

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

The Board of Supervisors of the Edgewater East Community Development District held Public Hearings and a Regular Meeting on August 7, 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
Jody Pino

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Mike Eckert
Kate John (via telephone)
Pete Glasscock
Bryan Merced
Nicloe Aisles

District Manager
Wrathell, Hunt and Associates LLC
District Counsel
Kutak Rock LLP
District Engineer
Field Operations Manager
Yellowstone

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:05 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.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, modifying the agenda to present the Sixth Order of Business before the Third Order of Business, was approved.
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▪ **Review of Landscape and Irrigation Maintenance Services Proposals [ED 5, ED 6 Area]**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Torres stated a Request for Proposals (RFP) for Landscape and Irrigation Maintenance Services was advertised in June. A pre-bid meeting was held on June 16, 2025 and the bid opening was on June 27, 2025; bids were received from the six respondents. Staff emailed the responses to the Board, met twice to review the bids and prepared a summary.

A. Respondents

I. Down to Earth

II. Duval

III. United

IV. Yellowstone

Mr. Rodrigues reviewed Staff's summary, including a cost comparison and the evaluation criteria. He discussed pricing, costs per cubic yards and a three-year cost breakdown.

B. Board Discussion and Evaluation/Ranking

Discussion ensued regarding the bidders, current landscaper, quantity and cost per cubic yards, three-year cost breakdown, unit costs for mulch and shells, quantifying mulch and shells out of the contract, contract negotiations, budget and waiving minor irregularities found in the responses from proposers.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, waiving any minor irregularities in the responses from the proposers, was approved.

The Board completed the Evaluation Criteria sheet.

The Evaluation Criteria Matrix scores and rankings were as follows:

#1	Yellowstone	96 points
#2	Duval	94.8 points
#3	United	84.7 points
#4	Down to Earth	76.6 points

C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, accepting the rankings and point totals, ranking Yellowstone as the #1 ranked respondent and authorizing Staff to negotiate a contract with Yellowstone and, if an agreement cannot be reached, authorizing Staff to confer with the other respondents until an agreement is reached, and such agreement being subject to the appropriate amount of thickness of the shells and mulch being included in the contract, was approved.

THIRD ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-18, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-18. He reviewed the Proposed Fiscal Year 2026 budget.

Discussion ensued regarding the “Fund balance – ending (projected)” line item at \$860,786, assessments and unforeseen expenditures.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-18, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was opened.

Mr. Eckert noted that the assessments for platted lots in Assessment Area #1 will be placed on the tax roll and collected by the County Tax Collector. Un-platted lots in Assessment Area #2 and other areas within the CDD will be direct-billed and collected by the CDD.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was closed.

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2025-19, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Resolution 2025-19, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-20, Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date

Mr. Eckert presented Resolution 2025-20. This simplifies the RFP and Request for Qualifications (RFQ) processes and authorizes District Staff to prepare and publish RFPs in a timely way; it includes establishing a Construction Evaluation Committee to be involved in the process. Eric Lavoie and Shawn Hindle were previously appointed to the Evaluation Committee; a Board Member needs to be the third person on the Committee.

Mr. Kramer agreed to serve on the Construction Evaluation Committee.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-20, Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Review of Landscape and Irrigation Maintenance Services Proposals [ED 5, ED 6 Area]

This item was addressed following the Second Order of Business.

SEVENTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by Grau & Associates**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Eckert stated, although it is clean, the audit is factually and legally wrong and he previously provided comments to Management explaining the reasons why. The Board can accept the audit into the record, subject to the Auditor correcting the errors noted. Mr. Torres stated Staff can present the report again, once amended, and re-submit it to the State.

A. Consideration of Resolution 2025-21, Hereby Accepting the Audited Annual Financial Statements for the Fiscal Year Ended September 30, 2024

This item was tabled pending receipt of an updated version from the Auditor.

EIGHTH ORDER OF BUSINESS**Consideration of Goals and Objectives
Reporting FY2026 [HB7013 - Special
Districts Performance Measures and
Standards Reporting]**

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Torres presented the Fiscal Year 2026 Goals and Objectives Performance Measures/Standards & Annual Reporting Form developed for the CDD. Management will coordinate with the District Engineer to obtain an Infrastructure and Facility Maintenance Report. The other Fiscal Year 2025 goals were already achieved. It is also necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives Reporting.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Fiscal Year 2026 Goals and Objectives Performance Measures/Standards & Annual Reporting Form and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.
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NINTH ORDER OF BUSINESS**Consideration of Down To Earth Landscape Maintenance Agreement [ED2 Clay Whaley ROW]**

Mr. Torres presented the Down To Earth Landscape Maintenance Agreement for the ED2 Clay Whaley ROW, in the amounts of \$17,225.06 annually, equating to \$1,435.42 monthly.

Mr. Kramer asked Staff to change the Agreement to a change order and amend the contract.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Down To Earth Landscape Maintenance Agreement for the ED2 Clay Whaley ROW, in the amounts of \$17,225.06 annually, equating to \$1,435.42 monthly, including changing the Agreement to a change order and amending the contract, was approved.

TENTH ORDER OF BUSINESS**Ratification Items**

- A. Bio-Tech Consulting, LLC, Addendum to Proposal for Professional Services**
- B. Bio-Tech Consulting, LLC, Proposal No. 25-949 for Environmental Services [Cross Prairie Pkwy Phase 2 ED6 – Gopher Tortoise Relocation]**

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the Bio-Tech Consulting, LLC, Addendum to Proposal for Professional Services and Bio-Tech Consulting, LLC, Proposal No. 25-949 for Environmental Services related to Cross Prairie Pkwy Phase 2 ED6 Gopher Tortoise Relocation, were ratified.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of Minutes**

- A. June 5, 2025 Regular Meeting
- B. June 25, 2025 Continued Regular Meeting

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the June 5, 2025 Regular Meeting Minutes and June 25, 2025 Continued Regular Meeting Minutes, both as presented, were approved.

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

Mr. Eckert stated Staff is working on resolving construction issues; a minor modification will be made on Exhibit B of the Cross Prairie South Agreement with Jr. Davis. Staff will work with the new Construction Evaluation Committee to acclimate them and devise a schedule.

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

Mr. Glasscock presented Change Order No. 013 from Southern Dev. And Construction for the Phase 1 Civil Work Clay Whaley Road project.

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, Change Order No. 013 from Southern Dev. & Construction for the Phase 1 Civil Work Clay Whaley Road project, was approved.

The meeting recessed at 10:10 a.m., and reconvened at 10:20 a.m.

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

The Field Operations Report was included for informational purposes.

Mr. Merced discussed Down to Earth's communication and leadership issues, noted that key crucial members of the landscape team are no longer with the company and voiced his concerns regarding completing the pending items before the new contract commences.

Mr. Kramer discussed the options if the level of service worsens. Mr. Merced will confer with a Down to Earth Manager about the landscaping concerns and report his findings.

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

- **410 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 4, 2025 at 9:00 AM**

○ **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

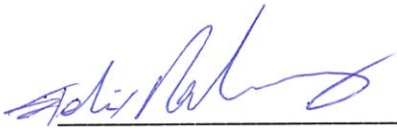
No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 10:24 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair