MINUTES OF MEETING
EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on September 4, 2025 at 9:15 a.m., or as soon thereafter as the matter could be heard, at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present:

Noah Breakstone	Chair
Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Shawn Hindle	District Engineer
Eric Lavoie	BTI

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

Mr. Rodriguez called the meeting to order at 9:24 a.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Review of Proposals for Neighborhood Road Phase 2 Civil Site Work [Aka**

Neighborhood Connector Roads Civil Site Work]

A. Respondents

B. Ranking/Evaluation

C. Authorization to Negotiate and Finalize Contract(s)

This item was tabled.

FOURTH ORDER OF BUSINESS **Review of Proposals for Avenue O Framework Roadway, Phase 2, Civil Site Work**

A. Respondents

B. Ranking/Evaluation

C. Authorization to Negotiate and Finalize Contract(s)

This item was tabled.

FIFTH ORDER OF BUSINESS **Review of Proposals for ED7 Avenue D Framework Roadway Civil Site Work**

A. Respondents

It was noted that five submittals were received and three of them were deemed non-responsive due to material errors. Responses were received from the following:

- Hughes Brothers

Response omitted the price for stockpiling, which was required; their pricing was only valid for 15 days but the RFP required them to be valid for 90 days; and they provided for adjustments to fuel and materials prices, which was not the way it was to be bid.

- John M. Hall

Response was valid for 30 days but the RFP required them to be valid for 90 days; it excluded the required bonds; and it provided for increases for gas, oil and any tariffs in addition to the lump sum price.

- Briar Company

Response was valid for 30 days but the RFP required them to be valid for 90 days; they provided for increases in material and fuel costs and there was a discrepancy with the seeding and stockpile.

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, finding Hughes Brothers, John M. Hall and Briar Company non-responsive, due to material errors, and not considering their proposals, was approved.

- Jr. Davis
- SDC

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, waiving any other irregularities or non-material defects in the SDC and Jr. Davis submittals, was approved.

B. Ranking/Evaluation

The Evaluation Committee discussed their scoring of each of the remaining respondents in the five Evaluation Criteria categories. The overall scores and ranking were as follows:

#1	Jr. Davis	100.0 points
#2	SDC	94.5 points

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, approving the Board's scores, ranking and recommendation to deem Jr. Davis as the #1 ranked respondent to the RFP for ED7 Avenue D Framework Roadway Civil Site Work; authorizing Staff to negotiate and prepare an Agreement with Jr. Davis; and authorizing any CDD Board Supervisor to execute the Agreement, were approved.

SIXTH ORDER OF BUSINESS **Consideration of Tri Party Development Interlocal Agreement**

Mr. Rodriguez presented the Tri Party Development Interlocal Agreement.

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the Tri Party Development Interlocal Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Florida Mitigation Bank Mitigation Credit Purchase and Deposit Agreement**

Mr. Rodriguez presented the Florida Mitigation Bank Mitigation Credit Purchase and Deposit Agreement.

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, Florida Mitigation Bank Mitigation Credit Purchase and Deposit Agreement, was approved.

EIGHTH ORDER OF BUSINESS **Kenneth Kirchman Foundation Lake X Mitigation Credits Purchase Agreement**

Mr. Rodgriguez presented the Kenneth Kirchman Foundation Lake X Mitigation Credits Purchase Agreement.

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the Kenneth Kirchman Foundation Lake X Mitigation Credits Purchase Agreement, was approved.

NINTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as of July 31, 2025

B. Approval of August 7, 2025, Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted, and the August 7, 2025, Public Hearing and 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: Hanson, Walter & Associates, Inc.

- **Consideration of Change Order #1, Duval Landscaping Maintenance**

This item was an addition to the agenda.

Mr. Hindle presented Duval Landscaping Maintenance Change Order No. #1 for $25,000. Some of the plants and numbers in the bid are different from what was in the plans.

Discussion ensued regarding why the bid did not match the specifications of the plans, why the number of plants needs to be increased, why the plans did not meet the code minimum of the number of plants, having the Landscape Architect reviewing the change order, etc.

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, Duval Landscaping Maintenance Change Order No. #1, in substantial form and subject to review by GAI and Mr. Kramer, was approved.

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

- **NEXT MEETING DATE: October 2, 2025 at 9:15 AM**
  - **QUORUM CHECK**

The next meeting will be held on October 7, 2025, rather than on October 2, 2025.

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, rescheduling the October 2, 2025 meeting to October 7, 2025, was approved.

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. Breakstone and seconded by Ms. Pino, with all in favor, the meeting adjourned at 9:56 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

EDGEWATER WEST CDD **September 4, 2025**

Secretary/Assistant Secretary

Chair/Vice Chair