

**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, July 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 Stagnita	Chairperson
Robert Lee	Vice Chairperson
Jason Ford	Assistant Secretary

**Absent:**

Gabriella Pelleova	Assistant Secretary
JD Humpherys	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Wes Haber	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**

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, with the exception of Supervisor Pelleova and Supervisor JD Humpherys, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**June 3, 2021 – 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 Mr. Robert Lee, seconded by Mr. Travis Stagnita, and with all in favor, the June 3, 2021, Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-13**

**Consideration of Resolution 2021-13, a Resolution: (i) setting forth the specific terms of the District’s Capital Improvement Revenue Bonds, Series 2021; (ii) making certain additional findings and confirming and/or adopting a supplemental engineer’s report and a supplemental assessment report; (iii) confirming the maximum assessment lien securing the Series 2021 Bonds; (iv) addressing the allocation and collection of the assessments securing the Series 2021 Bonds; (v) addressing impact fee credits; (vi) addressing prepayments; (vii) addressing true-up payments; (viii) providing for the supplementation of the improvement lien book**

*Mr. Ward: This is the final assessment resolution which approves basically all of the bond terms with respect to our Series 2021 bonds and the final special assessments that we will have for this.*

*Mr. Wes Haber: This is the final assessment resolution. It is substantially similar to the supplemental assessment resolution that you did for your 2018 bonds. Essentially the way this works is you adopted a master assessment resolution where you noticed the landowners and set maximum assessment amounts. This Resolution now identifies the particular improvements to be paid for with the 2021 bonds. It includes as an exhibit an Engineer’s Report that identifies those specific improvements and also includes as an exhibit an assessment methodology that identifies the manner in which the assessments securing these bonds will be allocated. The Resolution makes the findings that you’ve see in prior resolutions with respect to the improvements being in the best interest of the District, the issuance of the bonds being in the best interest of the District and the various way the assessments securing the bonds will be paid for. The final exhibit, which is a composite exhibit C, are the documents which show the specific terms of the bonds; mainly the term of the bonds, the interest rate and the debt service tables for each series of bonds.*

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

**On MOTION made by Mr. Travis Stagnita, seconded by Mr. Robert Lee, and with all in favor, Resolution 2021-13 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

*Mr. Haber: Jim and I had a conversation with your Engineer, and we are working on the petition for the boundary amendment. So, that has not yet been filed, but we are getting there.*

**II. District Engineer**

No report.

**III. District Manager**

**a. Financial Statement for period ending May 31, 2021 (unaudited)**

No report.

**FIFTH 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.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the Meeting at approximately 4:04 p.m.

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

**ATTEST:**

**Artisan Lakes East Community Development District**

  
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James P. Ward, Secretary

  
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Travis Stagnita, Chairperson