

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

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on May 7, 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 Mays
Kevin Kramer
Jody Pino

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez (via telephone)
Kate John
Cameron Hindle
Bryan Merced (via telephone)
Josh Feagin

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
Field Operations
Duval Landscape

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:03 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

**Review of Proposals for Cross Prairie
Parkway North (CPP-N) Framework
Roadway, Landscape and Irrigation Work**

A. Respondents

Mr. Hindle stated responses were received from Brightview Landscape Development, Inc. (BrightView) and Duval Landscape Maintenance, LLC (Duval).

B. Ranking/Evaluation

Mr. Hindle presented the Construction Committee's findings and evaluation matrix scores and ranking. He noted that BrightView did not include the required bid bond. Duval was the lowest priced respondent. Duval's completion schedule was 56 days compared to 120 for BrightView. He discussed the Construction Committee's scores in the categories and reasoning for the scores and overall scores and ranking, as follows:

#1	Duval Landscape Maintenance, LLC	100.00 points
#2	BrightView Landscape Development, Inc.	91.32 points

Mr. Hindle stated Duval bid \$849,705.70 and BrightView bid \$917,974.11.

Discussion ensued regarding the category scores, pricing, etc.

Ms. John stated there were minor irregularities in each response which the Construction Committee decided to waive. The District Engineer had pointed out that BrightView added a few items and quantities to its bid in addition to what was specified in the RFP, which are included in the lump-sum price.

Discussion ensued regarding why BrightView's bid went beyond the scope set forth in the RFP.

Mr. Kramer suggested the Board accept the Construction Committee's scores and ranking as the Board's own scores and ranking. The other Board Members concurred.

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, accepting the Construction Committee's scores, ranking and recommendation to rank Duval Landscape Maintenance, LLC as the #1 ranked respondent to the RFP for the Cross Prairie Parkway North (CPP-N) Framework Roadway, Landscape and Irrigation Work, as the Board's own scores and ranking; and authorizing Staff to negotiate and finalize the contract, was approved.

FOURTH ORDER OF BUSINESS

Update: Annual Inspection Report

Mr. Torres stated the Annual Inspection Report was completed. Ms. John stated this Report satisfies Goal 2.1 of the District's Goals and Objectives.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Annual Inspection Report, was approved.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of Unaudited Financial Statements as of March 31, 2026

- B. Approval of April 2, 2026 Regular Meeting Minutes**
- C. Ratification Items**
 - I. Letter to SFWMD Regarding ED-6 Residential Phase 2A**
 - II. CPP North Phase 1 Landscape and Irrigation Pre-Bid Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted; the April 2, 2026 Regular Meeting Minutes, as presented, were approved; and the Letter to SFWMD Regarding ED-6 Residential Phase 2A and the CPP North Phase 1 Landscape and Irrigation Pre-Bid Meeting Minutes, were ratified.

SIXTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Hanson, Walter & Associates, Inc.**

There were no District Counsel or District Engineer reports.
- 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: June 4, 2026 at 9:00 AM [Presentation of FY2027 Proposed Budget]**
 - **QUORUM CHECK**
 - **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)**

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

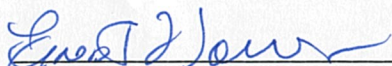
There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

NINTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Pino and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:23 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair