MINUTES OF MEETING
EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on December 5, 2024 at 9:15 a.m., or as soon thereafter as the matter could heard, at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present were:

Noah Breakstone	Chair
Kevin Kramer	Assistant Secretary
Justin Onorato	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
Mike Osborn	BTI
Dave D'Ambrosio (via telephone)	BTI
Mary Everhart	SDC
Shane	SDC

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

Mr. Torres called the meeting to order at 10:15 a.m.

Supervisors Breakstone, Onorato and Kramer were present. Supervisor Mays was absent. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Bobby Wanas [Seat 5]; Term Expires 11/2026**

Mr. Torres presented Mr. Bobby Wanas' resignation.

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the resignation of Mr. Bobby Wanas from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of Jody Pino to Fill Unexpired Term of Seat 5**

Mr. Breakstone nominated Ms. Jody Pino to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Breakstone and seconded by Mr. Onorato, with all in favor, the appointment of Ms. Jody Pino to Seat 5, was approved.

- **Administration of Oath of Office to Jody Pino (the following will be provided in a separate package)**

Ms. Pino will be sworn in at a future meeting, as she was not present.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations 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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-01. Mr. Breakstone nominated the following slate:

Noah Breakstone Chair

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Justin Onorato	Assistant Secretary
Jody Pino	Assistant Secretary

This Resolution removes the following from the Board as of December 5, 2024:

Robert "Bobby" Wanas	Assistant Secretary

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

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

On MOTION by Mr. Breakstone and seconded by Mr. Kramer, with all in favor, 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Review of Proposals for Whaley Lane Wetland Crossing Road Civil Site Work**

Mr. Hindle discussed the scope of the Whaley Lane Wetland Crossing Road Project. Regarding whether this will be an extension to Oak Shores Boulevard, Mr. Hindle stated that it does not have a name yet because it is not platted but it will likely not change.

A. Respondents

Mr. Hindle stated that five bids were received.

B. Ranking/Evaluation

Mr. Hindle distributed ranking sheets and discussed the bid submittals, his evaluations, and the reasons why he recommends that the Board deem the Briar bid as irregular due to several irregularities, exceptions of their notes, omissions, items and units that they did not bid and use of a different bid form.

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, deeming the Briar bid as non-responsive for the reasons specified by the District Engineer, was approved.

Mr. Hindle reviewed the bids received and discussed his scoring for each respondent.

The Board considered the remaining responses and, with Mr. Hindle's guidance, completed the Evaluation Criteria Ranking Sheet jointly.

Mr. Torres tabulated the scores as follows:

#1	Junior Davis Co.	99.6 points
#2	HBC	89.1 points
#3	SDC	88.5 points
#4	MJC	86.4 points

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, ranking Junior Davis Co. as the #1 ranked respondent to the RFP for Whaley Lane Wetland Crossing Road Civil Site Work, awarding the contract to Junior Davis Co., authorizing District Staff to negotiate an agreement and finalize a contract, and authorizing the Chair or Vice Chair to execute the contract, were approved.

SEVENTH ORDER OF BUSINESS **Discussion: Resolution 2024-23 Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Eckert reviewed Section 2 of the Resolution and suggested increasing the non-continuing not-to-exceed (NTE) spending threshold amounts from $5,000 and $5,000 to

$25,000 and $50,000, respectively; adding the Vice Chair as someone that can approve expenditures and ensure that, expenditures are within budget.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, preparation of and adopting a new Resolution to be prepared by District Counsel, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold in Section 2, Items 1 and 2 of $25,000 with approval from the District Manager and $50,000 with approval from the District Manager, Chair or Vice Chair; contingent with the expenditure being within budget and requiring Board approval if the expenditure exceeds budget; and Providing for Severability and an Effective Date; and authorizing the Chair and Vice Chair to execute, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Osceola County Property Appraiser Data Sharing and Usage Agreement**

Mr. Eckert presented the Osceola County Property Appraiser Data Sharing and Usage Agreement and stated that it is a standard agreement.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Osceola County Property Appraiser Data Sharing and Usage Agreement, was approved.

Mr. Hindle left the meeting.

NINTH ORDER OF BUSINESS **Consideration of Hughes Brothers Construction, Inc. Amendment to Contract**

Mr. Eckert presented the Hughes Brothers Construction, Inc. Amendment to Contract. This amends some of the insurance provisions in the original Agreement. He recommended approval.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the of Hughes Brothers Construction, Inc. Amendment to Contract, was approved.

TENTH ORDER OF BUSINESS **Consent Agenda**

A. Ratification of Kenneth Kirchman Foundation Lake X Mitigation Credits Purchase Agreement

B. Acceptance of Unaudited Financial Statements as of October 31, 2024

C. Approval of Minutes

I. November 7, 2024 Special Public Meeting

II. November 7, 2024 Regular Meeting

On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, the Consent Agenda items, as presented, were ratified, accepted and approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert reminded the Board Members to complete the required four hours of ethics training by December 31, 2024. Mr. Eckert will resend the link to the courses to the Board.

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

The meeting recessed briefly and reconvened.

Mr. Kramer presented Hughs Brothers Construction Change Order No. 1, in the amount of $60,000, for ED3 and ED7 Framework Roadways A and B Phase 1 and ED5 Framework Roadway Phase 2, to add a polymer lining to two manholes, which is a new requirement.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Hughs Brothers Construction Change Order No. 1 for ED3 and ED7 Framework Roadways A and B Phase 1 and ED5 Framework Roadway Phase 2, in the amount of $60,000, was approved.

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

- **UPCOMING MEETING DATES**
  - **January 9, 2025 at 9:15 AM**
  - **February 6, 2025 at 9:15 AM**
    - **QUORUM CHECK**

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

There were no Board Member comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the meeting adjourned at 10:32 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair