

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on June 5, 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
Kevin Kramer
Justin Onorato

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez (via telephone)
Mike Eckert
Kate John (via telephone)
Shawn Hindle
Bryan Merced
Dave D'Ambrosio (via telephone)
Eric Lavoie
Josh Feagin

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
District Engineer
Field Operations Manager
BTI Partners
BTI Partners
Duval Landscape

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:03 a.m. Supervisors Kramer, Mays and Onorato were present. Supervisors Breakstone and Pino were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-11,
Approving Proposed Budget(s) for FY 2026;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date**

Mr. Torres presented Resolution 2025-11. He reviewed the proposed Fiscal Year 2026 budget compared to the Fiscal Year 2025 budget and explained the reasons for any changes.

The consensus was to amend the proposed Fiscal Year 2026 budget to keep assessments at the same levels as Fiscal Year 2025.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2025-11, Approving Proposed Budget(s) for FY 2026, as amended; Setting a Public Hearing Thereon for August 7, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., at 8 Broadway, Suite 104, Kissimmee, Florida 34741, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-12,
Adopting the Annual Meeting Schedule for
Fiscal Year 2025/2026; and Providing for an
Effective Date**

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Insert "January 8, 2026"

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026, as amended; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Discussion: Memorandum Regarding Direct
Purchase of Materials**

Mr. Eckert presented the Kutak Rock Memorandum Regarding Direct Purchase of Materials. Purchasing materials directly can result in cost savings to the CDD, generating additional funds for construction. He recommended procuring insurance to prevent the risk of loss of direct-purchased materials. Mr. Mays stated, to meet the tax exemption requirement, the CDD must bear the risk of loss.

- A. Consideration of Resolution 2025-13, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural**

Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-13, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-15, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-15. The sole purpose of this Resolution is to add Felix Rodriguez; all prior appointments to the Board remain unaffected by this Resolution.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, The Resolution 2025-15, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Impact Fee Credit Reconciliation Agreements

- A. Reimbursement Agreement for Water Impact Fee Credits [JCH CP, LLC]
- B. Reimbursement Agreement for Water Impact Fee Credits [M/I Homes of Orlando, LLC] (in substantial form)
- C. Reimbursement Agreement for Overuse of Water Impact Fee Credits [Meritage Homes of Florida, Inc.]
- D. Reimbursement Agreement for Sewer Impact Fee Credits [M/I Homes of Orlando, LLC, Edgewater Property Holdings, LLC] (in substantial form)
- E. Reimbursement Agreement for Overuse of Sewer Impact Fee Credits [JCH CP, LLC, Edgewater Property Holdings, LLC]
- F. Reimbursement Agreement for Overuse of Sewer Impact Fee Credits [Meritage Homes of Florida, Inc., Edgewater Property Holdings, LLC]

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Impact Fee Credit Reconciliation Agreements, listed in Items 8A through 8F, were approved.

NINTH ORDER OF BUSINESS

Consideration of Down to Earth Estimate #119702 for Refreshment of Crush Shell Rock on Trail

Mr. Torres presented Down to Earth Estimate #119702, in the amount of \$134,071.38, which exceeds his level of authority to approve.

A Board Member voiced their opinion that the improvement is the responsibility of the builders and there should be a two-year maintenance bond and that the Board needs to see the specifications and the builder needs to build it to that specifications for two years.

Discussion ensued regarding the trail, the builder possibly not meeting design specifications, a County obligation to facilitate the improvement, the builders' specifications and how best to proceed.

The consensus was for the District Engineer to review the specifications, send a notice to the builder, examine the construction of the trail and report back.

Mr. Torres stated District Management will monitor and track this and provide updates.

TENTH ORDER OF BUSINESS

Authorization for Chair or Vice Chair to Execute Edgewater Cross Prairie – Phase 1 Plat

Mr. Torres presented the Edgewater Cross Prairie – Phase 1 Plat. Mr. Eckert stated this is the Lennar plat that was recorded on May 25, 2025; it should be for ratification, not approval.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Edgewater Cross Prairie – Phase 1 Plat, including any actions taken by the Chair or Vice Chair, was ratified.

ELEVENTH ORDER OF BUSINESS**Approval of Transportation Credit Tri-Party Agreement (in substantial form)**

Mr. Torres presented the Transportation Credit Tri-Party Agreement. Mr. Eckert asked for the Board’s authorization to finalize the Agreement when it comes time to do so.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Transportation Credit Tri-Party Agreement, in substantial form, and authorizing District Counsel to finalize the Agreement, was approved.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2025-16
Supplemental Assessment Resolution for
Assessment Area 3**

- **Final Supplemental Assessment Methodology Report for Assessment Area 3**

Mr. Eckert stated this item is still underway and asked to defer it to the next meeting.

A Board Member asked if today’s meeting will be continued to the end of the month.

Mr. D’Ambrosio stated Staff is targeting June 25, 2025 to approve the assessment resolution.

THIRTEENTH ORDER OF BUSINESS**Ratification Items**

- A. **Edgewater Property Holdings, LLC, Temporary Construction Easement Offsite Force Main Project**
- B. **Ferguson Waterworks Change Orders for [Cross Prairie Parkway to Cord Ave, Offsite Force Main]**
 - I. **No. 3**
 - II. **No. 4**
- C. **K. Hovnanian Four Seasons at Crossprairie, LLC Assignment of Impact Fee Credits (ED6)**

- D. **Down to Earth Construction Agreement [ED2 Clay Whaley Road, Phase 2 – Landscape and Irrigation Work]**
- E. **City of St. Cloud Authorization Letter for ED2 Landscape and Irrigation and Installation Work**
- F. **Lennar Homes, LLC, Temporary Access and Construction Easement Agreement (Eagle Monitoring)**
 - I. **Subpermittee Authorization Agreement (Bald Eagle Incidental Take Permit) for informational purposes**
- G. **Consideration of The Lake Doctors, Inc. Third Amendment to The Lake Doctors, Inc. for Water Management Services Agreement**

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Items A through G, as listed, were ratified.

FOURTEENTH ORDER OF BUSINESS**Consent Agenda**

- A. **Acceptance of Unaudited Financial Statements as of April 30, 2025**
- B. **Approval of April 3, 2025 Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were ratified, and the April 3, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS**Staff Reports**

- A. **District Counsel: Kutak Rock LLP**

Mr. Eckert stated the recent legislative session was uneventful.

- **Discussion: Memorandum Regarding Collection and Distribution of Force Main Fee**

Mr. Eckert stated this item was previously approved; the Memorandum is informational.

- **Discussion: Status of Agreement for Cross Prairie Parkway South Civil Site Work with Jr. Davis**

Mr. Eckert stated the Cross Prairie South Agreement is in flux. Staff is working through the issues and will provide an update once everything is resolved and the contract is executed.

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

Mr. Hindle reported the following:

- A few inlets on Knotty Pine are filled with construction debris; it will be suggested to the builder that the contractor clean the inlets before final inspection with the City.
- Jones Homes and their contractors will be asked to address a damaged sidewalk at the end of a roadway.
- All plans and permits for a project on Kissimmee Park Road being built by Bella Terra, are undergoing final review. The CDD must convey the rights-of-way (ROWs) and easements to them. Staff is getting the plat together.

Mr. Mays suggested recording the plat sooner rather than later.

Mr. Hindle stated that he recently met with Hazen regarding shifting the water main so that trees can be planted, which is required by code.

- The payouts for Nos. 3 and 4 on the off-site force main are delayed.

Discussion ensued regarding rescheduling the July 3, 2025 meeting, the bid opening meeting date, awarding the landscape contract at the August meeting and extending the bid submittal due date to July.

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: July 3, 2025 at 9:00 AM**
 - **QUORUM CHECK**

The July 3, 2025 meeting will be cancelled. The next meeting will be on August 7, 2025.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

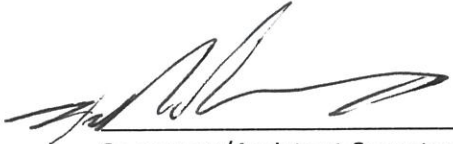
Public Comments

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 recessed and was continued to June 25, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.



Secretary/Assistant Secretary



Chair/Vice Chair