

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

The Board of Supervisors of the Edgewater West Community Development District held a Public Hearing and Regular Meeting on August 7, 2025 at 9:15 a.m., or soon thereafter, 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
Mike Eckert
Kate John (via telephone)
Pete Glasscock
Bryan Merced

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
District Engineer
Field Operations

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:25 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

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-10. He reviewed the proposed Fiscal Year 2026 budget, which 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, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Providing for the Collection and Enforcement of the Annual Installment of the Series 2024 Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2025-11. Mr. Eckert stated this Resolution authorizes Staff to direct-bill and collect debt assessments from the property owners. Mr. Kramer stated there will be multiple additional Landowners in 2026.

Discussion ensued regarding the deadline for platted lots, the County tax roll, the market for tax certificates on platted lots, the funding agreement and O&M assessments.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-11, Providing for the Collection and Enforcement of the Annual Installment of the Series 2024 Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

Mr. Eckert presented the Budget Funding Agreement between the CDD and EW Property Holdings, LLC. The Agreement was reviewed by Developer's Counsel and will be attached to the adopted budget. Staff will arrange for execution of the Agreement.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-12,
Authorizing Issuance of Competitive
Solicitations for Implementation of the
District's Capital Improvement Program;
Approving Evaluation Criteria for Requests
for Qualifications and Requests for
Proposals; Establishing a Construction
Evaluation Committee; Appointing Initial
Members of the Construction Evaluation
Committee and Providing for Removal and
Replacement; Defining the Duties of the
Construction Evaluation Committee;
Providing a Severability Clause; and
Providing an Effective Date**

➤ Mr. Eckert presented Resolution 2025-12. This simplifies the Request for Proposals (RFP) and Request for Qualifications (RFQ) process and authorizes Staff to prepare and publish RFPs and RFQs; it includes establishing a Construction Evaluation Committee to be involved in the process. Eric Lavois and Shawn Hindle were previously appointed to the Committee; a Board Member needs to be the third person on the Committee.

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, Resolution 2025-12, Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date, with Mr. Kramer as the third member of the Committee, was adopted.

SEVENTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by Grau & Associates**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Eckert stated the audit is fine and can be adopted.

A. Consideration of Resolution 2025-13, Hereby Accepting the Audited Annual Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-13, Hereby Accepting the Audited Annual Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS**Consideration of Goals and Objectives
Reporting FY2026 [HB7013 - Special
Districts Performance Measures and
Standards Reporting]**

• Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

Mr. Torres presented the Fiscal Year 2026 Goals and Objectives Performance Measures/Standards & Annual Reporting Form developed for the CDD. It is also necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives Reporting.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Fiscal Year 2026 Goals and Objectives Performance Measures/Standards & Annual Reporting Form and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

NINTH ORDER OF BUSINESS**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of June 30, 2025**
- B. Approval of June 5, 2025, Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted, and the June 5, 2025, Regular Meeting Minutes, as presented, were approved.

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

There was no report.

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

Mr. Glasscock presented Hughes Brothers Construction, Inc. Change Order No. 002 for the ED3 & ED7 Framework Roadways A&B Phase 1 and ED5 Framework Roadway Phase 2 – Edgewater West.

Discussion ensued regarding the reason for the change order, the turn lanes, paving schedule, conduit and a transmission quota.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Hughes Brothers Construction, Inc. Change Order No. 002 for the ED3 & ED7 Framework Roadways A&B Phase 1 and ED5 Framework Roadway Phase 2 – Edgewater West, was approved.

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

- **0 (Zero) Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 4, 2025 at 9:15 AM**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

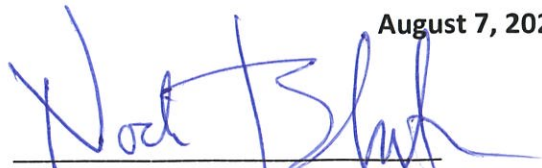
On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the meeting adjourned at 10:40 a.m.

EDGEWATER WEST CDD



Secretary/Assistant Secretary

August 7, 2025



Chair/Vice Chair