

Edgewater West Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://edgewaterwestcdd.net/>

March 13, 2026

Board of Supervisors
Edgewater West Community Development District

Dear Board Members:

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

<p>Note: Meeting Time</p>

The Board of Supervisors of the Edgewater West Community Development District will hold a Special Meeting on March 20, 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. Consideration of Resolution 2026-06, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two); Making Certain Findings and Confirming the District's Provision of Improvements; Confirming the Engineer's Report and adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum Assessment Lien Securing the Assessment Area Two Bonds (Hereinafter Defined); Addressing the Allocation and Collection of the Assessments Securing the Series 2026 Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Assessment Area 2 Assessments; Providing for Conflicts, Severability and an Effective Date
 - A. Exhibit A: Supplemental Engineer's Report (Phase 2 Infrastructure Improvements)
 - B. Exhibit B: Second Supplemental Special Assessment Methodology Report (Assessment Area Two)
4. Consideration of Resolution 2026-07, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2026 (Master Infrastructure Bond Area); Making Certain Findings and Confirming the District's Provision of Improvements; Confirming the Engineer's Report and adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum Assessment Lien Securing the Master Infrastructure Bonds (Hereinafter Defined); Addressing the Allocation and Collection of

the Assessments Securing the Master Infrastructure Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Master Infrastructure Assessments; Providing for Conflicts, Severability and an Effective Date

- A. Exhibit A: Supplemental Engineer’s Report (Phase 2 Infrastructure Improvements)
 - B. Exhibit B: Third Supplemental Special Assessment Methodology Report (Master Infrastructure Bond Area)
5. Consideration of Impact Fee Agreement
 6. Ratification of Avenue O Framework Roadway Agreement with Hughes Brothers Construction, Inc.
 7. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of January 31, 2026
 - B. Approval of February 18, 2026 Special Meeting Minutes
 8. 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: April 2, 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*)
9. Board Members’ Comments/Requests
 10. Public Comments

11. 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