

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

The Board of Supervisors of the Edgewater West Community Development District held a Special Meeting on March 20, 2026 as soon after 9:15 a.m., as the matter could be heard, at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present:

Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary
Justin Onorato	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
Eric Lavoie	BTI Partners
Bryan Merced (via telephone)	Field Operations
Jason Gonzalez (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 9:28 a.m. Supervisors Kramer, Onorato and Pino were present. Supervisors Breakstone and Mays were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

Mr. Rodriguez stated Agenda Items 3B and 4B will be removed from the Agenda as they are not needed in relation to what is being considered.

Mr. Eckert stated the bonds were priced yesterday. The Bond Purchase Agreement was signed yesterday because it was within the parameters authorized by the Board. Late last night, Supplemental Methodologies for both Assessment Area Two and the Master Infrastructure Bond Area were issued. It is necessary to make sure the capitalized interest period mentioned in the Reports matches the term of the bonds sold. He asked for a motion allowing Staff to conform the final versions of those Supplemental Reports to match the terms of the bond sale.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, authorizing Staff to conform final versions of the Supplemental Reports to match the terms of the bond sale and for the Chair or Vice Chair to approve any changes to Reports or documents to align with the bond sale, was approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-06, Setting Forth the Specific Terms of the Edgewater West Community Development District’s Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two); Confirming the District’s Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer’s Report; Confirming and Adopting the Second Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Assessment Area Two Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice Of Series 2026 Special Assessments (Assessment Area Two); Providing for Conflicts, Severability And an Effective Date

Mr. Eckert presented Resolution 2026-06, related to Assessment Area Two.

- A. Exhibit A: Supplemental Engineer’s Report (Phase 2 Infrastructure Improvements)**
- B. Exhibit B: Second Supplemental Special Assessment Methodology Report (Assessment Area Two)**

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2026-06, Setting Forth the Specific Terms of the Edgewater West Community Development District’s Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two); Confirming the District’s Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer’s Report; Confirming and Adopting the Second Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Assessment Area Two Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice Of Series 2026 Special Assessments (Assessment Area Two); Providing for Conflicts, Severability And an Effective Date, was adopted.

Consideration of Resolution 2026-07, Setting Forth the Specific Terms of the Edgewater West Community Development District's Special Assessment Revenue Bonds, Series 2026 (Master Infrastructure Bond Area); Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting the Third Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Master Infrastructure Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Special Assessments (Master Infrastructure Bond Area); Providing for Conflicts, Severability and an Effective Date

Mr. Eckert presented Resolution 2026-07.

Discussion ensued regarding debt being assessed on the balance of Pods 5, 6, 7, 8 and 9.

It was noted that Assessment Area One and Assessment Area Two have long-term "A" bonds and everything else is included in the Master Infrastructure Bond Area. As those are developed, interest-only bonds will be replaced with long-term bonds.

- A. **Exhibit A: Supplemental Engineer's Report (Phase 2 Infrastructure Improvements)**
- B. **Exhibit B: Third Supplemental Special Assessment Methodology Report (Master Infrastructure Bond Area)**

On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, Resolution 2026-07, Setting Forth the Specific Terms of the Edgewater West Community Development District's Special Assessment Revenue Bonds, Series 2026 (Master Infrastructure Bond Area); Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting the Third Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Master Infrastructure Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Special Assessments (Master Infrastructure Bond Area); Providing for Conflicts, Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of EW Property Holdings, LLC Agreement Relating to Oversizing of Infrastructure and the Sale of Impact Fee Credits and Mobility Fee Credits (Phase 2)

Mr. Rodriguez presented the EW Property Holdings, LLC Agreement.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the EW Property Holdings, LLC Agreement Relating to Oversizing of Infrastructure and the Sale of Impact Fee Credits and Mobility Fee Credits for Phase 2, in substantial form, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Avenue O Framework Roadway Agreement with Hughes Brothers Construction, Inc.

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of January 31, 2026**
- B. Approval of February 18, 2026 Special Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted, and the February 18, 2026 Special Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

Mr. Eckert stated that, with regard to Impact Fee Credits, if there was no need for reimbursement under the documents, he is aware of mature CDDs that own a bank of credits that can be sold to other builders for projects within the area.

He noted that the Phase Two Toho Extension Agreement requires a contribution to the another CDD within ten days of the closing of these bonds. District Management will ensure that the Requisition to the Invoice is paid.

Mr. Torres stated the bonds will close on March 27, 2026.

Mr. Eckert stated the Avenue O Agreement is under internal review.

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

Mr. Hindle reported that construction with Jr. Davis is going well, despite some issues with Hughes Brothers. Mr. Eckert and Ms. John did a good job with the Neighborhood Road and the Avenue O contracts; a Dual Notice to Proceed will prevent delays if the utilities are not cleared and available for connection.

Regarding the ED-3 Road, Mr. Hindle stated the Certificate of Completion is pending. The City and County finally agreed upon how it will be closed out. Each have three punchout items. Toho is clearing the lines now.

Discussion ensued regarding the Edgewater West connection to Kissimmee Park Road, land development code, the City and the County limiting the improvement to Kissimmee Park Road to three quarters of a mile west of Lake Tohopekaliga, plans for the road to stop at Station 18 and the need for drainage improvements.

A Change Order for Whaley Lane will be included on the next agenda.

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

The Field Operations Report was included for informational purposes.

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

- **NEXT MEETING DATE: April 2, 2026 at 9:15 AM**
 - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)**

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

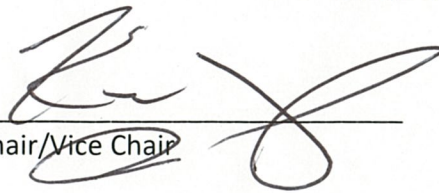
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Pino and seconded by Mr. Onorato, with all in favor, the meeting adjourned at 9:50 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair