

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

The Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development District was held on Thursday, July 7, 2022, at 3:30 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

**Present and constituting a quorum:**

Travis Stagnitta	Chairperson
Robert Lee	Vice Chairperson
Michael Piendell	Assistant Secretary

**Absent:**

Brandon Gallagher	Assistant Secretary
Matthew Sawyer	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Ashley Ligas	District Counsel
Kyle Clawson	District Engineer
Andrew Gill	J.P. Ward & Associates
Katie Ibarra	KE Law Group

**Audience:**

All resident's 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. Andrew Gill called the meeting to order at approximately 3:45 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Gallagher and Supervisor Sawyer, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of advertisement of meeting**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**June 2, 2022 – Regular Meeting Minutes**

Mr. Gill asked if there were any additions, corrections, or deletions to the Minutes. Hearing none, he called for a motion.

**On MOTION made by Mr. Robert Lee, seconded by Mr. Travis Stagnitta, and with all in favor, the June 2, 2022, Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-14**

**Consideration of Resolution 2022-14, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District (i) approving and ratifying the actions of the Board and District staff with respect to Artisan Lakes Parkway; (ii) accepting a portion of Artisan Lakes Parkway; and (iii) authorizing the acceptance of Plat entitled “Artisan Lakes Edgestone North Phase I & II”**

Mr. Gill asked if there were any questions regarding Resolution 2022-14; hearing none, he called for a motion.

**On MOTION made by Mr. Michael Piendell, seconded by Mr. Travis Stagnitta, and with all in favor, Resolution 2022-14 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**PUBLIC HEARING**

**IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES; AND ADOPT AN ASSESSMENT ROLL TO SECURE A PORTION OF THE SERIES 2021-2 BONDS ON BENEFITED LANDS WITHIN HERITAGE PARK REALLOCATION - ASSESSMENT AREA TWO WITHIN THE DISTRICT**

- I. Public Comment and Testimony**
- II. Board Comment**

**III. Consideration of Resolution 2022-15, a resolution of the Board of Supervisors amending Resolutions 2018-18, 2019-01 and 2021-03 to levy and impose Debt Assessments on the Expansion Parcel – Heritage Park Phases 1 And 2 and to make certain findings; authorizing a Capital Improvement Plan for the Expansion Parcel; authorizing the use of the previously approved Engineer’s Report; adopting an Assessment Report; equalizing, approving, confirming and Levying Debt Assessments on the Expansion Parcel; incorporating the provisions of the original Assessment Resolutions (as defined herein); authorizing an Assessment Notice; and providing for severability, conflicts and an effective date**

*Mr. Gill: When the Series 2021 bonds were issued, it was recognized there were lots that were outside of the District’s boundaries within Heritage Park; 21 additional residential units. Subsequent to February 8, 2022, the ordinance for the District was amended to include those additional plats. This public hearing will deal with the imposition of special assessments and also the adoption of an assessment role for those 2021-2 bonds. Jim and Katie, do you guys want to add more clarity or light to that before I open the public hearing?*

*Mr. Jim Ward: The only thing I want to comment on, the 21 lots, as you recall, when we amended the boundaries of the District, were very small slivers of those lots on the backside of those lots. We had actually included them in two charts that were in the original financing. One that showed what the assessments would be if the annexation did not go through, and one that showed what would happen to the assessments if the annexation did go through. With the completion of the annexation of those portions of those 21 lots that were just portions of lots, then this public hearing relates only to those 21 lots; however, subsequent to that, the plat for Heritage Park has been recorded, and as such, this public hearing will also deal with assigning the units and the par debts allocable to all of the lots in Heritage Park.*

Mr. Gill called for a motion to open the public hearing.

**On MOTION made by Mr. Michael Piendell, seconded by Mr. Travis Stagnitta, and with all in favor, the public hearing was opened.**

Mr. Gill asked if there were any members of the public present in person, or on audio or video, with questions regarding the Heritage Park reallocation. He noted there were no members of the public present in person or on audio or video. He called for a motion to close the public hearing.

**On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, the public hearing was closed.**

Mr. Gill asked if there were any Board Comments; hearing none, he called for a motion.

**On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, Resolution 2022-15 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

- a. **Updates - Project completion timeline**  
No report.

**II. District Engineer**

No report.

**III. District Manager**

- a. **Financial Statement for period ending May 31, 2022 (unaudited)**  
No report.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor's Requests**


Mr. Gill asked if there were any Supervisor's requests; there were none. He asked if there were any audience members present on audio/video or in person with any comments or questions; there were none.

**EIGHTH ORDER OF BUSINESS                      Adjournment**

Mr. Gill adjourned the Meeting at approximately 3:51 p.m.

**On MOTION made by Mr. Michael Piendell, seconded by Mr. Travis Stagnitta, and with all in favor, the meeting was adjourned.**

Artisan Lakes East Community Development District

  
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James P. Ward, Secretary

  
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Travis Stagnitta, Chairperson