

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

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on January 8, 2026 at 9:15 a.m., 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
Jody Pino	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Kate John	District Counsel
Shawn Hindle	District Engineer
Bryan Merced (via telephone)	Field Operations

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:15 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 GAI Construction Administration Services Proposal (ED3/ED7, Phase 1 and ED5, Phase 2 Roadway Civil Site Work)**

Mr. Torres presented the GAI Construction Administration Services Proposal for ED3/ED7, Phase 1 and ED5, Phase 2 Roadway Civil Site Work.

Ms. John stated that this will go under GAI's current Professional Services Contract.

Mr. Kramer stated this is for a time extension; the job went longer than expected and there is a monthly fee.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the GAI Construction Administration Services Proposal for ED3/ED7, Phase 1 and ED5, Phase 2 Roadway Civil Site Work, in the amount of \$14,000 equating to four months at \$3,500 per month, was approved.**

**FOURTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:  
Performance Measures/Standards &  
Annual Reporting Form**

**A. October 1, 2024 - September 30, 2025 [Posted]**

Mr. Torres noted that the 2025 Goals and Objectives Reporting was completed and posted on the website.

**B. October 1, 2025 - September 30, 2026**

Mr. Torres stated no action is necessary on this item.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

Mr. Torres presented the following:

**A. Acceptance of Unaudited Financial Statements as of November 30, 2025**

**B. Approval of December 15, 2025 Regular Meeting Minutes**

**C. Ratification of Duval Landscape Maintenance, LLC Agreement for Landscape and Irrigation Maintenance Services**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of November 30, 2025, were accepted; the December 15, 2025 Regular Meeting Minutes, as presented, were approved; and the Duval Landscape Maintenance, LLC Agreement for Landscape and Irrigation Maintenance Services, was ratified.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

There was no report.

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

Mr. Hindle reported that work on a contract for Avenue O is underway. He discussed a concern regarding Hughes Brothers' bid for Avenue O specifying 147 calendar days to complete and their later indication to the contract that it was supposed to be workdays, not calendar

days, which would change it to 205 calendar days. If this is true, then Hughes Brothers would no longer be the #1 ranked respondent.

**C. Field Operations: Wrathell, Hunt and Associates, LLC**

The Field Operations Report was included for informational purposes.

Ms. John referred to the statement in the Report that the Landscape Agreement term is to run through the end of the landscape warranty period; however, it is actually about 21 days less than the warranty period so the Agreement would commence with the start of the new fiscal year. The Board can choose to leave it as is or ask Duval Landscape to extend it 21 days.

Discussion ensued regarding whether the Duval warranty would be enforceable if they are no longer the contractor maintaining the irrigation and landscaping.

The Board consensus was to have the new landscape contract commence when the warranty period ends, instead of on October 1.

**D. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: February 5, 2026 at 9:00 AM**
  - **QUORUM CHECK**

**SEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**NINTH ORDER OF BUSINESS**

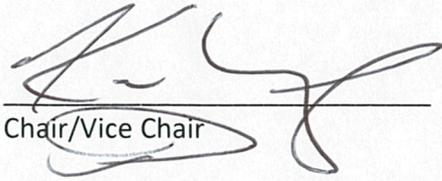
**Adjournment**

**On MOTION by Ms. Pino and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:25 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair