MINUTES OF MEETING
EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on August 1, 2024 at 9:15 a.m., or as soon thereafter as the matter may be heard, at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741.

Present were:

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Robert "Bobby" Wanas	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Michael Eckert (via telephone)	District Counsel
Shawn Hindle	District Engineer
Kate John (via telephone)	Kutak Rock LLP

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:44 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 **Consideration of Issuer's Counsel Ancillary Documents (in substantial form)**

Mr. Eckert presented the following:

A. Acquisition Agreement

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Acquisition Agreement, in substantial form, and authorizing the Chair or Vice Chair to execute once finalized, was approved.

B. Collateral Assignment Agreement

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Collateral Assignment Agreement, in substantial form, and authorizing the Chair or Vice Chair to execute once finalized, was approved.

C. Completion Agreement

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Completion Agreement, in substantial form, and authorizing the Chair or Vice Chair to execute once finalized, was approved.

D. Construction Funding Agreement (EW Property Holdings, LLC)

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Construction Funding Agreement (EW Property Holdings, LLC), in substantial form, and authorizing the Chair or Vice Chair to execute once finalized, was approved.

E. Declarations of Consent

I. EW Property Holdings, LLC

II. WI Property Holdings, LLC

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Declarations of Consent for EW Property Holdings, LLC and WI Property Holdings, LLC, in substantial form, and authorizing the Chair or Vice Chair to execute once finalized, were approved.

E. Impact Fee Agreement

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Impact Fee Agreement, in substantial form, and authorizing the Chair or Vice Chair to execute once finalized, was approved.**

F. Notice of Assessments

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Notice of Assessments, in substantial form, and authorizing the Chair or Vice Chair to execute once finalized, was approved.**

H. True Up Agreement

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the True Up Agreement, in substantial form, and authorizing the Chair or Vice Chair to execute once finalized, was approved.**

FOURTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Torres presented the Memorandum regarding establishing goals and objectives and the Performance Measures and Standards Reporting.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Goals and Objectives and Performance Measures/Standards & Annual Reporting Form, were approved.**

FIFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2024**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

SIXTH ORDER OF BUSINESS **Approval of July 10, 2024 Regular Meeting Minutes**

Mr. Torres presented the July 10, 2024 Regular Meeting Minutes.

Mr. Eckert stated he submitted edits to Management's office and they are already incorporated into the version in the agenda.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the July 10, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Memorandum: Second Amended and Restated Interlocal Agreement with Osceola County and City of Saint Cloud**

Mr. Eckert reported the following:

➢ A Construction Agreement for a previously awarded project was prepared and submitted for review.

➢ The offering document is being finalized. There are no issues of dispute among the financing team.

➢ The Memorandum included in the agenda is regarding the Interlocal Agreement with Osceola County instead of the Second Amended and Restated one. The Memorandum lists the CDD's continuing obligations and asks the District Manager to track the projects to meet deadlines.

Mr. Eckert stated that a Conflict Waiver is needed since District Counsel represents both the Edgewater East CDD and the Edgewater West CDD for the CDD's force main project.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Conflict Waiver between Edgewater East CDD and Edgewater West CDD and authorizing the Chair to execute, was approved.

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

There was no report.

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

- **NEXT MEETING DATE: September 5, 2024 at 9:15 AM**
  - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:54 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

EDGEWATER WEST CDD **August 1, 2024**

____
Secretary/Assistant Secretary

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Chair/Vice Chair