

**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, April 2, 2026 at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 3:00 p.m. and was presided over by Ms. Tina Golub, Chairperson, and James P. Ward as Secretary.

**Present and constituting a quorum:**

Tina Golub	Chairperson
Matthew Sawyer	Assistant Secretary
Jim Schmidt	Assistant Secretary

**Absent:**

Mike Piendel	Vice Chairperson
Eric Singer	Assistant Secretary

**Also present were:**

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

**Audience:**

Mark Weber

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 these minutes may be transcribed in verbatim.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Ward called the meeting to order at approximately 3:07 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Piendel and Supervisor Singer, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Publication**

**Notice of Publication of Public Hearings and Regular Meeting**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**February 5, 2026 - Regular Meeting Minutes**

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

**On MOTION made by Jim Schmidt, seconded by Matt Sawyer, and with all in favor, the February 5, 2026 Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**FISCAL YEAR 2027 BUDGET**

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Matt Sawyer, seconded by Jim Schmidt, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. He called for a motion to close the public hearing.

**On MOTION made by Matt Sawyer, seconded by Jim Schmidt, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

Mr. Ward asked if there were any Board questions; there were none.

**III. Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027**

Mr. Ward called for a motion to approve the budget beginning October 1, 2026 and ending on September 30, 2027.

**On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.**

**b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE**

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions; there were none. He called for a motion to close the public hearing.

**On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

Mr. Ward noted Resolution 2026-4 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

**III. Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll**

Mr. Ward called for a motion.

**On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-5**

**Consideration of Resolution 2026-5, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027**

Mr. Ward noted the meeting dates would be the first Thursday of each month at 3:00 p.m. at the Artisan Lakes East Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. He noted the Resolution allowed the CDD to advertise all meetings once in September, it did not bind the Board to the use of these dates, it simply set the dates, time, and location; the dates, time

or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

Mr. Matt Sawyer asked for all the meeting dates be sent out in an invite at the beginning of the fiscal year.

**On MOTION made by Matt Sawyer, seconded by Jim Schmidt, and with all in favor, Resolution 2026-5 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 Fiscal Year 2026**

– **Next Meeting: Thursday, May 7, 2026**

– **General Election: Qualifying period is June 8 - 12, 2026 (Seats 4 & 5)**

**b) Financial Statement for period ending January 31, 2026 (unaudited)**

**c) Financial Statement for period ending February 28, 2026 (unaudited)**

No report.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests; there were none.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

Mr. Ward asked if there were any public comments.

Mr. Mark Weber stated the Artisan Lakes East amenity center paid no property taxes to the County and paid no fire district taxes but had an assessment rate of a single-family home on a 50 to 59 foot lot. He asked why this was the case.

Mr. Ward asked for the parcel number.

Mr. Weber indicated he did have the address.

Mr. Ward stated he would look into it and find out what was going on.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the Meeting at approximately 3:12 p.m.

**On MOTION made by Matt Sawyer, seconded by Jim Schmidt, and with all in favor, the meeting was adjourned.**

Artisan Lakes East Community  
Development District

**Signature:** James Ward  
James Ward (Jun 9, 2026 19:15:08 EDT)

**Email:** wardj@pfm.com

James P. Ward, Secretary

**Signature:** Tina Golub  
Tina Golub (May 26, 2026 08:20:38 EDT)

**Email:** tgolub@taylormorrison.com

Tina Golub, Chairperson












# ALE - Meeting 04 02 2026 - PDF to sign

Final Audit Report

2026-06-09

Created:	2026-05-18
By:	Cori Dissinger (dissingerc@pfm.com)
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