

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

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on December 15, 2025 at 9:15 a.m., or as 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
Mike Eckert
Shawn Hindle
Pete Glasscock
Shane Cox
Hunter Gordon (via telephone)
Dave D'Ambrosio (via telephone)
Eric Lavoie (via telephone)
Bryan Merced (via telephone)

District Manager
District Counsel
District Engineer
Hanson, Walter & Associates Inc.
SDC
Hughes Brothers Construction
BTI Partners
BTI Partners
Field Operations

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:32 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

Consideration of Resolution 2026-02, Amending and Restating Resolution 2025-12; Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; 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. Torres presented Resolution 2026-02.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-02, Amending and Restating Resolution 2025-12; Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; 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, were approved.

FOURTH ORDER OF BUSINESS

Review of Proposals for Neighborhood Connector Roads

A. Respondents

Mr. Hindle distributed a bid analysis, score sheet and evaluation criteria. He stated that he reviewed the bids, which are all a lump sum; they are not required to hold the CDD's units as far as the quantities. He discussed slight adjustments Staff made on the bid analysis for Hughes Brothers and Briar Corporation (Briar), the timing in the schedules that the bidders submitted, the change in the expedited schedules on the score sheet and the bids. The respondents and bids were as follows:

- Hughes Brothers (Hughes): Second lowest bid at \$11,940,182.31
- Southern Development Construction (SDC): Lowest bid at \$11,704,400
- Jr. Davis: Third lowest bid at \$12,840,845.42

Regarding the Briar bid, Mr. Eckert stated they did not meet the preliminary requirements and did not provide past project information, which affected Staff's ability to adequately and accurately predict their bid price to be able to score it. Staff's recommendation is to deem Briar as non-responsive and to reject their proposal. Mr. Hindle stated he marked

Briar's proposal as a "pass/fail" but scored Briar's cost and their days, which can be stricken if the Board deems them non-responsive.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, deeming the Briar Corporation Proposal non-responsive and rejecting it as being in the best interest of the District, was approved.

B. Ranking/Evaluation

Mr. Hindle discussed and reviewed the Evaluation Criteria Matrix. A Board Member asked that a map be provided for future RFP reviews.

The Board scored and ranked the bids. Mr. Torres tabulated the overall scores and rankings, as follows:

#1	Hughes Brothers	98.6 points
#2	Jr. Davis	95.6 points
#3	SDC	94.4 points

Mr. Hindle stated, if the Board engages Hughes, the project will be nine months ahead of end dates and asked that District Counsel provide the same type of contract so that the District is protected.

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, approving the Board's scores and ranking of Hughes Brothers as the #1 ranked respondent to the RFP for Neighborhood Connector Roads; authorizing Staff to negotiate and finalize a contract with Hughes Brothers; and if a contract cannot be reached, Staff must negotiate with the #2 ranked firm, and if a contract cannot be reached, Staff must negotiate with #3, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Amendment #1 to Agreement for Management Services

Mr. Torres presented Amendment #1 to the Agreement for Management Services in the amount of \$17,000 for Field Operations. \$16,000 was budgeted for this expense. The Board consensus was to change the Amendment #1 amount to \$16,000 for Field Operations.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Amendment #1 to Agreement for Management Services, as amended to change the Field Operations fee to \$16,000, was approved.

**EDGEWATER WEST CDD
SIXTH ORDER OF BUSINESS**

December 15, 2025

Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [November 3, 2026 - Seats 3, 4 & 5]

Mr. Torres presented Resolution 2026-03. Seats 3, 4 and 5 will be up for election.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-03, Designating a Date of November 3, 2026, and Time and Location to be determined, for the Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-04, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of October 31, 2025**
- B. Approval of October 7, 2025 Regular Meeting Minutes**
- C. Ratification Items**
 - I. Jr. Davis Construction Company, Inc. Items**
 - a. Construction Agreement [ED7 Avenue D Framework Roadway]**
 - b. Change Order #001 Whaley Lane Wetland Crossing Road Civil Site Work**
 - II. Duval Landscape Maintenance, LLC Construction Agreement [ED3/ED7, Phase 1 & ED5, Phase 2 Landscape and Irrigation Work]**
 - III. Special Warranty Deed [ED 2/5/7 Roadway]**

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the Consent Agenda Items, as presented, were accepted, approved and ratified, respectively.

NINTH ORDER OF BUSINESS

**Consideration of Duval Landscape
Maintenance Proposal No. 39466**

This item was not addressed.

TENTH ORDER OF BUSINESS

Discussion: FY2026 Meeting Schedule

Mr. Torres stated this item was discussed during the Edgewater East CDD.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated there is an upcoming bond issuance for which the Board already approved the Delegated Award Resolution. Once the bonds go to market, it might be necessary to schedule a Special Meeting to approve the bond sale terms.

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

Mr. Hindle stated everything is running smoothly. Staff has daily and weekly reports of the projects, which include project details and attached photographs. He urged the Board to contact him directly if they wish to review them.

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

- **NEXT MEETING DATE: January 8, 2026 at 9:15 AM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

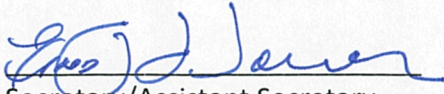
Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Pino and seconded by Mr. Mays, with all in favor, the meeting adjourned at 10:04 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair