

**MINUTES OF MEETING  
ARTISAN LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District was held on Thursday, March 7, 2024, at 3:00 P.M. at Eaves Bend at Artisan Lakes, 5967 Maidenstone Way, Palmetto, FL 34221.

**Present and constituting a quorum:**

Vincent Sciarrabba	Chairperson
Peter Latessa	Vice Chairperson
Carol Sciarrabba	Assistant Secretary
Dee Zaenglein	Assistant Secretary
Deborah Reynolds	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	District Engineer

**Audience:**

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 3:05 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**February 1, 2024 – Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to these Minutes; hearing none, he called for a motion.

**On MOTION made by Dee Zaenglein, seconded by Carol Sciarrabba, and with all in favor, the February 1, 2024 Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-6**

**Consideration of Resolution 2024-6, a Resolution of the Board of Supervisors approving the Proposed Fiscal Year 2025 Budget and setting the Public Hearing on Thursday, May 2, 2024, at 3:00 P.M. at Eaves Bend at Artisan Lakes, 5967 Maidenstone Way, Palmetto, FL 34221**

Mr. Ward indicated Resolution 2024-6 was the start of the budget process for Fiscal Year 2025 beginning October 1, 2024 ending September 30, 2025. He stated the public hearing was set for May 2, 2024, at 3:00 P.M. at Eaves Bend at Artisan Lakes, 5967 Maidenstone Way, Palmetto, FL 34221. He explained the budget did not bind the Board to any of the costs in the budget or the assessment rates contemplated but did set the maximum assessment rate. He stated the assessment rate for this year was \$167.03 dollars, up from \$161 dollars. He indicated there would be no budgeting for the water management system in this budget. He noted the debt service fund assessment rates would remain the same.

Mr. Jere Earlywine asked if notice needed to be sent to the residents.

Mr. Ward responded in the negative; this year’s assessment rate was still under the cap rate (maximum rate).

**On MOTION made by Peter Latessa, seconded by Deborah Reynolds, and with all in favor, Resolution 2024-6 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

*Mr. Earlywine: We are working on the updated Artison Lakes Parkway Agreement, a joint agreement with Artison Lakes East, and the County has been dragging their feet, but we should have it back in the next couple of weeks and can put it on the next agenda.*

**II. District Engineer**

*Mr. Victor Barbosa: We’re still working with SWFMD to close out the permits. That’s taking a little bit of time.*

**III. District Manager**

- a) Florida Law changes to Form 1 Filings
- b) Important Board Meeting Dates for Balance of Fiscal Year 2024
  - 1) March 7, 2024, Proposed FY 2025 Budget

- 2) **Public Hearings – Approval of Budget Fiscal Year 2025 - May 2, 2024**
- 3) **Candidate Qualifying period: June 10 through June 14, 2024 (Seats 2&3)**
- c) **Financial Statement for period ending January 31, 2024 (unaudited)**

*Mr. Ward: Your Form 1 filings are all electronic now. All of you have been set up in the State system. You need to go in and set up your own username and password and you will be able to do your Form 1 filing which is due July 1 of this year.*

Two Board Members indicated they filed the Form 1 already and it was simple.

*Mr. Ward: Good. The only other thing you need to remember is the four hours of ethics training required this year. My office has sent you the links to do the training. That is due before December 31, but I would recommend you do it sooner than later. You may get emails from other companies telling you to do the ethics training on their sites, but they charge for that. If you want to pay the fee it's up to you, you still get the certificate, but the State's website is free for purposes of doing your ethics training and it's the same ethics training. The link we sent you is to the State's ethics website and that's the one that's free. Just watch your emails and make sure the link is coming from my team and those are the ones you will be able to do the ethics training on for free. I understand it's four hours. I've had one Board Member do it already and she said it was pretty easy to get through. There are three courses total, a two-hour course and two one-hour courses. You can do them separately.*

*Mr. Earlywine: It's a self-reporting requirement. You do have to do it in this calendar year, but you won't actually report it until your next year Form 1 filing. Keep a copy of whatever certification you get, so if you have an inquiry, you can prove it. But it is a self-reporting requirement that you do not report this year. You do the training this year but report it next year on the Form 1.*

*Mr. Ward: The form you file this year is your 2023 form, and the form you file next year is your 2024 form. Your proposed budget public hearing is May 2. Please remember that.*

## **FIFTH ORDER OF BUSINESS**

### **Audience Comments and Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests.

*Mr. Latessa: Can you tell us why we didn't follow through on what our general consensus was?*

*Mr. Ward: I think the behind the scenes discussions were that it would be better to hold off, to the extent that the local HOAs or the Master want to turn that back over to the CDDs once they transition to homeowner control and do what the community decides which I think is a great idea, rather than having us make that decision. That was just the general consensus.*

*Mr. Latessa: Who was the general consensus? Because the general consensus at this table was one thing.*

*Mr. Ward: I thought after the last meeting there was too much acrimony about the discussion and the debate to do it, and I think it's a better idea to let the HOAs take it over. I made some inquiries to the*

*Master HOA, and they agreed with that position, and I think that's the way we should handle it. I will take responsibility for bringing that forward to you without vetting it enough.*

*Ms. Reynolds: When are the traffic circles on Artisan Lakes Parkway going to be installed?*

*Mr. Barbosa: At this time, the roundabouts are permitted. We are seeking a right-of-way use permit which shouldn't take too long, probably a couple of weeks. But before those improvements can get started, there is an agreement that needs to go before the Board of County Commissioners for approval of the reimbursement. Until that happens, those roundabouts will not connect. Currently it's slated for the April 23<sup>rd</sup> BOCC Meeting. After that meeting, we will know more about what that start date is going to be for those projects. The construction of the roundabouts was requested by the County. It is not anybody's responsibility, but Taylor Morrison has, thus far, unless anything changes at the Board Meeting, offered to construct those for the County, but it is not a requirement of Taylor Morrison.*

*Mr. Latessa: Okay, but will they have it started or completed prior to them leaving town? And if they don't have it started or completed before they leave town who is then responsible to do that, the County?*

*Mr. Barbosa: Yeah, if that happens, which is very unlikely, then the County would be the one to take the responsibility of the roundabouts, both physically and financially.*

Mr. Ward asked if there were any audience questions or comments; there were none.

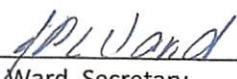
**SIXTH ORDER OF BUSINESS**

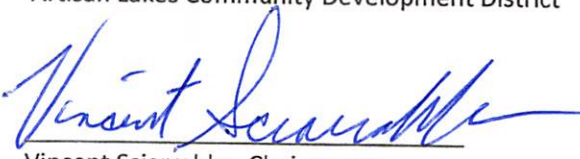
**Adjournment**

Mr. Ward adjourned the meeting at approximately 3:18 p.m.

**On MOTION made by Vincent Sciarrabba, seconded by Dee Zaenglein, and with all in favor, the meeting was adjourned.**

Artisan Lakes Community Development District

  
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James P. Ward, Secretary

  
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Vincent Sciarrabba, Chairperson