

**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, March 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
Michael Piendel	Assistant Secretary

**Absent:**

Brandon Gallagher	Assistant Secretary
Matthew Sawyer	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Counsel
David Caplivski	Grau and Associates

**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 3:44 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**

**Consideration of Minutes**

**February 2, 2022 - Regular Meeting**

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

**On MOTION made by Michael Piendel, seconded by Travis Stagnitta, and with all in favor, the February 2, 2023 Regular Meeting Minutes were approved.**

### **THIRD ORDER OF BUSINESS**

### **Consideration of Resolution 2023-7**

**Consideration of Resolution 2023-7, a resolution of the Board of Supervisors of the Artisan Lakes East Community Development District appointing legal counsel for the District, authorizing compensation and providing for an effective date**

*Mr. Ward: This Resolution ratifies, confirms and approves the change in legal counsel from KE Law Firm to Kutak Law. Jere has left his old law firm, KE Law and is now over with Kutak Rock. That happened in between your last meeting and this meeting. So, I authorized the transfer of those services from the KE Law Firm to Kutak Rock. This Resolution confirms that move over to Kutak Rock and appoints Kutak Rock as your District Counsel pursuant to the Resolution and authorizes the form of an agreement which is basically the exact same thing we had with the prior law firm with the same rate.*

*Mr. Jere Earlywine: Thank you all for considering this. From my perspective, I've got my own personal reasons for doing it, and I'm super excited to be back with my old Hopping Green buddies, but also Kutak Rock is a national law firm which specializes in special districts and bond financing. Just within Florida they have 16 CDD lawyers, and what that means for you is I have more time to spend on your matters and I've got a lot more support. I really appreciate you all considering this. It means a lot to me and my family.*

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

**On MOTION made by Travis Stagnitta, seconded by Michael Piendel, and with all in favor, Resolution 2023-7 was adopted as amended, and the Chair was authorized to sign.**

### **FOURTH ORDER OF BUSINESS**

### **Consideration of Audited Financial Statements**

**Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2022**

Mr. Ward introduced David Caplivski with Grau and Associates.

Mr. David Caplivski with Grau and Associates thanked the District's Management and Staff. He explained the Audit of Financial Statements was required by Florida Statutes and the Bond Agreements. He reported the opinion on the Financial Statements was a clean, or unmodified, opinion which was the best opinion a district could receive. He noted the Auditor was also required to report any internal control material weaknesses or deficiencies and none were noted. He stated lastly there was a letter the Florida Auditor General required which reflected a clean, unmodified opinion as well. He thanked the CDD for choosing Grau and Associates.

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

**On MOTION made by Michael Piendel, seconded by Travis Stagnitta, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2022 were accepted for purposes of inclusion in the record.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-8**

**Consideration of Resolution 2023-8, a resolution of the Artisan Lakes East Community Development District ratifying, confirming, and approving a utility easement for Florida Power & Light Company; ratifying, confirming, and approving actions of District Staff and the Chairman regarding the execution of the Easement**

*Mr. Ward: As I understand this, Florida Power and Light has requested an easement over portions of Artisan Lakes Parkway that are within the boundaries of this CDD for the purposes of installation, maintenance and reconstruction of any electric infrastructure that’s required for the community. The form of agreement is attached to the Resolution, and quite frankly you couldn’t change it if you wanted to. So, a motion to approve the Resolution would be in order.*

**On MOTION made by Robert Lee, seconded by Travis Stagnitta, and with all in favor, Resolution 2023-8 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**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) Financial Statement for period ending January 31, 2022 (unaudited)**

*Mr. Ward: Just remember your public hearing is May 4 at 4:00 p.m. here at this location. Hopefully I can get a five member board here because we do mailed notice on these for this community for this public hearing, so I'm sure you’ll get somebody here that has questions with respect to your proposed budget. Their mailed notices will go out roughly March 31<sup>st</sup> to April 2<sup>nd</sup>. Please be a little early if you can be.*

**SEVENTH 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.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the Meeting at approximately 3:53 p.m.

**On MOTION made by Michael Piendel, seconded by 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