

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on October 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:**

Noah Breakstone	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
Dave D'Ambrosio (via telephone)	BTI Partners
Bryan Merced (via telephone)	Field Operations

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:00 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**

**Consent Agenda**

Mr. Torres presented the following:

**A. Acceptance of Unaudited Financial Statements as of August 31, 2025**

## B. Approval of September 4, 2025 Regular Meeting Minutes

## C. Ratification Item(s)

## I. Yellowstone Landscape – Southeast, LLC Landscape and Irrigation Maintenance Agreement

**On MOTION by Mr. Breakstone and seconded by Mr. Kramer, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted; the September 4, 2025, Regular Meeting Minutes, as presented, were approved; and the Yellowstone Landscape – Southeast, LLC Landscape and Irrigation Maintenance Agreement, was ratified.**

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

There was no report.

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

Mr. Hindle stated there will be a pre-construction conference for Cross Prairie Park and ED7. Staff will send a few work authorizations to Management for CEI services.

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

Mr. Merced stated Yellowstone commenced landscaping and, in the few days since work started, he noticed improvements compared to Down to Earth, who was the previous landscaper. He asked for a credit from the final billing due to incomplete items, scheduled a meeting with Down to Earth representatives but they did not attend or respond to calls or text messages. He voiced his disappointment and stated this should be considered if Down to Earth ever responds to a Request for Proposals (RFP) for work in the CDD.

Discussion ensued regarding the deduction on the final invoice, an install, and Down to Earth's lack of responsiveness.

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

- **NEXT MEETING DATE: November 6, 2025 at 9:00 AM**
  - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

**SIXTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**SEVENTH ORDER OF BUSINESS**

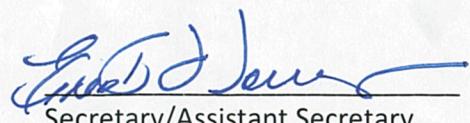
**Adjournment**

**On MOTION by Mr. Breakstone and seconded by Ms. Pino, with all in favor, the meeting adjourned at 9:12 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

EDGEWATER EAST CDD

October 7, 2025



Linda Jones

Secretary/Assistant Secretary



Karen S. Jones

Chair/Vice Chair