

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on February 6, 2025 at 9:30 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present were:

Kevin Mays
Kevin Kramer
Jody Pino

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Mike Eckert
Kate John (via telephone)
Shawn Hindle (via telephone)
Cameron Hindle
Eric Lavoie
Mike Osborn
Dave D'Ambrosio
Jason Torres
Mike Spain
Gustavo Mendes

District Manager
District Counsel
Kutak Rock LLP
District Engineer
Hanson, Walter & Associates, Inc.
BTI Partners
BTI Partners
BTI Partners
JR Davis
JR Davis
JR Davis

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:34 a.m.

Supervisors Kramer, Mays and Pino were present. Supervisors Breakstone and Onorato were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS**Evaluation of Proposals for Cross Prairie
Parkway ED6S Framework Roadway, Phase
2 Civil Site Work**

Mr. Eckert distributed the score sheet included in the agenda package and presented the scores for the “PRICE” category, as calculated according to the mathematical formula. He presented the scores for the “SCHEDULE” category, noting that a correction was necessary for Hughes, as they used business days rather than calendar days, and for Jr. Davis, who projected final completion rather than substantial completion. MJC Land Development (MJC) refused to provide some of the information requested and advised that the information will be provided if they are awarded the contract.

Mr. Shawn Hindle stated the bid numbers were without errors. The Jon M. Hall (JMH) bid included some clarifications to the numbers and stipulated that the cost of fuel and asphalt utilized an assumption that is subject to change.

Discussion ensued regarding the MJC base bid’s assumption that they would get the dirt from Edgewater North or Whaley Lane, which are both awarded contracts. Mr. Kramer stated that he is not aware of any such Agreement; the bid provides for an increase from \$400,000 to \$600,000 if the dirt is not provided.

Mr. Shawn Hindle stated that, due to inconsistencies between the Bid Alternate submissions and because Jr. Davis did not submit a Bid Alternate, only the Base Bid was evaluated. Jr. Davis was the lowest bidder, SCD was second lowest, MJC was third lowest, JMH was fourth lowest and Hughes Bros. was the fifth lowest. The Bid Alternate work uses the City Park Road pond on the CDD’s property as a dirt source, with dirt to be brought down across Cross Prairie Parkway.

The consensus was that the Bid Alternates will be taken into consideration and will be incorporated into the Price Reasonableness.

The Board considered the remaining responses and completed the Evaluation Criteria Matrix.

Mr. Torres tabulated the scores and noted the scores and ranking, as follows:

#1	Jr. Davis Co.	99.88 points
----	---------------	--------------

#2	SDC	94.35 points
#3	Hughes Bros.	90.47 points
#4	Jon M. Hall	89.36 points
#5	MJC Land Development	85.70 points

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, ranking Junior Davis Co. as the #1 ranked respondent to the RFP for Cross Prairie Parkway ED6S Framework Roadway, Phase 2 Civil Site Work, awarding the contract to Junior Davis Co., authorizing District Staff to negotiate an agreement and finalize a contract, and authorizing the Chair or Vice Chair to execute, was approved.

FOURTH ORDER OF BUSINESS**Consideration of Doody Calls Proposal for Full-Service Pet Waste Station Service and Installation Program**

Mr. Torres presented the Doody Calls Proposal for Full-Service Pet Waste Station Service and Installation Program. This expense is included in the budget.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Doody Calls Proposal for Full-Service Pet Waste Station Service and Installation Program, for Bi-Weekly Service with 21 waste removals, at a weekly cost of \$238, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Down To Earth Work Authorization Number 1 for Additional Services for Landscape and Irrigation Maintenance Services, Cross Prairie Parkway**

Mr. Torres presented Down To Earth Work Authorization Number 1 for Additional Services for Landscape and Irrigation Maintenance Services for Cross Prairie Parkway.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Down To Earth Work Authorization Number 1 for Additional Services for Landscape

and Irrigation Maintenance Services, Cross Prairie Parkway, in a not-to-exceed amount of \$6,049 per month, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Special Warranty Deed
[Clay Whaley Road Extension]**

Mr. Eckert presented the Special Warranty Deed for a portion of Clay Whaley Road, which will be deeded from the Developer to the CDD. The CDD will then transfer the nondevelopable land to the City.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, authorizing the acceptance and recording of the Special Warranty Deed for the Clay Whaley Road Extension, was approved.

SEVENTH ORDER OF BUSINESS**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of December 31, 2024**
- B. Approval of January 9, 2025 Regular Meeting Minutes**

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

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

Mr. Eckert stated that he and the District Engineer are working to finalize the Cross Prairie North contract, to be sent to Jr. Davis for review.

Mr. Eckert will keep the Board informed about the upcoming financing related to Assessment Area Three. When the Offering Document is completed and approved, it will be mailed; after which, pricing will be expected within one to two weeks. He expects bonds to be issued by May 1, 2025.

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

There was no report.

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

Mr. Torres presented the January Field Operations Status Report.

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

- **NEXT MEETING DATE: March 6, 2025 at 9:00 AM [Public Hearing and Regular Meeting – Force Main Fee]**

○ **QUORUM CHECK**

Mr. Torres stated the next meeting will be held on March 6, 2025. He expects that the proposed Fiscal Year 2026 budget to be presented at the June 5, 2025 meeting and adopted at the August 7, 2025 meeting. A formal Request for Proposals (RFP) for landscaping services will likely be necessary.

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

There were no Board Members' comments or requests.

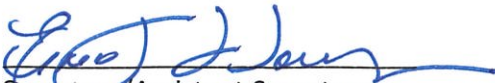
TENTH ORDER OF BUSINESS**Public Comments**

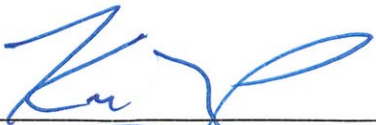
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair