MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on September 4, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present:

Noah Breakstone	Chair
Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Shawn Hindle	District Engineer
Eric Lavoie	BTI
Bryan Merced (via telephone)	Field Operations

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

Mr. Rodriguez called the meeting to order at 9:03 a.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Tri Party Development Interlocal Agreement**

Mr. Rodriguez presented the Tri Party Development Interlocal Agreement.

> **On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the Tri Party Development Interlocal Agreement, was approved.**

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

Mr. Torres presented the Revised Audited Financial Report for the Fiscal Year Ended September 30, 2024, which was revised to address prior questions and comments from Mr. Eckert. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Eckert stated there is still an outstanding question, not on the Audit Report, but in terms of a mention of funds that might or might not be available to the Developer; he needs District Management to find what needs to be done in relation to this issue. Otherwise, he is okay with the Board accepting this version of the Audit.

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

> **On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, Resolution 2025-21, Hereby Accepting the Audited Annual Financial Statements for the Fiscal Year Ended September 30, 2024, in the revised form, was approved.**

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as of July 31, 2025

B. Approval of August 7, 2025, Public Hearing and Regular Meeting Minutes

C. Ratification Items

I. 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

II. Down to Earth Work Authorization Number 3 for Landscape and Irrigation and Maintenance Services

III. Jr. Davis Construction Company, Inc. Construction Agreement [Cross Prairie Parkway South (CPP-South) Framework Roadway, Phase 2, Civil Site Work]

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted, the August 7, 2025, Public Hearing and Regular Meeting Minutes, as presented, were approved, and Ratification Items CI, CII and CIII, were ratified.

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert recalled the Landscape rankings from the last meeting; whereby Yellowstone was ranked #1. When the contract was written, it included provisions regarding the shell width and depth and mulch depth. After some back-and-forth, Yellowstone agreed to those provisions and executed the Agreement. The Notice of Termination was sent to the prior landscape vendor.

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

- **Consideration of Change Order #1, Duval Landscaping Maintenance**

This item was an addition to the agenda.

Mr. Hindle presented Jr. Davis Construction Company Change Order No. #1 for Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site Work. This is necessary due to plan changes between the bid set and the final set, which was about $25,000, and changes to signalization, which was about $215,000.

Mr. Hindle stated the signalization increase was due to the intersection design. The County changed the intersection design and is now requiring a full intersection at Cross Prairie Parkway and Clay Whaley Road. The original design did not have the signalization designed that way. The County is requiring this because a Cross Prairie Parkway north roadway is being added. There will be mobility impact fee credits associated with this. In response to the question of whether the Request for Proposals (RFP) was done with plans that were not yet approved, Mr. Hindle replied affirmatively; this reflects the County's changes to the plans.

Discussion ensued regarding mobility fee credits, advertising the RFP without approved plans, project progress and a complaint about weekend work.

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, Jr. Davis Construction Company Change Order No. #1 for Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site Work, was approved.

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

Mr. Merced stated that his report was submitted. He discussed his site visit with Down To Earth and areas that need attention, status of the ponds, Knotty Pine stormwater drain, Knotty Pine damaged sidewalk, and the trail.

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

- **NEXT MEETING DATE: October 2, 2025 at 9:00 AM**
  - **QUORUM CHECK**

The next meeting will be held on October 7, 2025, rather than on October 2, 2025.

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, rescheduling the October 2, 2025 meeting to October 7, 2025, was approved.

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

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Breakstone and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:24 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

EDGEWATER EAST CDD **September 4, 2025**

Secretary/Assistant Secretary

Chair/Vice Chair