MINUTES OF MEETING
EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on June 5, 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	Vice Chair
Kevin Kramer	Assistant Secretary
Justin Onorato	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Shawn Hindle	District Engineer
Eric Lavoie	BTI Partners
Dave D'Ambrosio (via telephone)	BTI Partners
Josh Feagin	Duval Landscape

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

Mr. Torres called the meeting to order at 10:14 a.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-06. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a landowner contribution budget, with expenses paid as they are incurred.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 7, 2025 at 9:15 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-07. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Insert "January 8, 2026"

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Discussion: Memorandum Regarding Direct Purchase of Material**

Mr. Eckert presented the Kutak Rock Memorandum Regarding Direct Purchase of Materials. This sets forth the District's policy related to the direct purchase of materials and provides for the procurement of insurance in appropriate circumstances.

A. Consideration of Resolution 2025-08, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2025-08, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-09. The sole purpose of this Resolution is to add Felix Rodriguez; all prior appointments to the Board remain unaffected by this Resolution.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-09, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Review of Proposals for ED3/ED7, Phase 1 & ED5, Phase 2 Landscape and Irrigation Work**

Mr. Eckert stated one of the proposers did not submit a bid bond, which renders the proposal non-responsive. He asked for a motion to reject the Down to Earth Bid for failure to provide a bid bond, and a motion to waive any minor irregularities in the remaining proposals.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, rejecting the Down to Earth Bid due to failure to provide a bid bond, was approved.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, waiving any minor irregularities in the remaining proposals, was approved.

A. Respondents

Responses were received from Duval Landscaping, Cepra, and Green Construction Technologies.

B. Ranking/Evaluation

Mr. Hindle distributed and reviewed the Evaluation Criteria score sheets that he and Ms. John collaborated on and completed. He noted a scheduling irregularity in the Duval Landscaping proposal. Other than that, all the bid submittals were correct and the numbers did not change during the bid analysis. He discussed pricing, bid schedules and references.

Mr. Feagin responded to questions regarding Duval's 60-day work schedule, warehouse location, irrigation and the linear feet of the landscaping along the roadway.

Mr. Kramer presented the Evaluation Criteria scores and ranking, as follows:

#1	Duval Landscaping	100.00 points
#2	Cepra	85.31 points
#3	Green Construction Technologies	63.57 points

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, authorizing Staff to negotiate and finalize a contract with Duval Landscaping for the ED3/ED7, Phase 1 & ED5, Phase 2 Landscape and Irrigation Work, was approved.

EIGHTH ORDER OF BUSINESS **Authorization of RFP for ED7 Project**

Mr. Torres presented the Request for Proposals (RFP) for the ED7 Project.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the RFP for the ED7 Project and authorizing Staff to advertise, was approved.

NINTH ORDER OF BUSINESS **Authorization of RFP for Ph. 3 Project (Ave. O & Framework Road Through Pods 3 & 4)**

Mr. Torres presented the RFP for the Phase 3 Avenue O & Framework Roadway Through Pods 3 & 4 Project.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the RFP for the Phase 3 Avenue O & Framework Roadway Through Pods 3 & 4 Project, and authorizing Staff to advertise, was approved.

TENTH ORDER OF BUSINESS **Approval of Transportation Credit Tri-Party Development Agreement (in substantial form)**

Mr. Torres presented the Transportation Credit Tri-Party Development Agreement.

> **On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Transportation Credit Tri-Party Development Agreement, in substantial form, was approved.**

ELEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as of April 30, 2025

B. Approval of April 3, 2025, Regular Meeting and Audit Committee Meeting Minutes

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted and the April 3, 2025, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.**

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert presented the following:

I. Informational Item: Memorandum Relating to Impact Fee Agreement

II. Informational Item: Memorandum on Collection of Force Main Fee

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

Mr. Hindle stated Staff is working on obtaining approval from Toho. He is working with Scott Land to resolve the issues and obtain a notice to proceed. Toho is asking to change the Conspan, which might not be approved by the County.

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

- **NEXT MEETING DATE: July 3, 2025 at 9:15 AM**
  - **QUORUM CHECK**

The next meeting will be on July 3, 2025, unless cancelled.

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

There were no Board Members' comments or requests.

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. Onorato, with all in favor, the meeting adjourned at 10:41 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

EDGEWATER WEST CDD **June 5, 2025**

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Secretary/Assistant Secretary

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Chair/Vice Chair