

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

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting and Audit Committee Meeting on April 3, 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.

Present:

Kevin Mays
Kevin Kramer
Jody Pino

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez (via telephone)
Kate John
Shawn Hindle
Mike Osborn
Dave D'Ambrosio (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
BTI Partners
BTI Partners

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:42 a.m.

Supervisors Kramer, Mays and Pino were present. Supervisors Breakstone and Onorato were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion: FY2026 Draft Budget

Mr. Torres stated preparation of the proposed Fiscal Year 2026 budget is underway.

FOURTH ORDER OF BUSINESS**Consideration of Evaluation Criteria for Landscape Installation RFP (ED3/ED5) and Authorization to Publish RFP**

Mr. Torres presented the Evaluation Criteria for the Landscape Installation Request for Proposals (RFP), which is the same as used for other CDDs. It was noted that this is for ED3/ED7, not ED5; the RFP will be updated accordingly. The RFP will be provided to Mr. Hindle for his review once it is ready.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Evaluation Criteria for the Landscape Installation RFP for ED3/ED7, as amended to change ED5 to ED7, and authorizing Staff to publish the RFP, was approved.

FIFTH ORDER OF BUSINESS**Ratification of Jr. Davis Construction Company, Inc., Construction Agreement for Whaley Lane Wetland Crossing Road Civil Site Work**

Mr. Torres presented the Jr. Davis Construction Company, Inc., Construction Agreement for Whaley Lane Wetland Crossing Road Civil Site Work.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Jr. Davis Construction Company, Inc., Construction Agreement for Whaley Lane Wetland Crossing Road Civil Site Work, was ratified.

SIXTH ORDER OF BUSINESS**Recess Regular Meeting/Commencement of Audit Selection Committee Meeting**

The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

SEVENTH ORDER OF BUSINESS**Review of Responses to Request for Proposals (RFP) for Annual Audit Services****A. Affidavit of Publication**

B. RFP Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Torres discussed the pricing of each respondent, his experience with each and his scoring and ranking.

I. Berger, Toombs, Elam, Gaines & Frank

Bid \$4,100 for Fiscal Year 2024; \$5,500 if bond issuance occurs in Fiscal Year 2024.

II. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid \$3,150 for Fiscal Year 2024 and optional renewals at \$3,300 for Fiscal Year 2025, \$3,450 for Fiscal Year 2026, \$3,600 for Fiscal Year 2027 and \$3,750 for Fiscal Year 2028. The fee with bond issuance was not provided.

III. Grau & Associates

Bid \$2,800 for Fiscal Year 2024, \$2,900 for Fiscal Year 2025 and \$3,000 for Fiscal Year 2026; if bonds are issued, the fee increases by \$1,500.

D. Auditor Evaluation Matrix/Ranking

Mr. Torres presented the Audit Selection Committee's agreed upon scores and ranking of the respondents, as follows:

#1	Grau & Associates	100 points
#2	DiBartolomeo, McBee, Hartley & Barnes, P.A.	98 points
#3	Berger, Toombs, Elam, Gaines & Frank	97 points

EIGHTH ORDER OF BUSINESS**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

The Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

NINTH ORDER OF BUSINESS**Consider Recommendation of Audit Selection Committee**

- Award of Contract**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the accepting the Audit Selection Committee's scores, ranking and recommendation, ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own, and awarding the Annual Audit Services contract to Grau & Associates, was approved.

TENTH ORDER OF BUSINESS**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of February 28, 2025
- B. Approval of March 6, 2025 Public Hearing and Regular Meeting Minutes

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

ELEVENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP

Ms. John stated that work on the Landscape RFP will continue.

- B. District Engineer: Hanson, Walter & Associates, Inc.

Mr. Hindle recalled that a new contractor was engaged to work on ED-37 and stated that the contractor is doing a good job.

- Consideration of Hanson, Walker and Associates, Inc., Job #5492-02 Construction Management Services Agreement for Wetlands Crossing Road

This item was an addition to the agenda.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Hanson, Walker and Associates, Inc., Job #5492-02 Construction Management Services Agreement for Wetlands Crossing Road, in a not-to-exceed amount of \$102,500, was approved.

- C. Field Operations: Wrathell, Hunt and Associates, LLC

The Field Operations Status Report was included for informational purposes.

- D. District Manager: Wrathell, Hunt and Associates, LLC

- NEXT MEETING DATE: May 1, 2025 at 9:00 AM

○ **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Kramer stated that work on a Mobility Fee Credit Agreement with the City and County is underway.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

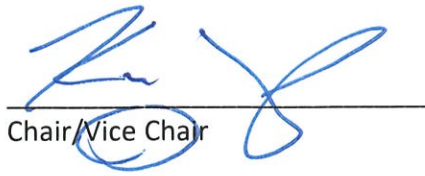
Adjournment

On MOTION by Ms. Pino and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:53 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair