

Edgewater West Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://edgewaterwestcdd.net/>

February 11, 2026

Board of Supervisors
Edgewater West Community Development District

Dear Board Members:

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Note: Meeting Time

The Board of Supervisors of the Edgewater West Community Development District will hold a Special Meeting on February 18, 2026 at 9:00 a.m., or as soon thereafter as the matter may be heard, at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation/Consideration of Supplemental Engineer's Report [Phase 2 Infrastructure Improvements]
4. Presentation/Consideration of Second Supplemental Special Assessment Methodology Report [Assessment Area Two]
5. Presentation/Consideration of Third Supplemental Special Assessment Methodology Report [Future Assessment Areas]
6. Consideration of Resolution 2026-05, Authorizing the Issuance of Its Edgewater West Community Development District Special Assessment Revenue Bonds, Series 2026A (Assessment Area Two) (the "Assessment Area Two Bonds") and Its Edgewater West Community Development District Special Assessment Revenue Bonds, Series 2026b (Master Infrastructure Bonds) (the "Master Infrastructure Bonds", and Together With the Assessment Area Two Bonds, the "Series 2026 Bonds"); Determining Certain Details of the Series 2026 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Forms of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture Relating to the Assessment Area Two Bonds and a Third Supplemental Trust Indenture Relating to the Master Infrastructure Bonds; Authorizing the Negotiated Sale of the Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named Therein;

Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2026 Bonds and Its Use by the Underwriter in Connection With the Offering for Sale of the Series 2026 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary In Connection With the Issuance, Sale and Delivery of the Series 2026 Bonds; Making Certain Declarations; Repealing and Replacing Resolution 2026-01 in Its Entirety; Providing an Effective Date and for Other Purposes

7. Consideration of Ancillary Documents (*in substantial form*)
 - A. Acquisition Agreement
 - B. Completion Agreement
 - C. Collateral Assignment Agreement (Assessment Area Two)
 - D. Collateral Assignment Agreement (Future Assessment Areas)
 - E. True Up Agreement (Assessment Area Two)
 - F. True Up Agreement (Future Assessment Areas)
8. Consideration of Utility Construction Cost Sharing Agreement (Kissimmee Park Road)
9. Discussion: Construction Engineering and Inspection Services
10. Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter
11. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of December 31, 2025
 - B. Approval of January 8, 2026 Regular Meeting Minutes
 - C. Ratification Item(s)
 - I. Resolution 2026-03, 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
 - II. Duval Landscape Maintenance, LLC First Amendment to the Agreement for Landscape and Irrigation Maintenance Services
 - III. RLS (Edgewater) LLC Assignment of Impact Fee Credits (ED3)

12. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Hanson, Walter & Associates, Inc.*
- C. Field Operations: *Wrathell, Hunt and Associates, LLC*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 5, 2026 at 9:15 AM
 - QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	KEVIN MAYS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	JUSTIN ONORATO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	KEVIN KRAMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	JODY PINO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157