

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

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District was held on Thursday, May 7, 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
Eric Singer	Assistant Secretary

Absent:

Mike Piendel	Vice Chairperson
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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel

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 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 3:00 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Piendel, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 2, 2026 - Public Hearing and Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes. He noted he made several corrections. He asked for approval subject to the corrections made.

On MOTION made by Matt Sawyer, seconded by Jim Schmidt, and with all in favor, the April 2, 2026 Public Hearing and Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2026-6**

Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors of Artisan Lakes East Community Development District Authorizing the Acceptance of Certain Pond Tracts; Granting Manatee County, Florida, an Easement Over the Pond Tracts; and Addressing Conflicts, Severability, and an Effective Date, adding Real Estate Conveyances

Mr. Ward explained this Resolution transferred certain properties to the CDD and then granted an easement to Manatee County over the facilities. He noted this was part of the District's water management system and was intended to be a part of the District's system on a going forward basis.

Mr. Jere Earlywine noted there was a sketch which illustrated where the tracts were located.

Mr. Ward noted the tracts were located next to Artisan Lakes Parkway.

Discussion continued regarding where the tracts were located.

On MOTION made by Matt Sawyer, seconded by Jim Schmidt, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-7**

Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors of Artisan Lakes East Community Development District Accepting a Certificate of the District Engineer; Authorizing the Assignment of the Impact Fee Credit Agreement for Transportation Improvements; Authorizing the Conveyance of a Portion of Artisan Lakes Parkway to Manatee County, Florida; and Addressing Conflicts, Severability, and Providing for an Effective Date

Mr. Earlywine: This is another project related clean up item. There was an impact fee credit agreement which was approved by the County for things the District actually never paid for. So, that credit coming back to the District did not make any sense. This essentially is a resolution which basically assigns the credits back to the developer. Certain of the costs are legit because they are not impact fee credible and certain parts were, and this just carves out the part that was impact fee credible that we didn't pay for.

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

On MOTION made by Matt Sawyer, seconded by Jim Schmidt, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-8****Resolution 2026-8**

Mr. Ward: As you know I have sold my company to PFM Management Services LLC. They have essentially acquired all my assets. So, this resolution essentially terminates my existing agreement that I have with you and enters into two new agreements with PFM Management Services and PFM Financial Advisory Services. They just do it separately. I do it in one agreement. Basically, the terms and conditions of the agreement are the same and the fee structure is the same. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2026-8 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) Supervisor of Elections Report on Registered Voters as of 4/15/2026****b) Important Board Meeting Dates for Fiscal Year 2026**

– **Next Meeting: Thursday, June 4, 2026**

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

c) Financial Statement for period ending March 31, 2026 (unaudited)

Mr. Ward reported the Supervisor of Elections indicated the District had 1,819 registered voters. He noted the CDD was already transitioning from developer control to qualified elector based elections. He stated in 2026 Matt Sawyer's and Tina Golub's Seats were up for qualified election. He noted Mike Piendel's seat would transition in 2028. He indicated there was no action required. He discussed the qualifying process, qualifying requirements, and the qualifying period for the two seats which were transitioning to qualified electors.

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; there were none.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the Meeting at approximately 3:10 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 (Jul 17, 2026 08:55:16 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Tina Golub

Tina Golub (Jul 17, 2026 09:48:46 EDT)

Email: tgolub@taylormorrison.com

Tina Golub, Chairperson

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Final Audit Report

2026-07-17

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Agreement completed.

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