MINUTES OF MEETING
EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on April 2, 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
Mike Eckert	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Shawn Hindle	District Engineer
Eric Lavoie	BTI Partners
Bryan Merced (via telephone)	Field Operations

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:28 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 Change Orders**

A. Jr. Davis Construction Company, Inc. No. 002 [Whaley Lane Wetland Crossing Road Civil Site Work]

B. Duval Landscape Maintenance, LLC No. 002 [ED3/ED7, Phase 1 & ED5, Phase 2 Landscape and Irrigation Work]

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Jr. Davis Construction Company, Inc. Change Order No. 002 for Whaley Lane Wetland Crossing Road Civil Site Work; and Duval Landscape Maintenance, LLC

Change Order No. 002 for ED3/ED7, Phase 1 & ED5, Phase 2 Landscape and Irrigation Work, were approved.

FOURTH ORDER OF BUSINESS **Review of Qualifications for Construction Engineering and Inspection Services for Neighborhood Connector Road Project**

A. Respondents

Mr. Torres stated Hanson, Walter & Associates, Inc., and GAI Services responded.

B. Ranking/Evaluation

The Board and Staff discussed the Competitive Selection Criteria, submissions, ongoing work in the CDD, the scope of work for the current project, ranking based on qualifications, impact fee credits, the Tri-Party Agreement, the costs and the inspection fees.

Mr. Mays stated the road in question is a City road and a non-framework road that is not included in the Tri-Party Agreement, which is the only place that mandates the Construction Engineering and Inspection (CEI) work instead of inspection fees.

The Supervisors jointly completed the Scoring Criteria Ranking Sheet. The scores and ranking were as follows:

#1	Hanson, Walter & Associates, Inc.	100 points
#2	GAI Construction Administration Services	99 points

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, ranking Hanson, Walter & Associates, Inc., as the #1 ranked respondent to the RFQ for Construction Engineering and Inspection Services for the Neighborhood Connector Road Project, and authorizing Staff to negotiate a contract with Hanson, Walter & Associates, Inc., the #1 ranked respondent, and authorizing Staff to negotiate with GAI Construction Administration Services, the #2 ranked respondent, if necessary, was approved.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as of February 28, 2026

B. Approval of March 20, 2026 Special Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted; and the March 20, 2026 Special Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated the Avenue O Agreement was signed by HBC, and it is under internal review. A successful bond closing occurred on March 27, 2026.

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

Mr. Hindle stated the Annual Report for platted properties turned over to the CDD is ongoing. The Change Orders approved today include the last punchlist item.

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: May 7, 2026 at 9:15 AM**
  - **QUORUM CHECK**

Supervisors Mays, Kramer and Pino confirmed their in-person attendance at the May 7, 2026 meeting.

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

SEVENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

Mr. Kramer stated he emailed a requisition request for the $1.5 million off-site Force Main payment to the escrow account.

Discussion ensued regarding wet utilities, roadway improvements, and landscaping.

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. Mays, with all in favor, the meeting adjourned at 9:47 a.m.

EDGEWATER WEST CDD **April 2, 2026**

Secretary/Assistant Secretary

Chair/Vice Chair