis Co. as the #1 ranked respondent to the RFP for Cross Prairie Parkway North Framework Roadway Phase 1 Civil Site Work, awarding the contract to Junior Davis Co., and authorizing District Staff to negotiate an agreement and finalize a contract, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Osceola County Property Appraiser Data Sharing and Usage Agreement**

Mr. Eckert presented the Osceola County Property Appraiser Data Sharing and Usage Agreement and stated that it is a standard agreement.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Osceola County Property Appraiser Data Sharing and Usage Agreement, was approved.

NINTH ORDER OF BUSINESS **Consent Agenda**

A. Ratification Items

I. Request to Transfer Environmental Resource and/or State 404 Program Permit

II. Assignment of Impact Fee Credits [ED-5 Roadway, Phase 1 - TWA Upsizing Costs]

B. Acceptance of Unaudited Financial Statements as of October 31, 2024

Asked where excess funds from the previous fiscal year are placed, Mr. Torres stated excess funds are under the “Unassigned” fund balance.

C. Approval of Minutes

I. November 7, 2024 Landowners' Meeting

II. November 7, 2024 Regular Meeting

On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, the Consent Agenda items, as presented, were ratified, accepted and approved.

TENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert reminded the Board Members to complete the required four hours of ethics training by December 31, 2024. Mr. Eckert will resend the link to the courses to the Board.

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

Mr. Hindle presented two change orders for consideration; one is a closeout that needs to be ratified, in the amount of $25,377 from Jr. Davis, and the other is in the amount of $31,315.80 from SBC for work on the Clay Whaley Road project.

Mr. Breakstone asked for the reason for the price increase on the Jr. Davis change order.

Mr. Hindle stated the subcontractor inadvertently left off the streetlighting conduit when installing the A/C conduit.

Discussion ensued regarding the price increase on the Jr. Davis change order, the streetlight plan, distribution plan, subconsultant and the deduction.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with Mr. Kramer and Mr. Onorato in favor and Mr. Breakstone dissenting, the Junior Davis Co. Change Order, in the amount of $25,377, was approved. (Motion passed 2-1)

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the SBC Change Order, in the amount of $31,315.80, was approved.

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

The November Field Operations Status Report was included for informational purposes.

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

- **NEXT MEETING DATE: January 9, 2025 at 9:00 AM**
  - **QUORUM CHECK**

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

There were no Board Member comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Breakstone and seconded by Mr. Onorato, with all in favor, the meeting adjourned at 10:04 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/Assistant Secretary

____
Chair/Vice Chair