

EDGEWATER WEST

**COMMUNITY DEVELOPMENT
DISTRICT**

February 5, 2026

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Edgewater West Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://edgewaterwestcdd.net/>

January 29, 2026

Board of Supervisors
Edgewater West Community Development District

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Edgewater West Community Development District will hold a Regular Meeting on February 5, 2026 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Construction Engineering and Inspection Services
4. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of December 31, 2025
 - B. Approval of January 8, 2026 Regular Meeting Minutes
 - C. Ratification Item(s)
 - I. Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date
 - II. Duval Landscape Maintenance, LLC First Amendment to the Agreement for Landscape and Irrigation Maintenance Services
5. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Hanson, Walter & Associates, Inc.*
 - C. Field Operations: *Wrathell, Hunt and Associates, LLC*

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

- NEXT MEETING DATE: March 5, 2026 at 9:15 AM
 - QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KEVIN MAYS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JUSTIN ONORATO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KEVIN KRAMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JODY PINO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (*for informational purposes*)

6. Board Members' Comments/Requests

7. Public Comments

8. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

4

CONSENT
AGENDA

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2025**

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 11,527	\$ -	\$ -	\$ 11,527
Investments				
Revenue	-	6,442	-	6,442
Reserve	-	1,985,534	-	1,985,534
Construction	-	-	5,443,271	5,443,271
Due from Landowner	70,002	-	-	70,002
Total assets	<u>\$ 81,529</u>	<u>\$ 1,991,976</u>	<u>\$ 5,443,271</u>	<u>\$ 7,516,776</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 69,541	\$ -	\$ -	\$ 69,541
Accrued taxes payable	30	-	-	30
Contracts payable	-	-	749,465	749,465
Retainage payable	-	-	681,239	681,239
Landowner advance	6,000	-	-	6,000
Landowner advance - advertising	4,685	-	-	4,685
Total liabilities	<u>80,256</u>	<u>-</u>	<u>1,430,704</u>	<u>1,510,960</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	70,002	-	-	70,002
Total deferred inflows of resources	<u>70,002</u>	<u>-</u>	<u>-</u>	<u>70,002</u>
Fund balances:				
Restricted				
Debt service	-	1,991,976	-	1,991,976
Capital projects	-	-	4,012,567	4,012,567
Unassigned	(68,729)	-	-	(68,729)
Total fund balances	<u>(68,729)</u>	<u>1,991,976</u>	<u>4,012,567</u>	<u>5,935,814</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 81,529</u>	<u>\$ 1,991,976</u>	<u>\$ 5,443,271</u>	<u>\$ 7,516,776</u>

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 67	\$ 135	\$ 345,590	0%
Total revenues	<u>67</u>	<u>135</u>	<u>345,590</u>	0%
EXPENDITURES				
Professional & administrative				
Supervisors	-	215	-	N/A
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	-	4,188	25,000	17%
Engineering	14,770	14,770	2,000	739%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	166	500	2,000	25%
Dissemination agent - 2nd bond series	-	-	5,500	0%
Trustee	-	4,246	5,500	77%
Telephone	17	50	200	25%
Postage	-	30	500	6%
Printing & binding	42	125	500	25%
Legal advertising	67	135	1,750	8%
Annual special district fee	-	175	175	100%
Insurance	-	5,565	6,500	86%
Contingencies/bank charges	80	246	750	33%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>19,142</u>	<u>42,245</u>	<u>105,290</u>	40%
Field operations				
Field operations management	1,458	2,917	16,000	18%
O&M accounting	-	-	3,300	0%
Stormwater management				
Lake maintenance	-	-	5,500	0%
Streetlighting	-	-	2,000	0%
Irrigation meter activate	-	-	3,000	0%
Pressure washing	-	-	1,000	0%
Electricity	-	-	2,500	0%
Landscape maint.				
Maintenance contract	4,964	8,079	100,000	8%
Plant replacement	-	-	10,000	0%
Landscape contingency	-	-	10,000	0%
Irrigation	-	-	20,000	0%
Irrigation repairs	4,415	4,415	5,000	88%
Mulch	-	-	25,000	0%
Annuals	-	-	20,000	0%
Other operation expenses	-	-	15,000	0%
Trash services	-	-	2,000	0%

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Total field operations	<u>10,837</u>	<u>15,411</u>	<u>240,300</u>	6%
Total expenditures	<u>29,979</u>	<u>57,656</u>	<u>345,590</u>	17%
 Excess/(deficiency) of revenues over/(under) expenditures	 (29,912)	 (57,521)	 -	
 Fund balances - beginning	 <u>(38,817)</u>	 <u>(11,208)</u>	 -	
Fund balances - ending	<u><u>\$ (68,729)</u></u>	<u><u>\$ (68,729)</u></u>	<u><u>\$ -</u></u>	

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: off-roll	\$ -	\$ -	\$ 1,890,600	0%
Interest	6,511	21,999	-	N/A
Total revenues	<u>6,511</u>	<u>21,999</u>	<u>1,890,600</u>	1%
EXPENDITURES				
Principal	-	-	430,000	0%
Interest	-	733,906	1,467,813	50%
Total expenditures	<u>-</u>	<u>733,906</u>	<u>1,467,813</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	6,511	(711,907)	422,787	
Fund balances - beginning	1,985,465	2,703,883	-	
Fund balances - ending	<u>\$ 1,991,976</u>	<u>\$ 1,991,976</u>	<u>\$ 422,787</u>	

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 25,643	\$ 99,908
Total revenues	<u>25,643</u>	<u>99,908</u>
 EXPENDITURES		
Construction costs	<u>2,705,738</u>	<u>4,688,824</u>
Total expenditures	<u>2,705,738</u>	<u>4,688,824</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,680,095)	 (4,588,916)
 Fund balances - beginning	 <u>6,692,662</u>	 <u>8,601,483</u>
Fund balances - ending	<u>\$ 4,012,567</u>	<u>\$ 4,012,567</u>

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
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.

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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

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

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

83 The Field Operations Report was included for informational purposes.

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

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

90 The Board consensus was to have the new landscape contract commence when the
91 warranty period ends, instead of on October 1, and run through September 30.

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

- 93 • **NEXT MEETING DATE: February 5, 2026 at 9:00 AM**

- 94 ○ **QUORUM CHECK**

95

96 **SEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

97

98 There were no Board Members' comments or requests.

99

100 **EIGHTH ORDER OF BUSINESS**

Public Comments

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102 No members of the public spoke.

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104 **NINTH ORDER OF BUSINESS**

Adjournment

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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115 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEM I

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Edgewater West Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Osceola County Ordinance No. 2024-13 creating the District (the "Ordinance") is February 23, 2024; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at 2:00 p.m. at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 15th day of December, 2025. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

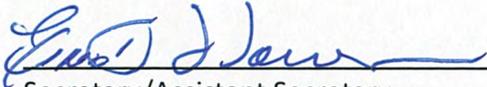
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of December, 2025.

ATTEST:

**EDGEWATER WEST COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Edgewater West Community Development District (the "District") in Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026
TIME: 2:00 p.m.
PLACE: The Offices of Hanson, Walter, & Associates Inc.
8 Broadway, Kissimmee, FL 34741

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **2:00 p.m.**

LOCATION: **The Offices of Hanson, Walter, & Associates Inc.
8 Broadway, Kissimmee, FL 34741**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – November 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Edgewater West Community Development District to be held at 2:00 p.m., on November 3, 2026 at The Offices of Hanson, Walter, & Associates Inc, 8 Broadway, Kissimmee, FL 34741, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Edgewater West Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEM II

**FIRST AMENDMENT TO THE
AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
BETWEEN EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT
AND DUVAL LANDSCAPE MAINTENANCE, LLC**

THIS FIRST AMENDMENT (“**First Amendment**”) is made and entered into as of January 21, 2026, by and between (“**Effective Date**”):

EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”), and

DUVAL LANDSCAPE MAINTENANCE, LLC, a Florida limited liability company, whose mailing address is 7011 Business Park Blvd. North, Jacksonville, Florida 32256 (the “**Contractor**,” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Landscape and Irrigation Maintenance Services*, dated January 5, 2026 (“**Agreement**”);

WHEREAS, pursuant to Section 7.H. of the Agreement, the Parties desire to amend the Agreement in order to extend the term of Agreement (“**First Amendment**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this First Amendment.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this First Amendment.

SECTION 2. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 3 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 3. The District hereby extends the term of the Agreement, as identified in Section 3.A. thereof, to **October 21, 2026**.

SECTION 4. The invalidity or unenforceability of any one or more provisions of this First Amendment shall not affect the validity or enforceability of the remaining portions of this First Amendment or any part of this First Amendment not held to be invalid or unenforceable.

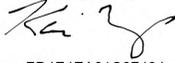
IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to be effective on the date and year first written above.

Attest:

**EDGEWATER WEST COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

03FB937CE2504E3...
Secretary/Assistant Secretary

DocuSigned by:

FD4E4EA01C97494...
Chair/Vice Chair, Board of Supervisors

DUVAL LANDSCAPE MAINTENANCE, LLC

DocuSigned by:

CC0EDEBD1A964AA...
Witness

Signed by:

By: 
CFED48D7308045E...
Print: Jack Gillespie
Its: Business Development Manager

Rob Bullock

Print Name of Witness

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS C



Wrathell, Hunt and Associates, LLC

TO: Edgewater West Board of Supervisors
FROM: Bryan Merced – Operations Manager
DATE: January 28, 2026
SUBJECT: Status Report – Field Operations

LANDSCAPING:

1. Site visits were conducted on January 2nd, 8th, 15th, 23rd, and 28th.
2. A palm tree died and completely collapsed at the midpoint of the trunk. Duval was asked to have it removed as soon as possible and to add it to the list for warranty replacement.
3. Duval confirmed that replacement of dead trees is scheduled to begin in March/April.
4. Duval reiterated concerns that the development construction is not communicating when the irrigation main line gets damaged and is shut off. As a result, plants and trees do not receive adequate water, which can lead to avoidable damage for which Duval would ultimately be responsible under warranty. Duval was advised that the developer is aware of the issue and they should continue to document any observed incidents with photographs. Duval was also advised that any mainline repair proposals will be reviewed as quickly as possible to minimize delays and reduce the risk of further plant or tree damage.

• **Ponds**

1. Nothing to report.

MISC. FIELD OPERATION UPDATES:

1. Nothing to report.

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS D

EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025	Continued Construction Evaluation Committee Meeting	8:00 AM
October 2, 2025 <i>rescheduled to October 7, 2025</i>	Regular Meeting	9:15 AM
October 7, 2025	Regular Meeting	9:15 AM
November 6, 2025 CANCELED	Regular Meeting	9:15 AM
December 4, 2025 <i>rescheduled to December 15, 2025</i>	Regular Meeting	9:15 AM
December 15, 2025	Regular Meeting	9:15 AM
January 8, 2026	Regular Meeting	9:15 AM
February 5, 2026	Regular Meeting	9:15 AM
March 5, 2026	Regular Meeting	9:15 AM
April 2, 2026	Regular Meeting	9:15 AM
May 7, 2026	Regular Meeting	9:15 AM
June 4, 2026	Regular Meeting	9:15 AM
July 2, 2026	Regular Meeting	9:15 AM
August 6, 2026	Regular Meeting	9:15 AM
September 3, 2026	Regular Meeting	9:15 AM

Exception(s)

**January meeting date is one (1) week later to accommodate the New Year's Day holiday.*

**EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No Not Applicable

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No Not Applicable

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No Not Applicable

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No Not Applicable

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No Not Applicable

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No Not Applicable


District Manager

Ernest J. Torres
Print Name

8/7/25
Date


Chair/Vice Chair, Board of Supervisors

Kevin Mays
& Vice Chairman
Print Name

8/7/25
Date