

**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, February 2, 2023, 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
Matthew Sawyer	Assistant Secretary

Absent:

Brandon Gallagher	Assistant Secretary
Michael Piendel	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ashley Ligas	District Counsel
Victor Barbosa	District Engineer

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. James Ward called the meeting to order at approximately 4:00 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Gallagher and Supervisor Piendel, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

- I. November 3, 2022 – Landowners Meeting**
- II. November 3, 2022 - Regular Meeting**

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

On MOTION made by Robert Lee, seconded by Matthew Sawyer, and with all in favor, the November 3, 2022 Landowners Meeting Minutes were accepted for purposes of inclusion in the record.

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

On MOTION made by Matthew Sawyer, seconded by Robert Lee, and with all in favor, the November 3, 2022 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-4

Consideration of Resolution 2023-4, a resolution of the Board of Supervisors approving the Proposed Fiscal Year 2024 Budget and setting the Public Hearing on Thursday, May 4, 2023, at 3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221

Mr. Ward: This Resolution approves the proposed budget for fiscal year 2024, sets the public hearing for Thursday, May 4, 2023, at 3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. I think we should change that to 4. Let's change that to 4 p.m. The approval of the budget doesn't bind you to anything in the budget. It merely sets a maximum assessment rate. There is one substantive change which has been made to this budget, and that is the inclusion of \$50,000 dollars into a long term capital planning tool. As I just got done explaining to the Artisan Lakes Board, with Hurricane Ian blowing through this past year, I had some pushback from homeowner's associations about the District cleaning up its own storm damage from its own assets. So, as a general matter, I'm including in all my Districts' budgets an amount of money that we hopefully can raise over time in order to get our reserves up to the \$300,000 to \$500,000 dollar level. This year, I included \$50,000 dollars into your operating budget. It changes the assessment from \$97.42 dollars per unit to \$129.10 dollars per unit. The one thing it does do is it goes over our cap rate which means we will have to do a mailed notice out to the Artisan Lakes East residential community. With that said, you may have some residents here for the public hearing.

Mr. Travis Stagnitta asked if the letter sent out to residents would explain why the assessment rate was going up.

Mr. Ward: As a standard course I don't, but I think this year I am going to do that. He asked if there were any questions; hearing none, he called for a motion. He noted the time would be changed from 3:30 p.m. to 4:00 p.m. because Artisan Lakes would be holding its public hearing at 3:00 p.m.

On MOTION made by Matthew Sawyer, seconded by Travis Stagnitta, and with all in favor, Resolution 2023-4 was adopted as amended, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2023-5**

Consideration of Resolution 2023-5, a resolution of the Board of Supervisors of the Artisan Lakes East Community Development District confirming and approving the actions of the Chairman and District Staff regarding the Acquisition of certain Eaves Bend Phase II Improvements and Eaves Bend Phase IIC utilities and conveyance of Eaves Bend Phase IIC utilities to Manatee County, Florida

Mr. Ward: Resolution 2023-5 ratifies actions from the Chairman and Staff regarding the acquisition and funding of certain improvements including Phase 2 utilities. These were standard acquisitions we do on a regular basis. This simply ratifies the actions of the Chairman which we already have a resolution in place from a few years ago that authorizes your Chairperson and Staff to move forward with these acquisitions in between Board meetings. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Robert Lee, seconded by Matthew Sawyer, and with all in favor, Resolution 2023-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Agreement**

Consideration of a Second Amended & Restated Agreement between the Artisan Lakes Master Association, Inc., Artisan Lakes Community Development District, Artisan Lakes East Community Development District, and Esplanade at Artisan Lakes Community Association, Inc., to operate and maintain infrastructure improvements within the Districts

Mr. Ward: We did have some discussion at the Artisan Lakes Board Meeting about removing the Moccasin Wallow Road improvements simply because there was some question at that meeting as to what improvements were going to be installed on Moccasin Wallow Road subsequent to all of the construction going on there. So, once we find that out, we can come back and amend the agreement. This agreement indicates they will continue to do what they've been doing, we just updated the agreement a little bit to add the Esplanade and Artisan Lakes Community Association, the Master Association, and the two Districts all in one big agreement. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Robert Lee, seconded by Matthew Sawyer, and with all in favor, the Second Amended & Restated Agreement, subject to the removal of Moccasin Wallow Road, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Agreement**

Consideration of Maintenance Agreement for Right-of-Way Improvements [Artisan Lakes Parkway] between Artisan Lakes Community Development District, Artisan Lakes East Community Development District and Manatee County

Mr. Ward: *This is a standard form agreement.* He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matthew Sawyer, seconded by Travis Stagnitta, and with all in favor, the Maintenance Agreement was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of Maintenance Agreement for Right-of-Way Improvements [Moccasin Wallow] between Artisan Lakes East Community Development District, Artisan Lakes Community Development District and Manatee County

Mr. Ward indicated this Item would be removed until the questions asked by the Artisan Lakes Board were answered.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-6

Consideration of Resolution 2023-6, a resolution of the Board of Supervisors of the Artisan Lakes East Community Development District adopting a revised Master Engineer's Report

Mr. Ward indicated this Resolution amended the Master Engineer's Report.

Mr. Victor Barbosa: The primary changes to the Master Engineer's Report are related to the language contained in the roadways section of the report, and to the associated maintenance and ownership responsibilities of the onsite roadways. Although the original Master Engineer's Report indicated any internal public roads were included in the District CIP, the report originally contemplated that the roadways within Eaves Bend Phase 1 would be gated and private, and as a result, the roadway improvements in Phase 1 were anticipated to be developer funded. The report indicated that the internal roadways for the subsequent phases or neighborhoods within Artisan Lakes East could be public or private. It has since been determined that all the roadways within Eaves Bend would be non-gated and public, so we are modifying the language in the report to indicate that the roads may be eligible for CDD funding and for ownership and maintenance by the District. The District will likely be pursuing that these roadways will be ultimately conveyed to the County for ownership and maintenance, but obviously that would need to be approved by the County if that request is ever made. It's important to note that, although we are changing the language associated with the roadways within Eaves Bend, no costs were added to the District's CIP. That's the bulk of the changes. We also changed a little bit of the language associated with the dates regarding the establishment of the District and changed the District Engineer's name from Waldrop to Atwell to reflect the merger at the beginning of last year and to reflect Waldrop Engineering's new name.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matthew Sawyer, seconded by Travis Stagnitta, and with all in favor, Resolution 2023-6 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

Mr. Barbosa: We are working with SWFMD to get the ERP permits closed out and transferred to the District's name, so in the coming months we should be bringing those for approval by the Board.

III. District Manager

- a) Important Board Meeting Dates for Balance of Fiscal Year 2023
 - 1. Public Hearings: F2024 Budget Adoption – May 4, 2023, 4:00 P.M.
- b) Form 8B Reminder
- c) Financial Statement for period ending October 31, 2022 (unaudited)
- d) Financial Statement for period ending November 30, 2022 (unaudited)
- e) Financial Statement for period ending December 31, 2022 (unaudited)

Mr. Ward: Just remember your public hearing is May 4 at 4:00 p.m. We will need a quorum.

TENTH ORDER OF BUSINESS

Audience Comments and Supervisor's Requests

Mr. Ward 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.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the Meeting at approximately 4:15 p.m.

On MOTION made by Matthew Sawyer, seconded by Robert Lee, and with all in favor, the meeting was adjourned.

Artisan Lakes East Community Development District


James P. Ward, Secretary


Travis Stagnitta, Chairperson