

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

The Board of Supervisors of the Edgewater West Community Development District held Public Hearings and a Regular Meeting on May 2, 2024, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 9:15 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.

Present were:

Kevin Mays
Kevin Kramer
Robert "Bobby" Wanas

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Michael Eckert
Kate John
Shawn Hindle

District Manager
District Counsel
Kutak Rock LLP
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:54 a.m.

Supervisors Mays, Kramer and Wanas were present. Supervisors Breakstone and Onorato were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors (the following will also be provided in a separate package)

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Kevin Mays, Kevin Kramer and Robert Wanas. All are familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligation and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-31, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Torres recapped the results of the Landowners' Election as follows:

Seat 1	Noah Breakstone	1,000 Votes	4-Year Term
Seat 2	Kevin Mays	1,000 Votes	4-Year Term
Seat 3	Justin Onorato	900 Votes	2-Year Term
Seat 4	Kevin Kramer	900 Votes	2-Year Term
Seat 5	Bobby Wanas	900 Votes	2-Year Term

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Resolution 2024-31, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-32, Electing Certain Officers of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2024-32. Mr. Mays nominated the following slate:

Noah Breakstone	Chair
Kevin Mays	Vice Chair

Justin Onorato	Assistant Secretary
Kevin Kramer	Assistant Secretary
Bobby Wanas	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Mays and seconded by Mr. Breakstone, with all in favor, Resolution 2024-32, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2024-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Edgewater West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Resolution 2024-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Edgewater West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was opened.

A. Affidavit/Proof of Publication

Mr. Eckert posed and Mr. Torres responded to the following questions:

Mr. Eckert: Was the meeting properly noticed in the newspaper and do you have the proof of publication?

Mr. Torres: Yes, to both questions.

B. Mailed Notice to Property Owner(s)

Mr. Eckert: Can you confirm that the notice was mailed to the Landowners of record in accordance with Chapters 170 and 197?

Mr. Torres: That is correct.

Mr. Eckert: Were the names and addresses obtained from the Official County Records?

Mr. Torres: Yes.

Mr. Eckert: Have the plans and specifications been on file and available for public inspection?

Mr. Torres: Yes.

C. Master Engineer's Report (for informational purposes)

Mr. Eckert posed and Mr. Hindle responded to the following questions:

Mr. Eckert: Please touch on some of the aspects in the Engineer's Report, in terms of the type of infrastructure being built.

Mr. Hindle: The Report identifies public infrastructures, such as roadways, stormwater management ponds, landscaping and utilities, basic infrastructure for supporting the development and bringing it into the land parcels, so they can be developed.

Mr. Eckert: It is my understanding that there have been no changes to the Engineer's Report since the last time the Board viewed the Report.

Mr. Hindle: Correct.

Mr. Eckert: Based on your experience, are the cost estimates in the Engineer's Report reasonable and proper?

Mr. Hindle: Yes.

Mr. Eckert: Do you have any reason to believe the project cannot be carried out for the District?

Mr. Hindle: No.

D. Master Special Assessment Methodology Report (for informational purposes)

Mr. Eckert posed and Mr. Torres responded to the following questions:

Mr. Eckert: Please touch on some of the aspects of the Assessment Methodology. It is my understanding that there have been no changes to the Master Special Methodology Report since the last time the Board viewed the Report.

Mr. Torres: There were no changes to the Report since the time it was presented before. The Report supports the Engineer's Report with the same amount of Capital Improvements and provides the structure for financing the capital improvement and the costs of issuance. There have been no changes to the Tables in the back of the Report.

Mr. Eckert: In your professional opinion, did the lands subject to the assessments receive special benefits from the District's Improvement Plan?

Mr. Torres: Yes.

Mr. Eckert: Did the special benefits include the added use of the property, added enjoyment of the property, likely increased marketability of the property, elimination of the need for individual owners to duplicate facilities and an increased value of the property with those special benefits included?

Mr. Torres: Yes.

Mr. Eckert: It will also include access to the property by roads, availability of recreational amenities to mitigate the need for individual and improve useability of the property and improve aesthetics?

Mr. Torres: Yes.

Mr. Eckert: In your professional opinion, are the special assessments reasonably apportioned among the lands subject to the special assessments?

Mr. Torres: Yes.

Mr. Eckert: In your professional opinion, is it reasonable, proper and just to assess the cost of the project against the lands in the District, in accordance with your Methodology, which results in the special assessments set forth on the final assessment roll.

Mr. Torres: Yes.

Mr. Eckert: Is it your opinion that special benefits the lands will receive, as set forth in the final assessment roll, will be equal to or in excess of the special assessments thereon, when allocated as set forth in the methodology?

Mr. Torres: Yes.

Mr. Eckert: Is it your opinion that it is in the best interest of the District that the special assessments be paid and collected in accordance with the methodology in the District's assessment resolutions.

Mr. Torres: Yes.

- **The Board allowed time to hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

Mr. Eckert stated no affected property owners or members of the public were present.

Mr. Eckert asked if the Board had questions about the assessments. There were no questions.

Mr. Eckert asked if any letters were received by the District Manager objecting to or supporting the assessments. Mr. Torres stated none were received.

- **The Board met as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

Mr. Eckert asked if the Board, sitting as the Equalizing Board, wished to make any adjustments to the assessments as proposed. The response was no.

- E. Consideration of Resolution 2024-34, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and The Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies and Other Exempt Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-34, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and The Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies and Other Exempt Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was closed.

EIGHTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavits of Publication**
- B. Consideration of Resolution 2024-35, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-35, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Review/Ranking of Bids for ED3/ED7 Framework Roadways A & B Construction Contract

This item was tabled.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 4, 2024 Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the April 4, 2024 Regular Meeting Minutes, as presented, were approved.

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

Mr. Eckert stated that the bond validation hearing is scheduled for July 1, 2024.

B. District Engineer (Interim): Hanson, Walter & Associates, Inc.

There was no report.

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

- **NEXT MEETING DATE: June 6, 2024 at 9:15 AM [Fiscal Year 2024 & Fiscal Year 2025 Budget Public Hearings, Adoption of Delegation Resolution]**
 - **QUORUM CHECK**

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

There were no Board Member comments or requests.

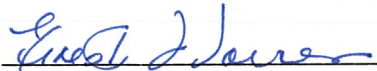
FOURTEENTH ORDER OF BUSINESS**Public Comments**

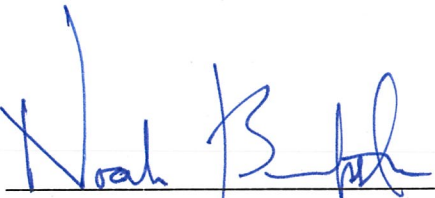
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the meeting adjourned at 10:07 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair