

**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, June 3, 2021, at 4:00 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
JD Humpherys	Assistant Secretary
Jason Ford	Assistant Secretary

**Absent:**

Gabriella Pelleova	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Wes Haber	District Counsel
Tony Grau	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**

District Manager James P. Ward called the meeting to order at approximately 4:00 p.m. He called roll and all Members of the Board were present, save Supervisor Pelleova, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**May 6, 2021 – Regular Meeting Minutes**

Mr. Ward stated line 78, 79, and 80 should read “the resolution includes me as your secretary and treasurer” for Resolution 2021-5. He indicated this change would be made. He asked if there were any additions, corrections, or deletions to the Minutes. Hearing none, he called for a motion.

**On MOTION made by Mr. Travis Stagnitta, seconded by Mr. JD Humpherys, and with all in favor, the May 6, 2021, Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2021-12****Consideration of Resolution 2021-12, re-designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2022**

*Mr. Ward: The other location where we were going to have the Board Meeting for Artisan Lakes, I have to move that, so we can actually move this Board Meeting back to its original time slot of 3:30 p.m. This resolution does just that, It amends the time of the meeting to 3:30 here at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.*

**On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, Resolution 2021-12 was adopted, 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, 2020**

Mr. Ward introduced Tony Grau with Grau and Associates.

Mr. Tony Grau with Grau and Associates reviewed the Audited Financial Statements for the Fiscal Year ended September 30, 2020. He reported the audit opinion was on page 1 and 2 and reflected a clean opinion with respect to the financial statements and disclosures of the CDD. He stated the management discussion and analysis was a recap of the financial activity during the Fiscal Year. He indicated page 4 showed a condensed statement of net position with comparative numbers between 2020 and 2019. He noted page 5 was the income statement also with comparative numbers. He noted there was a conveyance in the current fiscal year of approximately \$2 million dollars. He explained those assets were transferred to other entities for ownership and maintenance. He stated the financial statements started on page 7 and included the government wide statement of net position. He indicated page 8 was the statement of activities which was the income statement on the full accrual basis. He stated following this was the balance sheet or governmental funds (general, debt service, and capital project funds). He stated the income statement was on page 11 and showed the revenues, expenditures, debt service, principal and interest, and then capital outlay funds. He stated page 13 began the footnotes to the financial statements which were unchanged; no new accounting policies or standards as related to the District. He indicated page 19 showed the capital assets. He noted Artisan Lakes East assets were placed in service; there was no infrastructure under construction in this District. He noted there was a conveyance of approximately \$2 million dollars to Manatee County. He explained the CDD's long-term debt reflected one bond series issued in 2018 and \$95,000 dollars was paid down on this debt; the District owed \$5,965,000 dollars as of the end of the fiscal year. He stated next was information related to the cost share agreement between the two entities as related to the Artisan Lakes Parkway. He the budget to actual statement was on page 23 and the remainder of the report contained the various



reports required under government auditing standards and the Auditor General. He noted there were no findings and only clean opinions. He asked if there were any questions.

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

**On MOTION made by Mr. Robert Lee, seconded by Mr. JD Humpherys, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2020, were accepted for purposes of inclusion in the record.**

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Manager**

**a. Financial Statement for period ending April 30, 2021 (unaudited)**

No report.

**SIXTH ORDER OF BUSINESS**

**Audience Comments and Supervisor's Requests**

Mr. Ward 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.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the Meeting at approximately 4:12 p.m.

**On MOTION made by Mr. JD Humpherys, seconded by Mr. Robert Lee, and with all in favor, the meeting was adjourned.**

Artisan Lakes East Community Development District

  
James P. Ward, Secretary

  
Travis Stagnitta, Chairperson