

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

The Board of Supervisors of the Edgewater East Community Development District held a Special Meeting on March 20, 2026 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present:

Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary
Justin Onorato	Assistant Secretary

Also present:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 9:00 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Osceola County Supervisor of Elections Begin Conducting the District's General Elections;

Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Rodriguez presented Resolution 2026-03. Seats 3 and 5, currently held by Justin Onorato and Jody Pino, respectively, will be up for election at the November 2026 General Election. Candidates must be a United States citizen, at least 18 years of age, a legal resident of Florida, reside within the CDD and be a registered voter in Osceola County. Each Board Member is entitled to receive compensation of \$200 per meeting, up to an annual maximum of \$4,800 per year. Each seat carries a four-year term. The candidate qualifying period is noon, June 8, 2026 to noon, June 12, 2026.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Osceola County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of January 31, 2026**
- B. Approval of January 8, 2026 Regular Meeting Minutes**
- C. Ratification Items**
 - I. 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**

The Landowners' meeting will be held on November 3, 2026 at 2:00 p.m., at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741.

- II. Bio-Tech Consulting, LLC**
 - a. Proposal No. 26-118 Cross Prairie Parkway – Bald Eagle Permitting and Monitoring**

This item was deferred.

- b. **Addendum to Proposal for Environmental Services – Bald Eagle Permitting and Monitoring**

III. Special Warranty Deeds

- a. **Cross Prairie Parkway North**
- b. **Cross Prairie Parkway South (ED6 Roadway Phase 2)**
- c. **Edgewater ED-5**

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted; the January 8, 2026 Regular Meeting Minutes, as presented, were approved; and Ratification Items 4CI, 4CII and 4CIII, as listed, except for Item 4CIIa, were ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert discussed legislation being considered that would allow for the recall of elected officials, including CDD Supervisors, and other legislation to increase sovereign immunity limits. Updates will be provided. It is likely that an Agreement relating to Cross Prairie Parkway South will be included on the next agenda. Responses to the Landscape Request for Proposals (RFP) for Cross Prairie Parkway North are scheduled to be ranked at the May meeting.

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

Mr. Hindle stated the Cross Prairie Parkway North Landscaping RFP was advertised yesterday. Four firms have expressed interest in bidding.

- **Presentation of Change Orders**

This item was an addition to the agenda.

Mr. Hindle presented two Change Orders, one for the intersection of Cross Prairie Parkway North and Clay Whaley Road, and one for additional utility stub-outs required by Toho Water Authority (Toho). Change Orders RCO6 and RCO8, totaling \$147,585.75 will add 37 days to the project. Approval in substantial form is recommended.

The Board and Staff discussed the Change Orders.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Jr. Davis Construction Co., Inc. Change Order #003, in substantial form, was approved.

A Board Member asked for Change Orders to be placed on the agendas in the future.

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, Jr. Davis Construction Co., Inc. Change Order #001, for Cross Prairie Parkway South Framework Road Phase 2 Civil Sitework, including RCO1 for OUC conduit installation totaling approximately \$752,000; RCO2 for irrigation sleeves to be installed and for additional concrete sidewalk, in the amount of \$32,000; and RCO3 for a class of force main pipes to be changed from DR25 to DR18, in the amount of \$62,000; in substantial form, which will add 65 days to the contract, were approved.

Mr. Hindle stated, with regard to the Cross Prairie Offsite Forcemain project, he thinks his contractor did an excellent job protecting the road on the west side of Cord Avenue, where they worked. Waterland is working on the east side of Cord Avenue and, in his opinion, their contractor obliterated the road and it looks terrible. Mr. Hindle stated he has worked with the County for months, but the County is asking the two contractors to mill and resurface the road. The CDD and Waterland will each pay 50% of the cost of milling and resurfacing. While this is an unanticipated expense, it is within budget because the County saved the District a significant amount on resurfacing open cuts on Old Canoe Creek Road. This item will be presented at the next meeting. He is talking with Waterland and with the County. It was noted that the County is requiring both contractors to perform the work in order to close the project.

Discussion ensued regarding the project, contractors, scope of work and considerations.

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

The Field Operations Report was included for informational purposes.

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

- **NEXT MEETING DATE: April 2, 2026 at 9:00 AM**
 - **QUORUM CHECK**

Supervisors Onorato, Kramer and Pino confirmed their attendance at the April 2, 2026 meeting.

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

SIXTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.


EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Onorato and seconded by Ms. Pino, with all in favor, the meeting adjourned at 9:22 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair