

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

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on October 7, 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:

Noah Breakstone	Chair
Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Kate John (via telephone)	District Counsel
Shawn Hindle	District Engineer
Dave D'Ambrosio (via telephone)	BTI Partners
Bryan Merced (via telephone)	Field Operations
Bob Gang (via telephone)	Bond Counsel
Jason Gonzalez (via telephone)	Greenberg Traurig, P.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:39 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 Avenue O Framework Roadway, Phase 2, Civil Site Work

A. Respondents

Mr. Hindle stated the Evaluation Committee met, reviewed and compared all the bids to make sure there were no irregularities. There are two irregularities worth noting based on the quantity to the unit price. He discussed a discrepancy involving clearing and grubbing, that was later rectified by Staff, and an item that was in two different places in the bid form but it was the same item. The only respondent that bid it in both places was Southern Development Construction (SDC) and the Committee removed SDC's second bid for that item and adjusted their price from \$4.9 million to \$4.8 million. The Committee convened and Staff is providing the completed scoresheet and evaluation criteria.

Ms. John stated she attended the Committee meeting as well. Scheduling was discussed and there were a few minor irregularities in the bids with a few of the bidders not providing all the financial information. Staff feels that the Board can elect to waive those non-material items as irregularities and score and rank all the bidders. The respondents are as follows:

- Hughes Bros.
- Southern Development Construction (SDC)
- Jr. Davis
- Briar Corporation

B. Ranking/Evaluation

Mr. Hindle discussed and reviewed the Evaluation Criteria Matrix.

The Board ranked the bids and filled out its own sheet. The overall scores and rankings were as follows:

#1	Hughes Brothers	99.5 points
#2	SDC	97.0 points
#3	Jr. Davis	96.5 points
#4	Briar Corporation	70.2 points

C. Authorization to Negotiate and Finalize Contract(s)

Mr. Hindle stated it might be necessary to include a dual mobilization to proceed with the contract because Avenue O is dependent on Wetland Crossings Road for its utility

connections. Mr. Breakstone offered to work with Staff on the contract to examine the language and approve the language.

On MOTION by Mr. Breakstone and seconded by Mr. Kramer, with all in favor, approving the Board's scores and ranking of Hughes Brothers as the #1 ranked respondent to the RFP for Avenue O Framework Roadway, Phase 2, Civil Site Work; authorizing Staff to negotiate and finalize a contract with Hughes Brothers; and authorizing Mr. Breakstone to coordinate with Staff on the contract and execute same, were approved.

In response to a question regarding the total dollar amount and schedule, Mr. Hindle stated the price is \$4,624,385 and the schedule is 147 days.

FOURTH ORDER OF BUSINESS**Presentation of Supplemental/Phase 2 Infrastructure Improvements Engineer's Report**

Mr. Hindle presented the Supplemental/Phase 2 Infrastructure Improvements Engineer's Report. The only difference in the Report worth noting is the date was changed from July 14, 2025 to October 7, 2025. He noted the pertinent information, including the properties served, the unit mix, infrastructure, bond issue, stormwater management system, public roadways, sanitary sewer collection, landscape irrigation, entry features, amenity centers, underground electrical systems, conservation areas and permitting status. The number of units to be assessed is 1,455 and the total projected cost of the project is \$53,329,000.

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the Supplemental/Phase 2 Infrastructure Improvements Engineer's Report, in substantial form, was approved.

FIFTH ORDER OF BUSINESS**Presentation of Second Supplemental Special Assessment Methodology Report (Assessment Area Two)**

Mr. Torres recalled that the First Supplemental Master Methodology was approved on March 18, 2024. He presented the Second Supplemental Special Assessment Methodology Report for Assessment Area Two dated October 7, 2025. He reviewed the pertinent information

and discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The total number of units is 1,455 and the estimated total CIP costs are \$53,329,000.
- The total par amount of bonds is \$28 million to finance a portion of the 2025 Project costs in the estimated total amount of \$25,460,800.

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the Second Supplemental Special Assessment Methodology Report for Assessment Area Two, in substantial form, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Authorizing the Issuance of Its Edgewater West Community Development District Special Assessment Revenue Bonds, Series 2025 (Assessment Area Two) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and Its Use by the Underwriter in Connection With the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a

Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes

Mr. Torres presented Resolution 2026-01, known as the Delegation Resolution, which accomplishes the following:

- Authorizes a bond issuance in a not to exceed amount of \$32 million.
- Approves all the documents and exhibits necessary to price, sell and market the bonds for the Phase 2 project, including Second Supplemental Trust Indenture, Bond Purchase Contract, Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement.

Mr. Torres reviewed Sections 4 and 5 of the Resolution regarding Negotiated Sales and the Bond Parameters.

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, Resolution 2026-01, Authorizing the Issuance of Its Edgewater West Community Development District Special Assessment Revenue Bonds, Series 2025 (Assessment Area Two) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and Its Use by the Underwriter in Connection With the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter**

Mr. Torres presented the FMSbonds, Inc. Rule G-17 Disclosure Letter.

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the FMSbonds, Inc. Rule G-17 Disclosure Letter, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Ancillary Documents (in substantial form)**

Ms. John presented the following:

- A. **Acquisition Agreement**
- B. **Completion Agreement**
- C. **Impact Fee Agreement**
- D. **Collateral Assignment**
- E. **True Up Agreement**
- F. **Construction Funding Agreement**

Ms. John stated Item 8F is not needed and should be tabled because the Construction Funding Agreement from the first issuance encompasses the entire CIP.

On MOTION by Mr. Breakstone and seconded by Ms. Pino, with all in favor, Items 8A through 8E; all in substantial form, and authorizing District Staff to finalize and for the Board Chair to execute, were approved.

NINTH ORDER OF BUSINESS**Consent Agenda**

- A. **Acceptance of Unaudited Financial Statements as of August 31, 2025**
- B. **Approval of September 4, 2025 Regular Meeting Minutes**

Mr. Torres stated District Counsel provided a changes to the minutes to be incorporated. The changes were as follows:

Line 92: Change “accepting the Evaluation Committee’s scores” to “approving the Board’s score”

Line 94: Delete “as the Board’s own scores and ranking”

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted, and the September 4, 2025 Regular Meeting Minutes, as amended to include District Counsel's edits, 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.

Mr. Hindle stated there will be a pre-construction meeting on ED7 tomorrow. Staff invited the County and the City and both accepted. The Construction Committee meeting was continued to November 2, 2025 at 8:00 a.m.

Asked if the ED7 contract was signed with Jr. Davis, Mr. Hindle stated not yet but the contractor will attend the pre-construction meeting. Asked when the contract will be finalized and the project will proceed, Mr. Hindle stated at the end of October 2025.

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

- **NEXT MEETING DATE: November 6, 2025 at 9:15 AM**
 - **QUORUM CHECK**

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

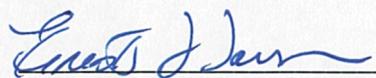
There were no Board Members' comments or requests.

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 Mr. Breakstone, with all in favor, the meeting adjourned at 10:11 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair