

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

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on May 7, 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 Mays
Kevin Kramer
Jody Pino

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez (via telephone)
Kate John
Cameron Hindle
Bryan Merced (via telephone)
Josh Feagin

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
Field Operations
Duval Landscape

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:24 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 Resolution 2026-08, Ratifying, Confirming, and Approving the Sale of the Edgewater West Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two) and Series 2026 (Master Infrastructure Bond Area); Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Edgewater West Community Development District Special Assessment Revenue

Bonds, Series 2026 (Assessment Area Two) and Series 2026 (Master Infrastructure Bond Area); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2026-08. Ms. John stated this Resolution ratifies the actions of the Board and Staff in connection with the closing of the Series 2026 bonds. The bonds are for a not-to-exceed amount of \$13,000,000 for Assessment Area Two and \$30,000,000 for the Master Infrastructure Bond Area.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Jr. Resolution 2026-08, Ratifying, Confirming, and Approving the Sale of the Edgewater West Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two) and Series 2026 (Master Infrastructure Bond Area); Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Edgewater West Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two) and Series 2026 (Master Infrastructure Bond Area); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

THIRD ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Finance (Series 2026)

Mr. Torres presented the Amended and Restated Disclosure of Public Finance for the Series 2026 bonds. Ms. John stated this amends and restates the previously recorded Disclosure to include the Series 2026 bond issuance information.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Amended and Restated Disclosure of Public Finance (Series 2026), was approved.

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of March 31, 2026**
- B. Approval of Minutes**
 - I. April 2, 2026 Special Public Meeting**

II. April 2, 2026 Regular Meeting

C. Ratification of Special Warranty Deed [Avenue O Phase 1 and Neighborhood Road]

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted; and the April 2, 2026 Special Public Meeting Minutes and the April 2, 2026 Regular Meeting Minutes, both as presented, were approved; and the Special Warranty Deed for Avenue O Phase 1 and Neighborhood Road, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. John stated the Avenue O and the Neighborhood Road Agreements went through another review. Both were finalized and sent to the contractor for their review.

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

There was no report.

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: June 4, 2026 at 9:15 AM [Presentation of FY2027 Proposed Budget]
 - QUORUM CHECK
- Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

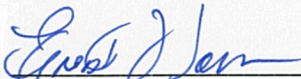
Public Comments

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 9:30 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair