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

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The Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development District was held on Monday, July 13, 2026, at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 11:00 a.m. and was presided over by Ms. Tina Golub, Chairperson, and James P. Ward as Secretary.

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Present and constituting a quorum:

Tina Golub	Chairperson
Matthew Sawyer	Assistant Secretary
Eric Singer	Assistant Secretary

Absent:

Michael Piendel	Vice Chairperson
Jim Schmidt	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Susan Singer	Senior District Accountant w/PFM
Racheal Meade	District Manager w/PFM
Vivian Carvalho	Senior District Manager w/PFM

Audience:

Mark Weber
James Wilkes

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 11:06 a.m. He called roll and all Members of the Board were present, with the exception of Supervisor Piendel and Supervisor Schmidt, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 7, 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 Matt Sawyer, seconded by Tina Golub, and with all in favor, the May 7, 2026, Regular Meeting Minutes were approved as presented.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-9

Consideration of Resolution 2026-9, a Resolution Rescinding Resolution 2026-1, Which Approved the Proposed Fiscal Year 2027 Budget; Rescinding Resolution 2026-3, Which Adopted the Fiscal Year 2027 Budget; Approving A Revised Proposed Budget for Fiscal Year 20 27 and Setting a Public Hearing for Friday, September 11, 2026, at 11:00 A.M. at Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221

Mr. Ward stated item 3 and item 4 were related to the merger of the two CDDs, Artisan Lakes CDD and Artisan Lakes East CDD, into one CDD. He asked Jere Earlywine to discuss the procedure for merging the two CDDs.

Mr. Jere Earlywine stated Artisan Lakes was meant to be a single district, but when the recession hit the project slowed and the developer split the district into two districts with the idea of merging the two districts into one after the project was completed. He stated there was a merger process in the Florida Statutes, Chapter 190, which was pretty straightforward: each district would meet, adopt a resolution announcing the intent to merge, a merger agreement would be put into place, and a petition would be filed with the County to affect the merger. He noted the County took about six months to approve and file the petition and merge the CDDs, but otherwise it was a simple process. He stated once merged, there would only be one CDD, the other CDD would dissolve and there would be one remaining board, Artisan Lakes, with five members. He said with Artisan Lakes East CDD ready to move from the developer to the residents the two CDDs could now merge. He stated the merger could be completed by late first quarter next year or early second quarter. He discussed the advantages of merging the Districts including some cost savings administratively. He noted the project was supposed to be a single district project and having two CDDs to maintain the single water management system was not optimal, especially with the multiple HOAs.

Mr. Eric Singer asked what the board breakdown would look like after the merger.

Mr. Earlywine indicated the Artisan Lakes East Board would go away and there would only be Artisan Lakes CDD Board members. He stated as the Artisan Lakes seats cycled through the election process residents in the Artisan Lakes East area would be eligible to run for a seat on the Artisan Lakes Board.

Discussion ensued regarding who would be eligible to run for a seat on the Artisan Lakes Board once the seats came up for election; and statute only allowing five board members at any time.

Mr. Eric Singer asked if two members of the Artisan Lakes East Board could move onto the Artisan Lakes Board with the merger of the CDDs noting two Artisan Lakes Board Members would need to resign. He asked if this could be included in the merger documents.

Mr. Ward responded in the affirmative. He believed this could be included in the merger documents.

Mr. Earlywine agreed. He said this felt fair and reasonable.

Mr. Ward agreed. He stated the next step was to speak with Artisan Lakes CDD about the merger. He noted Artisan Lakes CDD would have to agree with the merger as well. *Part 2 was to merge operations of the CDDs into one operation. There are two ways to do that. We can do that effective October 1 of this year, or we can do it a year later, whatever both boards want to do. After discussion with the Artisan Lakes Board, we have mixed ideas as to whether they want to do it now, later or at all. What I have done is prepare draft budgets for you that will transition all of our operations which are now with various HOAs into the Artisan Lakes/Artisan Lakes East CDDs and manage them from one operational perspective.*

Discussion ensued regarding the budget and the assessment rate.

Mr. Ward: Obviously the assessment rate does go up on Artisan Lakes East and Artisan Lakes. Essentially all you have is the operation of a water management system, preserves, and the landscaping on Artisan Lakes Parkway. Since Artisan Lakes Parkway benefits both CDDs, they are included proportionately in both CDDs' budget based on the number of units. Obviously, I've been able to separate the water management systems apart for purposes of operations and maintenance. Artisan Lakes East assessment goes to \$510.29 per year. It is \$148 dollars in the current year. Artisan Lakes would change proportionately in terms of their budget. Artisan Lakes East has more units than Artisan Lakes, but the budget is split proportionately based on the number of units.

Mr. Singer: We have a third neighborhood that's part of Artisan Lakes, but not part of the CDD, that currently pays for landscaping. Are they out of this equation? They pay in the Master HOA their portion of the landscaping on Artisan Lakes Parkway, so if the CDD picks it up then they would be out of the paying pool correct? And everyone else's costs would go up because of the loss of 456 units. We are negotiating with multiple landscaping companies now for a new contract and we are in our budget development process. This would throw a grenade into the process we are just starting. My inclination is to not disrupt the apple cart.

Mr. Ward: The problem with the agreement you have with the Master HOA is they are not maintaining the District's facilities which they agreed to maintain pursuant to the agreement. That has been transitioned over to the Eaves Bend and the Esplanade Associations. The Master Association has said they do not want to maintain the District's facilities that they have under contract.

Mr. Earlywine: We were just talking to the HOA Manager, James.

Mr. Sawyer: He is here.

Mr. James Wilkes: The Master Association is still willing to maintain all of the common areas.

Mr. Earlywine: The issue was the Master was doing the main road, but they really weren't doing the other stuff. Eaves Bend was doing half of it, Esplanade HOA was doing the other

145 *half, and they were just doing the parkway, so when we got all three HOAs on the phone they*
146 *were like, we're not set up to manage all that stuff through a single pipeline. Then, the CDD*
147 *has to chase all three entities to make sure it's all getting done correctly. It became a little bit*
148 *of an issue. One of the things you can see happening on the stormwater ponds is the*
149 *agreements get lost, the reporting doesn't get done, and it becomes a real nightmare for Jim*
150 *and the CDD staff to make sure it's getting done correctly and getting tracked.*

151
152 *Mr. Ward: From a bigger perspective, we can do a contract with an HOA, that's not a big deal,*
153 *we do it all the time. And if the Master HOA wants to maintain all of the District's facilities, I*
154 *certainly don't have a problem with keeping that agreement in place as long as they do that,*
155 *but if they sub the work out to the other Associations that's a problem because we have no*
156 *accountability with respect to operations and maintenance of permitted water management*
157 *facilities that are a significant operation for this community. That's a problem.*

158
159 Discussion continued regarding whether or not the Master HOA should continue to maintain
160 the CDD facilities; the Master HOA contracting the work out to the other sub-HOAs being a
161 problem for the CDD; each of the HOAs having separate contract with the various vendors;
162 the CDD not having contracts with the sub-HOAs to maintain the CDD assets; whether the
163 CDD could have contracts with each of the sub-HOAs; the idea of merging the CDDs being
164 to simplify the maintenance of CDD assets; removing the responsibility of maintenance of
165 CDD assets from the various HOAs; the single CDD taking on the responsibility of
166 maintaining CDD assets; and Eaves Bend maintaining roads in Eaves Bend.

167
168 *Mr. Ward: Consolidation of millions of dollars of District facilities is a good idea. You want to*
169 *make it under the Master solely, or under the combined CDDs solely. It has to be one of the*
170 *two. Doing this any other way is not a good idea.*

171
172 Discussion continued about whether the Master HOA or the CDD should maintain CDD
173 assets; and leaving the landscaping maintenance with the Master HOA.

174
175 Mr. Ward agreed it would be okay to leave landscaping maintenance with the Master HOA
176 and the CDDs could take over water management system maintenance. He noted this would
177 also reduce the budget.

178
179 Discussion continued regarding leaving landscaping with the Master HOA and the CDD
180 taking over the stormwater system maintenance.

181
182 *Mr. Ward: Let's make the agreement between the Master and the CDDs for the landscaping*
183 *on Artisan Lakes Parkway, but the operations and maintenance of the water management*
184 *system will come back to the CDDs. That would include all of the ponds and preserve areas*
185 *and pipework.*

186
187 *Mr. Earlywine: James, is your concern just the timing of the transition or the money? How*
188 *much is that parkway contract?*

189
190 *Mr. Ward: About half a million dollars. If the Master wants to do it I don't have a problem with*
191 *it. But they don't want to do the water management system. So, if we just do the agreement*

192 *with the Master for purposes of the landscaping, that solves the landscaping problem and*
 193 *that's probably easier on all of us from a CDD perspective.*

194
 195 *Mr. Earlywine: That makes sense.*

196
 197 *Mr. Ward: Then we just do the water management system within the CDDs and merge the two*
 198 *CDDs together.*

199
 200 The Board agreed.

201
 202 Mr. Ward stated the CDD had a plan; the CDDs would merge and take over the water
 203 management system while the Master HOA would keep the landscaping of Artisan Lakes
 204 Blvd.

205
 206 Mr. Singer asked if the CDD would own the roads after the merger.

207
 208 *Mr. Ward: The merger doesn't affect a private roadway or anything being transferred to the*
 209 *government. That doesn't happen.*

210
 211 *Mr. Singer: For the sake of continuity would the new merged CDD consider deeding the roads*
 212 *in Eaves Bend over to Eaves Bend?*

213
 214 *Mr. Earlywine: The problem is we paid for them with bond money. I'm not sure we would even*
 215 *be able to.*

216
 217 *Mr. Ward: I don't think so. You still have the same issue. They are public roads, whether they*
 218 *are in the name of Artisan Lakes East or Artisan Lakes. It's the same thing. It's like having*
 219 *Manatee County own your roadways. It's not any different. We can still manage them*
 220 *separately.*

221
 222 *An unidentified female audience member stated she had two questions (indecipherable)...just*
 223 *eliminate those from the maintenance part, but how can the CDD pay for the roads over here*
 224 *but not pay for the roads over there once they are merged?*

225
 226 *Mr. Ward: We can still do the same formula.*

227
 228 *Mr. Singer: I want all CDD residents to pay for maintenance of CDD roads.*

229
 230 *Mr. Ward: I don't disagree. They are CDD public roadways. I see it all the time in CDDs where*
 231 *some of the roads are private and some of the roads are public. You always have that issue.*

232
 233 *An unidentified female audience member continued to ask (indecipherable)...I think there's*
 234 *something a little risky there, but you could still make an exception there that you continue to*
 235 *take care of the roadways just like they are now, even though some may belong to the CDD*
 236 *and some may belong to the HOA?*

237
 238 *Mr. Ward: The answer is yes, but it is a discussion for what happens when the Boards merge,*
 239 *how they want to operate and maintain them.*

Discussion continued regarding the roads and who would maintain the roads after merger of the CDDs; which roads were owned by the CDD; which roads were owned by the HOAs; who the new road would be dedicated to, the HOA or the CDD; and the two ponds in Edge Stone. Much of this discussion was (indecipherable).

Mr. Ward: Okay, in order to move forward, Jere will work on the merger agreement itself. We have to redo the public hearing for the budget itself, and for adoption of the budget. I did a quick calculation of what the assessment rate would be excluding landscaping. I'm going to say \$255 or about based on the number of units. The number is based on me having an engineering firm go out and take a look at all your facilities and come up with numbers for management of these facilities. So, we know the acreage of the lakes, the feed of the pipes, the acreage of the preserves. We have reasonable cost estimates. Remember, this is a budget. As long as we don't go over it we are in good shape. We can always spend less. The goal is to go under.

Mr. Singer: That number seems high to me. \$100 dollars per household per year seems like a pretty big increase for lake and preserve management.

Mr. Sawyer: There is also should be a reduction on the club side.

Mr. Ward: We came up with about \$200 dollars for your lake maintenance program. That's what it's in. If it comes in less than that, then good.

Discussion ensued regarding what the HOAs were paying for lake maintenance currently; and the possibility of quotes coming in for less.

Mr. Ward called for a motion. He stated Resolution 2029-9 set the public hearing for September 11, 2026. He noted because the assessment rate went above the cap rate, mailed notice would be sent to the residents.

On MOTION made by Matt Sawyer, seconded by Eric Singer, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-10

Consideration of Resolution 2026-10, a Resolution Designating Date, Time and Place of Public Hearing: Friday, September 11, 2026, at 11:00 A.M. at Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules on Parking Restrictions; and Providing an Effective Date

Mr. Ward stated Resolution 2026-10 was regarding parking enforcement. *Jere has prepared a resolution for you which also set a public hearing date for adopting the rules on parking restrictions. It does not bind you to the rule itself at this point. On September 11 we will adopt the rule. This is the way in which the CDD will enforce the rules. Basically, we allow the HOA to do that.* He asked if there were any questions.

Mr. Singer: It seems extremely complicated regurgitating County and State laws and stuff. In my mind it is a much easier half-page agreement.

Mr. Earlywine: There is some stuff that's regurgitated in there, so people are aware of it. We used to have it without this, but we kept getting questions like, "what if we're parked in front of the sign" but that's in the statute, so I finally just started putting the excerpts in there. The applicable portions are in Section 3 that give you towing authority. And we can make some adjustments.

On MOTION made by Eric Singer, seconded by Matt Sawyer, and with all in favor, Resolution 2026-10 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

a) Agreements with the School Boards/FPL for use of Conservation Area Easement agreement between Artisan Lakes East and Eaves Bend HOA

Mr. Earlywine: There is a road being put in for FDOT and there is some access that's needed on a temporary basis to get into tracts B66 and B67, which I think are some drainage areas. They want to get in there and access it on a temporary basis in order to do their construction project. We checked in with Victor, and he didn't see any concerns with it. It's not being built on wetlands, and any permitting would be required to be taken care of by the entity seeking the permit.

Mr. Ward: Is this a temporary access easement?

Mr. Earlywine: I believe it is. My understanding is that the HOA is involved somehow.

Mr. Mark Weber: B66 and B67 are two narrow tracts along Field Stone Drive that are nowhere near any new construction going on. I'm questioning whether the tract numbers are correct on that.

Mr. Earlywine: It may be off. Let's do this, if you are comfortable with the concept, we can approve it in substantial form, or we can bring it back at the next meeting.

Discussion ensued regarding the tracts and what the easement would be used for.

Mr. Weber: I think the agreement last week was that there does not need to be an easement agreed to because they have an existing easement. I think that was the result of that meeting. We just got the minutes last week from that meeting and they didn't need anything else from the HOA or the CDD or Taylor Morrison. Their conclusion was they already had a permanent easement they could work within.

Mr. Ward: I think we should defer this item. If you guys are correct, which I don't doubt you are, then the school board and FPL has what they need in terms of an easement and this is not needed. Let's defer it.

Mr. Earlywine: Agreed.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Fiscal Year 2026

– Friday, September 11, 2026 at 11:00 A.M. Fiscal Year 2027 Budget Public Hearing

– Friday, September 11, 2026, at 11:00 A.M., Rules on Parking Public Hearing

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

No report.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

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

SEVENTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any public comments; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the Meeting at approximately 12:00 p.m.

On MOTION made by Eric Singer, seconded by Tina Golub, and with all in favor, the meeting was adjourned.

Artisan Lakes East Community Development District

Signature: James Ward

James Ward (Sep 21, 2026 11:26:26 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Michael Piendel

Michael Piendel (Sep 30, 2026 15:11:16 EDT)

Email: mpiendel@taylormorrison.com

Michael Piendel, Vice-Chairperson

ALE - Meeting 07 13 2026 - final

Final Audit Report

2026-09-30

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2026-09-30 - 7:11:14 PM GMT
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