

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on April 3, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

**Present:**

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Kate John	District Counsel
Shawn Hindle	District Engineer
Mike Osborn	BTI Partners
Dave D'Ambrosio (via telephone)	BTI Partners

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:12 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**

**Discussion: FY2026 Draft Budget**

Mr. Torres stated preparation of the proposed Fiscal Year 2026 budget is underway.

**FOURTH ORDER OF BUSINESS**

**Consideration of Edgewater Property Holdings, LLC Construction Funding Agreement [Cross Prairie Parkway North]**

Mr. Torres presented the Edgewater Property Holdings, LLC Construction Funding Agreement for Cross Prairie Parkway North.

Ms. John stated that this Agreement is in substantially similar form as past Construction Funding Agreements. The difference is that this Agreement is project specific. It provides for the funding of the Cross Prairie Parkway North. This enables the CDD to proceed with construction of Cross Prairie Parkway North without issuing bonds.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Edgewater Property Holdings, LLC Construction Funding Agreement for Cross Prairie Parkway North, in substantial form, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of JCH CP, LLC License Agreement Regarding the Maintenance of Improvement on District Property**

Mr. Torres presented the JCH CP, LLC License Agreement Regarding the Maintenance of Improvement on District Property. Ms. John stated that this Agreement is with the HOA. The HOA will maintain trees, a dog waste station and a trash can on CDD property. The final version of the Agreement, with the HOA’s signature, is in hand and ready for the Chair’s signature.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the JCH CP, LLC License Agreement Regarding the Maintenance of Improvement on District Property, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Jr. Davis Construction Company, Inc., First Amendment to Agreement for Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site**

Mr. Torres presented the Jr. Davis Construction Company, Inc., First Amendment to Agreement for Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site. Ms. John stated that this Amendment is related to the Cross Prairie Parkway North Agreement. This Amendment removes the requirement that special assessment bonds be issued before construction can commence. Due to changes in the Development Plan, the financing is on hold until about August 2025.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Jr. Davis Construction Company, Inc., First Amendment to Agreement for Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of The Lake Doctors, Inc. Water Management Agreement [Clay Whaley]**

Mr. Torres presented The Lake Doctors, Inc. Water Management Agreement for Clay Whaley. This is to add an additional pond, in the amount of \$170 per month.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, The Lake Doctors, Inc. Water Management Agreement for Clay Whaley for one additional pond, in the amount of \$170 per month, and authorizing District Counsel to draft an amendment to the existing Water Management Agreement, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Clay Whaley Road and Cross Prairie Parkway ROW Development and Conveyance**

- A. Consideration of The 2975 Clay Whaley Road Land Trust Development Agreement**
- B. Consideration of The 2975 Clay Whaley Road Land Trust Special Warranty Deed**
- C. Consideration of The 2975 Clay Whaley Road Land Trust Temporary Construction Easement Agreement**

Ms. John stated that these items will enable the development of the six-lane intersection, including turn lanes and traffic signals, at Clay Whaley Road and Cross Prairie Parkway. The additional right-of-way (ROW) will eventually be dedicated to the County or the City of St. Cloud.

Discussion ensued regarding landscaping that will be installed, restoring any areas impacted by construction and the benefits to the CDD for the work being completed.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Clay Whaley Road and Cross Prairie Parkway ROW Development and Conveyance and related documents, including the 2975 Clay Whaley Road Land Trust Development Agreement, 2975 Clay Whaley Road Land Trust Special Warranty Deed and 2975 Clay Whaley Road Land Trust Temporary**

Construction Easement Agreement, all in substantial form, and authorizing the Chair or Vice Chair to execute once fully negotiated, were approved.

**NINTH ORDER OF BUSINESS**

**Ratification Items**

- A. DoodyCalls of Orlando Agreement Regarding the Provision of Pet Waster Station Maintenance Services
- B. Jr. Davis Construction Company, Inc. Change Order 001 [Cross Prairie Parkway to Cord Ave Offsite Force Main]
- C. Jr. Davis Construction Company, Inc., Construction Agreement for Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site Work

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the DoodyCalls of Orlando Agreement Regarding the Provision of Pet Waster Station Maintenance Services; Jr. Davis Construction Company, Inc. Change Order 001 for Cross Prairie Parkway to Cord Ave Offsite Force Main; and Jr. Davis Construction Company, Inc., Construction Agreement for Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site Work, were ratified.

**TENTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of February 28, 2025
- B. Approval of March 6, 2025 Public Hearing and 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.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP

The was no report.

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

Mr. Hindle reported that the force-main project is progressing much faster than anticipated. The County changed its mind and will allow work on the road crossings to occur during the day instead of at night. The project is about one month ahead of schedule.

- Consideration of Hanson, Walker and Associates, Inc., Job #4288-13-06 Construction Management Services Agreement for Cross Prairie Parkway North

- Consideration of Hanson, Walker and Associates, Inc., Job #4288-13-07 Construction Management Services Agreement for Cross Prairie Parkway South ED-6

These items were additions to the agenda.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Hanson, Walker and Associates, Inc., Job #4288-13-06 Construction Management Services Agreement for Cross Prairie Parkway North, in a not-to-exceed amount of \$100,000, and the Hanson, Walker and Associates, Inc., Job #4288-13-07 Construction Management Services Agreement for Cross Prairie Parkway South ED-6, in a not-to-exceed amount of \$48,700, were approved.

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

The Field Operations Status Report was included for informational purposes.

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

- **NEXT MEETING DATE: May 1, 2025 at 9:00 AM**
  - **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Kramer stated that work on a Mobility Fee Credit Agreement with the City and County is underway. The Board approved one about a year ago for the first ED-4 project. This Agreement is similar to that but, rather than having an Agreement for every project, the City and County are now having a single Agreement for all the CDD roadwork.

Mr. Mays noted that the Quorum Check section on Page 2 of the agenda letter needs to be updated as follows:

Seat 2: Change "Kevin Wanas" to "Kevin Mays"

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

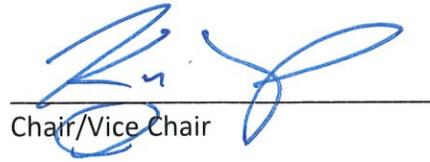
**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Pino and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:40 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair