

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on December 15, 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	Vice Chair
Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
Pete Glasscock	Hanson, Walter & Associates Inc.
Shane Cox	SDC
Hunter Gordon	Hughes Brothers Construction
Dave D'Ambrosio (via telephone)	BTI Partners
Eric Lavoie (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 9:08 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.

THIRD ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Finance (2025) (Assessment Area Three)

Mr. Torres presented the Amended and Restated Disclosure of Public Finance for 2025 for Assessment Area Three. Mr. Eckert explained that, by statute, Staff is required to file a

disclosure in the public records outlining the District's finances, assessment levels and what it maintains. The disclosure was updated following the 2025 bond issuance.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Amended and Restated Disclosure of Public Finance for 2025 for Assessment Area Three, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Hanson, Walter & Associates, Inc. Addendum to Letter of Agreement [Land Surveying / Force Main Easements – HWA Job #4288-13-05]

Mr. Torres presented the Hanson, Walter & Associates, Inc. Addendum to Letter of Agreement for Land Surveying / Force Main Easements – HWA Job #4288-13-05.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Hanson, Walter & Associates, Inc. Addendum to Letter of Agreement for Land Surveying / Force Main Easements – HWA Job #4288-13-05, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Jr. Davis Construction Co., Inc. Change Order #001 [Cross Prairie Parkway South Framework Phase 2]

Mr. Torres presented the Jr. Davis Construction Co., Inc. Change Order #001 for Cross Prairie Parkway South Framework Phase 2.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Jr. Davis Construction Co., Inc. Change Order #001 for Cross Prairie Parkway South Framework Phase 2, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending and Restating 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 2026-01.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-01, Amending and Restating 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.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Torres presented Resolution 2026-02.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-02, Designating a Date, Time and Location of November 3, 2026, at a to be determined time, at the offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741, for the Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

- A. **Acceptance of Unaudited Financial Statements as of October 31, 2025**
- B. **Approval of October 7, 2025 Regular Meeting Minutes**
- C. **Ratification Item(s)**
 - I. **Special Warranty Deeds**
 - a. **ED6 Phase 1 Lands**
 - b. **Clay Whaley ROW**

- c. **Corrective Special Warranty Deed (Clay Whaley ROW)**
- II. **Development Agreement Between The 2975 Clay Whaley Road Land Trust and the CDD**
- III. **Amendment to the Development Agreement Between The 2975 Clay Whaley Road Land Trust and the CDD**
- IV. **Temporary Construction Easement (Clay Whaley Road and Cross Prairie Parkway ROW)**
- V. **Assignment of Impact Fee Credits**
 - a. **ED-6 Roadway Phase 1 – TWA Upsizing Costs**
 - b. **ED-2 Clay Whaley Road – TWA Upsizing Costs**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Consent Agenda Items A, B and C, as presented, were accepted, approved and ratified, respectively.

NINTH ORDER OF BUSINESS**Discussion: FY2026 Meeting Schedule**

Mr. Torres noted the importance of ensuring a quorum for upcoming meetings. To avoid quorum issues, he urged the Board to attend the January 8, 2026 and February 5, 2026 public hearing meetings for the various Districts that the Board Members serve on.

Discussion ensued regarding the numerous meetings scheduled on January 8, 2026, who can attend and possibly rescheduling meetings for some of the Districts.

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

Mr. Eckert reminded the Board to complete the required four hours of ethics training by December 31, 2025.

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

Mr. Hindle reported the following:

- Everything is going well with the construction contracts.
- GAI provided a proposal, which Staff subsequently executed. GAI sent a contract that did not match their proposal. District Staff is still working on the GAI contract.

Mr. Hindle stated he hopes to have the matter resolved this week but, if it cannot be resolved with GAI, other options will be considered.

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

There was no report.

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

- **NEXT MEETING DATE: January 8, 2026 at 9:00 AM**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

▪ Consideration of Jr. Davis Change Orders

This item was an addition to the agenda.

Mr. Lavoie presented the following:

➤ **Jr. Davis Change Order No. 2 - Cross Prairie North OUC Conduit Work/Irrigation Sleeves**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Jr. Davis Change Order No. 2 - Cross Prairie North OUC Conduit Work/Irrigation Sleeves, was approved.

Discussion ensued regarding the scopes of work, funding source and the Toho Agreement.

➤ **Jr. Davis Change Order No.3 - Cross Prairie North to Forcemain; Cleanup to Complete Project.**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Jr. Davis Change Order No. 3 - Cross Prairie North to Forcemain, Cleanup to Complete Project, was approved.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the meeting adjourned at 9:31 a.m.

EDGEWATER EAST CDD

December 15, 2025

Erin O'Donnell

Secretary/Assistant Secretary

Karen

Chair/Vice Chair