EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

January 9, 2025

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

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

January 2, 2025

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 January 9, 2025 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. Administration of Oath of Office to Jody Pino *(the following will be provided in a separate package)*

   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

4. Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

5. Consideration of Resolution 2025-03, Amending Resolution 2024-23 and Authorizing the Disbursement of Funds of the District Without Prior Approval of the District's Board of Supervisors ("Board"); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date

6. Consideration of Resolution 2025-04, Designating the Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting a Force Main Fee

- Notices of Rule Development and Rulemaking

6. Consent Agenda

   A. Acceptance of Unaudited Financial Statements as of November 30, 2024

   B. Approval of December 5, 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*

   - NEXT MEETING DATE: February 6, 2025 at 9:15 AM
     - 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	JODY PINO	☐ 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 Ernesto Torres at (904) 295-5714.

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

Sincerely,

Ernesto J. Torres

Ernesto Torres
District Manager

EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Edgewater West Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District's Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective December 5, 2024:

Noah Breakstone is elected Chair

Kevin Mays is elected Vice Chair

Justin Onorato is elected Assistant Secretary

Kevin Kramer is elected Assistant Secretary

Jody Pino is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 5, 2024:

Robert "Bobby" Wanas Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

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

PASSED AND ADOPTED THIS 5TH DAY OF DECEMBER, 2024.

ATTEST:

EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

A RESOLUTION OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AMENDING RESOLUTION 2024-23 AND AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT'S BOARD OF SUPERVISORS ("BOARD"); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District previously adopted Resolution 2024-23, establishing a policy governing the disbursement of funds without prior approval by the Board; and

WHEREAS, the Board now desires to amend Resolution 2024-23 in order to provide for the authority of the District's Vice Chairman and increase the threshold for non-continuing expenses; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Except as otherwise provided herein, all of the provisions of Resolution 2024-23 continue in full force and effect.

SECTION 2. Section 1.B. of Resolution 2024-23 is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: <u>underlined text</u>) and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) as set forth herein:

A. **Non-Continuing Expenses.** The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

   1. Non-Continuing Expenses Not Exceeding ~~$10,000~~ <u>$25,000</u> with approval of the District Manager; and

2. Non-Continuing Expenses Not Exceeding ~~$25,000~~ $50,000 with approval of the District Manager and Chairman or Vice Chairman of the Board of Supervisors, if in the judgment of the District Manager and Chairman or Vice Chairman such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

SECTION 3. Section 2 of Resolution 2024-23 is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) as set forth herein:

> **Board Consideration.** Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting. Any expenditures under this Section 2 must be within the District's current fiscal year budget.

SECTION 4. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. This Resolution shall take effect upon its passage and adoption by the Board.

Introduced, considered favorably, and adopted this 9th day of January 2025.

ATTEST:	**EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING A FORCE MAIN FEE.

WHEREAS, the Edgewater West Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") is authorized by Section 190.011(5), F.S. to adopt rules and orders pursuant to Chapter 120, *Florida Statutes;* and

WHEREAS, the Board is authorized by section 190.011(9), F.S. to charge, collect, and enforce fees and other user charges; and

WHEREAS, the Board is authorized by Section 190.011(10), F.S. to raise, by user charges or fees authorized by resolution of the board, amounts of money which are necessary for the conduct of the district activities and services and to enforce their receipt and collection in the manner prescribed by resolution not inconsistent with law; and

WHEREAS, the Board is authorized by Section 190.011(12), F.S. to cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the Board is authorized by Section 190.011(15), F.S. to exercise all of the powers necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the Board is authorized by Section 190.011(16), F.S. to exercise such special powers as may be authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the Board is authorized by Section 190.012(1)(b), F.S. to finance, fund, plan, and establish water supply, sewer, and wastewater management, reclamation, and reuse or any combination thereof; and

WHEREAS, the Board is authorized by Section 190.012(1)(g), F.S. to finance, fund, plan and establish any other project within or without the boundaries of a district when the project is the subject of an agreement between the district and a governmental entity and is consistent with the local government comprehensive plan of the local government within which the project is to be located; and

WHEREAS, the Board is authorized by Section 190.012(1)(h), F.S, to finance, fund, plan and establish any project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the district; and

WHEREAS, to provide for efficient and effective District operations and to fund the costs associated with a future force main ("Force Main") required by an agreement entitled FORCE MAIN CONSTRUCTION AGREEMENT KISSIMMEE PARK ROAD and dated December 18, 2024 between the District and Toho Water Authority ("Agreement"), the Board finds that it is in the best interests of the District to adopt a one-time fee, with associated penalties for late payment ("Force Main Fee"); and

WHEREAS, the funding and construction of the Force Main is the subject of an agreement between the district and a governmental entity and is consistent with the local government comprehensive plan of the local government within which the project is to be located; and

WHEREAS, the funding and construction of the Force Main is required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the district.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board will hold a public hearing to adopt a rule establishing the proposed Force Main Fee of three hundred dollars ($300) per platted residential lot, with associated penalties for late payment. The Board will hold a public hearing on ____________________, at _____________ _.m. at the Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741. A copy of the proposed rule is attached hereto as **Exhibit A**.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. If any provision of this Resolution is determined to be illegal or invalid by a court of competent jurisdiction, such illegal or invalid provision shall be of no force or effect; however, the remaining provisions of this Resolution shall continue in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JANUARY, 2025.

ATTEST:	**EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT**
________________________________	________________________________
Secretary / Assistant Secretary	Chair/Vice-Chair, Board of Supervisors

EXHIBIT A

PROPOSED RULE ESTABLISHING THE FORCE MAIN FEE

The District and the Toho Water Authority entered into an agreement entitled FORCE MAIN CONSTRUCTION AGREEMENT KISSIMMEE PARK ROAD and dated December 18, 2024 ("Agreement"). The Agreement requires the District to remit to Toho the amount of $300 per platted residential unit no later than the time that a water meter is purchased for such platted lot. Such funds are associated with a 12" force main that will be required in the future to serve the lands within the District.

To ensure the timely collection of such funds, a one-time Force Main Fee in the amount of $300 per platted residential lot shall be due to the District. Such fee shall be due and payable by the owner of the platted lot within thirty (30) days of the recording of the plat establishing the lot.

In the event the Force Main Fee is not paid within thirty (30) days of the recording of the plat establishing the lot, the District shall assess a penalty of $50 for the first day the payment is late plus $10 per day thereafter.

The District Board of Supervisors shall have the authority to waive all or a portion of the penalties by motion based on a showing of good cause by the owner of the lot or its predecessor, as determined by the District Board of Supervisors in its sole discretion.

**NOTICE OF RULE DEVELOPMENT BY
THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, *Florida Statutes*, the Edgewater West Community Development District ("District") hereby gives notice of its intention to adopt a rule establishing a Force Main Fee to fund a future force main required by an agreement between the District, Toho Water Authority and others. The purpose and effect of this rule is to provide for efficient and effective District operations by setting the Force Main Fee, with associated penalties for late payment. Specific legal authority for the rule includes Sections 190.011, 190.012, 190.035(2), 120.54 and 120.81, *Florida Statutes*. A public hearing will be conducted by the District on ______________________, 2025, at 9:___ a.m., at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741. A copy of the proposed rule may be obtained by contacting the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010.

Ernesto Torres, District Manager
Edgewater West Community Development District

Run Date: ___________, 2025

PUBLISH: [AT LEAST 29 DAYS PRIOR TO ADOPTION DATE; AT LEAST ONE DAY PRIOR TO NOTICE OF RULEMAKING]

NOTICE OF RULEMAKING FOR FORCE MAIN FEE BY EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Edgewater West Community Development District ("District") on ___________________________, 2025, at 9:____ a.m., at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt a proposed rule establishing a Force Main Fee to fund a future force main required by an agreement between the District, Toho Water Authority and others. The public hearing will provide an opportunity for the public to address the proposed rule establishing the Force Main Fee, with associated penalties for late payment. The proposed fee is as follows:

Per Platted Residential Parcel Fee: $300.00

Per Platted Residential Parcel Penalty if not paid within thirty (30) days of the recording of the plat establishing the lot: $50 for the first day, and $10 per day thereafter, plus the attorneys' fees, interest and collection costs incurred pursuing collection

The proposed rule will also establish a due date for the payment being thirty (30) days following the recording of a plat establishing the platted residential lot. The proposed fee may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of Force Main Fee is to provide for efficient District operations by setting the Force Main Fee. Specific legal authority for the rule includes Sections 190.011, 190.012, 190.035(2), and 120.54, Florida Statutes. Prior Notice of Rule Development was published in ________________ on _______________, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. ("District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed rule may be obtained by contacting the District Office.

Ernesto Torres, District Manager
Edgewater West Community Development District

Run Date: ___________, 2025

PUBLISH: [AT LEAST 28 DAYS PRIOR TO ADOPTION DATE]

EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

CONSENT AGENDA

EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	$ 11,469	$ -	$ -	$ 11,469
Investments				
Reserve	-	1,896,541	-	1,896,541
Construction	-	-	25,033,087	25,033,087
Cost of issuance	-	5,944	-	5,944
Due from Landowner	15,366	-	-	15,366
Total assets	$ 26,835	$1,902,485	$25,033,087	$26,962,407
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 15,078	$ -	$ -	$ 15,078
Accrued contracts payable	-	-	2,554	2,554
Retainage payable	-	-	2,350	2,350
Landowner advance	11,860	-	-	11,860
Total liabilities	26,938	-	4,904	31,842
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	15,366	-	-	15,366
Total deferred inflows of resources	15,366	-	-	15,366
Fund balances:				
Restricted				
Debt service	-	1,902,485	-	1,902,485
Capital projects	-	-	25,028,183	25,028,183
Unassigned	(15,469)	-	-	(15,469)
Total fund balances	(15,469)	1,902,485	25,028,183	26,915,199
Total liabilities, deferred inflows of resources and fund balances	$ 26,835	$ 1,902,485	$ 25,033,087	$ 26,962,407

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ 129	$ 282	$ 98,790	0%
Total revenues	129	282	98,790	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	8,000	48,000	17%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	167	333	2,000	17%
Trustee*	-	-	5,500	0%
Telephone	16	33	200	17%
Postage	81	114	500	23%
Printing & binding	42	83	500	17%
Legal advertising	129	282	1,750	16%
Annual special district fee	-	175	175	100%
Insurance	-	5,250	5,500	95%
Contingencies/bank charges	99	103	750	14%
Website hosting & maintenance	1,680	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total expenditures	6,214	16,053	98,790	16%
Excess/(deficiency) of revenues over/(under) expenditures	(6,085)	(15,771)	-	
Fund balances - beginning	(9,384)	302	-	
Fund balances - ending	$ (15,469)	$ (15,469)	$ -	

*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 SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ 5,960	$ 5,960
Total revenues	5,960	5,960
EXPENDITURES		
Cost of issuance	-	228,513
Underwriters discount	-	560,000
Total expenditures	-	788,513
Excess/(deficiency) of revenues over/(under) expenditures	5,960	(782,553)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	2,727,901
Original issue discount	-	(42,863)
Total other financing sources	-	2,685,038
Net change in fund balances	5,960	1,902,485
Fund balances - beginning	1,896,525	-
Fund balances - ending	$ 1,902,485	$ 1,902,485

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

	Current Month	Year To Date
REVENUES		
Interest	$ 79,213	$ 79,213
Total revenues	79,213	79,213
EXPENDITURES		
Construction costs	73,330	288,644
Total expenditures	73,330	288,644
Excess/(deficiency) of revenues over/(under) expenditures	5,883	(209,431)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	25,272,099
Total other financing sources/(uses)	-	25,272,099
Net change in fund balances	5,883	25,062,668
Fund balances - beginning	25,022,300	(34,485)
Fund balances - ending	$ 25,028,183	$ 25,028,183

EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 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 *offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741*		
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.*