

**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
Kevin Kramer
Jody Pino

Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez (via telephone)
Kate John
Shawn Hindle
Dave D'Ambrosio (via telephone)
Bryan Merced (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
BTI Partners
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

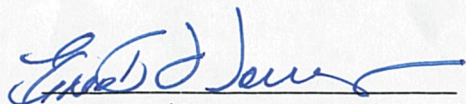
No members of the public spoke.

SEVENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair