

EDGEWATER WEST

**COMMUNITY DEVELOPMENT
DISTRICT**

November 7, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Edgewater West Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 31, 2024

Board of Supervisors
Edgewater West Community Development District

Dear Board Members:

The Board of Supervisors of the Edgewater West Community Development District will hold a Regular Meeting on November 7, 2024 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Review of Responses to RFQ for Continuing Construction Engineering & Inspection Services
 - A. Respondents
 - B. Ranking/Evaluation
 - C. Award of Contract
4. Consideration of Disclosure of Public Finance
5. Acceptance of Unaudited Financial Statements as of September 30, 2024
6. Approval of October 3, 2024 Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Hanson, Walter & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETING DATES
 - December 5, 2024 at 9:15 AM (Regular Meeting)
 - January 9, 2025 at 9:15 AM (Regular Meeting)

ATTENDEES:

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

○ QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	KEVIN MAYS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JUSTIN ONORATO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KEVIN KRAMER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BOBBY WANAS	☐ IN PERSON	☐ PHONE	☐ NO

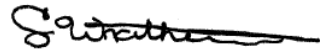
8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 782 134 6157

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

3B

Edgewater West Community Development District
REQUEST FOR QUALIFICATIONS
CONTINUING CONSTRUCTION ENGINEERING & INSPECTION SERVICES
Scoring Criteria Ranking Sheet

	Experience and Qualifications; Past Performance	Ability of Personnel	Volume of Previous District Work	Location of Offices	Willingness to Meet Time and Budget Requirements	Recent, Current and Projected Workloads	Certified Minority Business Enterprise	TOTAL SCORE
<i>weight factor</i>	40	35	5	5	5	5	5	100
RESPONDENT								
.								

Board Member's Signature

Date

SCORING CRITERIA

EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR QUALIFICATIONS FOR CONTINUING CONSTRUCTION ENGINEERING & INSPECTION SERVICES

1. CATEGORY 1 Experience and Qualifications; Past Performance 40 Points Possible

Scoring Criteria: Respondent's experience with similar projects in design, type, scope, and complexity, with emphasis on construction engineering and inspection services; the successful completion of such comparable projects; experience in bringing innovative and creative input to previous projects, including facilities similar to those contemplated by the Capital Improvement Plan and in retaining qualified subcontractors in competitive markets; the recommendations of previous Owners and Architects; litigation history; Respondent's experience with and knowledge of local conditions, such as local codes and ordinances, local subcontractors, local suppliers, and the local construction environment generally; and, based on all of Respondent's related experience, Respondent's plan for performing the CEI services.

2. CATEGORY 2 Ability of Personnel 35 Points Possible

Scoring Criteria: The general and specified project-related capabilities of the Respondent's staff (including office, management, technical, and support staff) and the organization's adequate resources and abilities that staff may utilize as needed; and the experience of Respondent's staff with construction engineering and inspection services, public projects, and similar projects. Respondent's Project Manager for this project and other key staff to be assigned to this project (altogether, "CEI Staff"); the functions and proposed roles of the CEI Staff; the abilities and experience of the CEI Staff, with specific attention given to project-related experience and the knowledge and experience in evaluating building systems and construction techniques; the history and ability of the Respondent and the CEI Staff to deliver projects using effective management tools and techniques; and Respondent's scheduling system and cost control system, including method for assuring the adherence of CEI Staff and subcontractors to schedule.

3. CATEGORY 3 Volume of Previous District Work 5 Points Possible

Scoring Criteria: The volume of the Respondent's previous work within the past five (5) years with the District will be considered with the objective to share the available work with many firms.

4. CATEGORY 4 Location of Offices 5 Points Possible

Scoring Criteria: Points will be awarded primarily for the closeness of the Respondent's office to the District which will have direct responsibility for this project with adjustments for other offices involved with this project.

5. CATEGORY 5 Willingness to Meet Time and Budget Requirements 5 Points Possible

Scoring Criteria: Respondent's ability and desire to meet time and budget requirements including staffing levels and past performance on previous projects, etc.

6. CATEGORY 6 Recent, Current and Projected Workloads 5 Possible Points

Scoring Criteria: Respondent's recent, current and projected workloads.

7. CATEGORY 7 Certified Minority Business Enterprise 5 Points Possible

Scoring Criteria: Whether the firm is a Certified Minority Business Enterprise. Here, the Evaluation Committee will award either all eligible points or none.

EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

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This instrument was prepared by:

Michael C. Eckert, Esq.
Kutak Rock LLP
107 West College Ave
Tallahassee, Florida 32301

DISCLOSURE OF PUBLIC FINANCE

The Edgewater West Community Development District (“**District**”) is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The following information is provided to fulfill this statutory requirement.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent local unit of special purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 2024-13, which was enacted by the Board of County Commissioners of Osceola County, Florida, and which became effective on February 23, 2024. The District currently encompasses approximately 1,378.542 acres of land located within Osceola County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**”), the members of which are initially elected by landowners within the District and must be at least eighteen (18) years of age, a resident of the State and a citizen of the United States. Upon the later of six (6) years after the District’s establishment and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Board members are similarly bound by the State’s open meetings law and are subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

For more information about the District, please contact the District's Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, telephone (877) 276-0889 ("**District Office**").

DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct sanitary sewer collection system, water distribution system, reclaimed water system, stormwater management system, electrical service system, roadway systems, landscape/hardscape/irrigation improvements, conservation mitigation, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects. On July 1, 2024, the Circuit Court of the Ninth Judicial Circuit of Florida, in and for Osceola County, entered a Final Judgment validating the District's ability to issue not-to-exceed \$601,125,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

Bonds & Assessments

On October 8, 2024, the District issued its \$28,000,0000 Special Assessment Revenue Bonds, Series 2024 (Assessment Area One) ("**Series 2024 Bonds**") to finance a portion of its capital improvement plan known as the "Phase 1 Project" ("**Phase 1 Project**"). The Phase 1 Project includes, among other things, public roadway improvements, water distribution and sanitary sewer collection systems, stormwater management system, landscape/hardscape/irrigation improvements, conservation mitigation, undergrounding of electric, entry features, recreation improvements and amenity center, described in more detail in the *Master Engineer's Report*, dated March 18, 2024, as supplemented by the *Supplemental/Phase 1 Infrastructure Improvements Engineer's Report*, dated May 7, 2024 (together, the "**Engineer's Report**").

The 2024 Bonds are secured by special assessments ("**Series 2024 Assessments**") levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master Special Assessment Methodology Report*, dated March 18, 2024, and the *Final First Supplemental Special Assessment Methodology Report (Assessment Area One)*, dated September 10, 2024 (together, the "**Assessment Report**").

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. For further information, please contact the District's Manager at the District Office.

Operation and Maintenance Assessments

In addition to Series 2024 Assessments, the District also imposes on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount

of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

Collection Methods

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Osceola County Tax Collector in the same manner as county ad valorem taxes. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

For more information, please visit: <http://edgewaterwestcdd.net>. Additionally, a detailed description of all of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District's Manager at the District Office. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

Maintenance of Improvements to Real Property

As of the date of this Disclosure, the District does not maintain any improvements to real property. In the future, it is anticipated the District will maintain, some or all of the following improvements to real property which are contained in the Engineer's Report: public roadway improvements, stormwater management system, landscape/hardscape/irrigation improvements, conservation mitigation, entry features, and recreation improvements and amenity center.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the foregoing Disclosure of Public Finance has been executed to be effective as of the ____ day of _____ 2024.

WITNESS

**EDGEWATER WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2024, by _____, as _____ of EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A: Legal Description of Boundaries of District

EXHIBIT A

Legal Description of Boundaries of District

A portion of Kissimmee Park, as recorded in Plat Book 1, Page 41 and Seminole Land and Investment Company's Subdivision of Section 19, Township 26 South, Range 30 East, recorded in Plat Book B, Page 56 and Seminole Land and Investment Company's Subdivision of Section 20, Township 26 South, Range 30 East, recorded in Plat Book B, Page 7, Public Records of Osceola County, Florida, all lying in Sections 18, 19 and 20, Township 26 South, Range 30 East and Sections 13 and 24, Township 26 South, Range 29 East, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 19, Township 26 South, Range 30 East; thence run N 89°56'31" E along the South line of said Section 19, a distance of 2053.97 feet; thence departing said South line, run N 00°03'30" W, a distance of 15.43 feet to the POINT OF BEGINNING; thence N 00°10'21" W, a distance of 654.24 feet; thence S 89°56'31" W, a distance of 660.04 feet; thence N 00°10'21" W, a distance of 327.12 feet; thence N 89°56'31" E, a distance of 660.04 feet; thence N 00°10'21" W, a distance of 327.12 feet; thence S 89°56'31" W, a distance of 710.04 feet; thence S 00°10'21" E, a distance of 327.12 feet; thence S 89°56'31" W, a distance of 659.48 feet; thence S 00°10'26" E, a distance of 327.12 feet; thence S 89°56'31" W, a distance of 659.48 feet; thence N 00°10'21" W, a distance of 654.24 feet; thence N 89°52'09" W, a distance of 713.23 feet; thence N 00°18'39" W, a distance of 1358.50 feet; thence N 89°57'52" W, a distance of 1370.09 feet; thence N 00°18'41" W, a distance of 1308.50 feet; thence N 89°53'26" W, a distance of 1213.78 feet to a point on the Easterly Right-of-way of Cherokee Road, thence run along said Easterly Right-of-way line the following two (2) courses: 1) N 13°30'44" E, a distance of 2389.66 feet; 2) N 00°04'33" W, a distance of 23.23 feet; thence departing said Easterly Right-of-way line, run N 89°58'34" E, a distance of 330.02 feet; thence N 00°04'33" W, a distance of 990.06 feet; thence N 89°58'34" E, a distance of 1014.38 feet; thence N 00°05'19" W, a distance of 330.16 feet; thence S 89°58'13" W, a distance of 685.04 feet; thence N 00°02'05" W, a distance of 1370.08 feet; thence N 89°58'13" E, a distance of 2056.54 feet; thence N 89°58'13" E, a distance of 683.81 feet; thence S 00°00'13" E, a distance of 650.57 feet; thence S 62°53'31" E, a distance of 744.27 feet; thence S 43°37'13" E, a distance of 69.04 feet; thence S 34°02'25" E, a distance of 2363.64 feet; thence N 89°31'31" E, a distance of 140.26 feet; thence S 13°56'04" E, a distance of 678.68 feet; thence S 34°21'49" E, a distance of 1701.52 feet; thence N 00°05'07" W, a distance of 872.96 feet; thence N 78°00'00" E, a distance of 788.74 feet; thence N 89°43'54" E, a distance of 510.83 feet; thence S 00°05'07" E, a distance of 333.24 feet; thence S 89°38'46" E, a distance of 680.26 feet; thence S 00°06'03" E, a distance of 998.12 feet; thence S 89°52'25" E, a distance of 642.02 feet; thence S 00°05'09" E, a distance of 663.76 feet; thence N 89°56'10" E, a distance of 1355.03 feet; thence N 00°05'11" W, a distance of 329.78 feet; thence S 89°30'15" E, a distance of 2608.72 feet; thence S 00°15'17" E, a distance of 3285.66 feet; thence S 89°53'22" W, a distance of 643.93 feet; thence N 00°12'45" W, a distance of 310.03 feet; thence S 89°51'52" W, a distance of 663.71 feet; thence N 00°10'13" W, a distance of 995.18 feet; thence N 89°57'29" W, a distance of 662.98 feet; thence S 00°07'41" E, a distance of 331.67 feet; thence N 89°59'46" W, a distance of 645.72 feet; thence N 00°05'11" W, a distance of 343.76 feet; thence S 43°56'33" W, a distance of 50.02 feet; thence S 61°04'54" W, a distance of 369.91 feet; thence S 77°39'58" W, a distance of 305.54 feet; thence S 61°41'00" W, a distance of 341.57 feet; thence S 60°58'49" W, a distance of 342.23 feet; thence S 70°34'31" W, a distance of 424.01 feet; thence S 00°06'49" E, a distance of 574.24 feet; thence S 89°55'29" W, a distance of 199.94 feet; thence N 00°08'28" W, a distance of 584.21 feet; thence N 81°52'57" W, a distance of 404.44 feet; thence N 75°26'08" W, a distance of 412.52 feet; thence N 00°05'07" W, a distance of 569.07 feet; thence S 89°49'59" W, a distance of 1320.08 feet; thence S 00°04'42" E, a distance of 769.80 feet; thence N

90°00'00" W, a distance of 1187.41 feet; thence S 00°10'21" E, a distance of 547.78 feet; thence S 89°49'39" W, a distance of 709.97 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

Lot 33 of Seminole Land and Investment Company's Subdivision of Section 19, Township 26 South, Range 30 East, recorded in Plat Book B, Page 56, lying in Section 19, Township 26 South, Range 30 East, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 19, Township 26 South, Range 30 East; thence run S 00°05'07" E along the East line of said Section 19, a distance of 1335.39 feet to the POINT OF BEGINNING; thence continue along said East line, S 00°05'07" E, a distance of 333.85 feet; thence departing said East line, run S 89°43'54" W, a distance of 660.04 feet; thence N 00°05'07" W, a distance of 333.85 feet; thence N 89°43'54" E, a distance of 660.04 feet to the POINT OF BEGINNING.

Containing 5.059 acres, more or less.

Containing a total of 1,378.542 acres, more or less.

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2024**

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 10,870	\$ -	\$ -	\$ 10,870
Due from Landowner	20,303	5,125	-	25,428
Prepaid expense	5,250	-	-	5,250
Total assets	<u>\$ 36,423</u>	<u>\$ 5,125</u>	<u>\$ -</u>	<u>\$ 41,548</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 19,031	\$ 5,125	\$ -	\$ 24,156
Due to Landowner	-	17,263	4,012	21,275
Accrued contracts payable	-	-	10,040	10,040
Landowner advance	12,142	-	-	12,142
Total liabilities	<u>31,173</u>	<u>22,388</u>	<u>14,052</u>	<u>67,613</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	13,989	-	-	13,989
Total deferred inflows of resources	<u>13,989</u>	<u>-</u>	<u>-</u>	<u>13,989</u>
Fund balances:				
Restricted				
Debt service	-	(17,263)	-	(17,263)
Capital projects	-	-	(14,052)	(14,052)
Unassigned	(8,739)	-	-	(8,739)
Total fund balances	<u>(8,739)</u>	<u>(17,263)</u>	<u>(14,052)</u>	<u>(40,054)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 36,423</u>	<u>\$ 5,125</u>	<u>\$ -</u>	<u>\$ 41,548</u>

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 13,512	\$ 35,424	\$ 64,515	55%
Total revenues	<u>13,512</u>	<u>35,424</u>	<u>64,515</u>	55%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	14,000	20,000	70%
Legal	4,885	20,511	25,000	82%
Engineering	(820)	410	2,000	21%
Dissemination agent*	-	-	500	0%
Telephone	16	116	200	58%
Postage	98	301	500	60%
Printing & binding	42	292	500	58%
Legal advertising	515	6,570	7,500	88%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	375	430	750	57%
Website hosting & maintenance	1,323	1,323	1,680	79%
Website ADA compliance	-	210	210	100%
Total expenditures	<u>8,434</u>	<u>44,163</u>	<u>64,515</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	5,078	(8,739)	-	
Fund balances - beginning	(13,817)	-	-	
Fund balances - ending	<u>\$ (8,739)</u>	<u>\$ (8,739)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Cost of issuance	<u>5,945</u>	<u>17,263</u>
Total expenditures	<u>5,945</u>	<u>17,263</u>
Excess/(deficiency) of revenues over/(under) expenditures	(5,945)	(17,263)
Fund balances - beginning	<u>(11,318)</u>	<u>-</u>
Fund balances - ending	<u><u>\$ (17,263)</u></u>	<u><u>\$ (17,263)</u></u>

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	<u>10,040</u>	<u>14,052</u>
Total expenditures	<u>10,040</u>	<u>14,052</u>
Excess/(deficiency) of revenues over/(under) expenditures	(10,040)	(14,052)
Fund balances - beginning	<u>(4,012)</u>	<u>-</u>
Fund balances - ending	<u><u>\$ (14,052)</u></u>	<u><u>\$ (14,052)</u></u>

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on October 3, 2024 at 9:15 a.m., as the matter could be heard, at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present were:

Kevin Mays	Vice Chair
Robert “Bobby” Wanas	Assistant Secretary
Kevin Kramer	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Antonio Shaw	Field Operations Manager
Jason Middleman (via telephone)	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
Jason Gonzalez (via telephone)	Bond Counsel
David D’Ambrosio (via telephone)	BTI Partners
Mike Osborn	

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 Onorato and Breakstone were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Ratification of Hughes Brothers
Bid/Contract for RD3/5 Project**

Mr. Torres noted that the title of this agenda item will be corrected, as follows:

Change: “RD3” to “ED3”

This item was deferred.

FOURTH ORDER OF BUSINESS**Consideration of Hanson, Walter & Associates, Inc. Letter of Agreement for Construction Management Services for Close-Out**

Mr. Torres presented the Hanson, Walter & Associates, Inc. Letter of Agreement for Construction Management Services for Close-Out for the ED3 Hughes Brothers project.

Discussion ensued regarding the Construction Services Contract, the County, inspections by the City and if the Contract can be modified if there is an overlap of responsibilities.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Hanson, Walter & Associates, Inc. Letter of Agreement for Construction Management Services for Close-Out, subject to an amendment depending on inspection findings/requirements, was approved.

FIFTH ORDER OF BUSINESS**Presentation of Terms of Bond Sale**

Referencing a handout, Mr. Gonzalez reviewed the bond pricing information. He highlighted the following:

- \$28 million worth of bonds were sold through pre-term bonds.
- The first bond matures in 2031, the second bond matures in 2044 and the third bond matures in 2054.
- The average interest rate on the shorter bond is 4.5%, the middle range bond is 5.25% and the longer-range bond is 5.5%.
- The terms of the bond sale are set forth on Page 93 of the PDF.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Setting Forth the Specific Terms of the Edgewater West Community Development District's Special Assessment Revenue Bonds, Series 2024; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting Series 2024**

Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2024 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2024 Special Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Eckert presented Resolution 2025-02. He stated the final part of the assessment process is to adopt the Supplemental Assessment Resolution, which takes the Master Methodology and runs the terms of the bond sale through that Methodology to arrive at the final assessments on the unplatted acreage as well as what will be on the lots when they are created. This Resolution approves the Engineer's Report and the Supplemental Assessment Methodology and includes all the exhibits referenced below.

- **Composite Exhibit A: Master Engineer's Report dated March 18, 2024 and Supplemental/Phase 1 Infrastructure Improvements Engineer's Report dated May 7, 2024**
- **Exhibit B: Series 2024 Supplemental Special Assessment Methodology Report dated September 10, 2024**
- **Exhibit C: Maturities and Coupon of Series 2024 Bonds**
- **Exhibit D: Sources and Uses of Funds for Series 2024 Bonds**
- **Exhibit E: Annual Debt Service Payment Due on Series 2024 Bonds**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-02, Setting Forth the Specific Terms of the Edgewater West Community Development District's Special Assessment Revenue Bonds, Series 2024; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting Series 2024 Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2024 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2024 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Disclosure of Public
Financing**

This item was deferred to the November meeting.

EIGHTH ORDER OF BUSINESS**Update on Bond Closing Date – October 8**

Mr. Eckert confirmed that the bond closing date is October 8, 2024. Staff will keep the Board updated on the funding.

Asked about the signatures, it was noted that everything should be ready to close on time. Access to the data room will be provided this evening or early tomorrow so everyone can review the data prior to closing. Staff has 95% of the signature pages already, held in escrow, and the bonds will be transferred to the Trustee tomorrow.

NINTH ORDER OF BUSINESS**Update: RFQ for Continuing Construction
Engineering & Inspection Services**

Mr. Torres stated everything is in order for this.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of August 31, 2024**

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

ELEVENTH ORDER OF BUSINESS**Approval of September 5, 2024 Regular
Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the September 5, 2024 Regular Meeting Minutes, as presented, were approved.

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

Mr. Eckert stated, aside from the ethics training and human trafficking reminders, Staff is working on managing any future issues that arise between now and the October 8, 2024

bond closing date. Staff might need to prepare a requisition between meetings to make the deposit into the Edgewater East Special Forcemain Construction account.

Mr. Eckert asked for a motion authorizing the Chair to execute a requisition to deposit the required funds into the Edgewater East Special Forcemain Construction account.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, authorizing the Board Chair to deposit the required funds into the Edgewater East Special Forcemain Construction account, was approved.

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

There was no report.

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

- **UPCOMING MEETING DATES**

- **October 31, 2024 at 9:15 AM (Evaluation of Whaley Lane Wetland Crossing Road Civil Site Work Proposals and Award of Contract)**

- **November 7, 2024 at 9:15 AM (Regular Meeting)**

- **QUORUM CHECK**

The October 31, 2024 meeting will be canceled. The next meeting will be held on November 7, 2024.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Mays thanked everyone on the CDD team for their work on the RFQs, RFPs, supplemental reports and the bond closings.

Discussion ensued regarding changing the meeting time from 9:15 a.m. to 9:30 a.m.

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. Mays, with all in favor, the meeting adjourned at 10:14 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024	Regular Meeting	9:15 AM
November 7, 2024	Regular Meeting	9:15 AM
December 5, 2024	Regular Meeting	9:15 AM
January 9, 2025*	Regular Meeting	9:15 AM
February 6, 2025	Regular Meeting	9:15 AM
March 6, 2025	Regular Meeting	9:15 AM
April 3, 2025	Regular Meeting	9:15 AM
May 1, 2025	Regular Meeting	9:15 AM
June 5, 2025	Regular Meeting	9:15 AM
July 3, 2025	Regular Meeting	9:15 AM
August 7, 2025	Regular Meeting	9:15 AM
September 4, 2025	Regular Meeting	9:15 AM

Exception

**January meeting date is one (1) week later to accommodate New Year's Day.*