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 Friday, September 11, 2026, at Esplanade at Artisan Lakes Amenity Center, 10730 Inglenook Terrace, 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.

Present and constituting a quorum:

Tina Golub	Chairperson
Matthew Sawyer	Assistant Secretary
Eric Singer	Assistant Secretary
Jim Schmidt	Assistant Secretary

Absent:

Mike Piendel	Vice Chairperson

Also present were:

Jim Ward	District Manager w/PFM
Vivian Carvalho	Senior District Manager w/PFM
Susan Singer	Senior District Accountant w/PFM
Tanya Montgomery	District Accountant w/PFM
Jere Earlywine	District Counsel
John Simon	District Engineer w/Atwell

Audience:

Dee Zaenglein	Kelly Winger
Laura Schnaufer	Mona Beyer
Bruce Turner	Felix Roman
Mark Weber	Kim Birra
Carrie Martin	Kathy Regan
Donna Podes	Keith Haig
Paul See	

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. James Ward called the meeting to order at approximately 11:00 a.m. He called roll and all Members of the Board were present, with the exception of Supervisor Piendel, constituting a quorum. He called for a moment of silence to remember those lost on 9/11 on this the anniversary of that tragic day.

Mr. Ward introduced himself, the Board and other staff members. He explained the public would have opportunities to speak during Agenda items, the public hearings, and at the end of the meeting. He noted public speakers had 3 minutes to speak.

SECOND ORDER OF BUSINESS Notice of Advertisement

Notice of Advertisement of Public Hearings and Regular Meeting

THIRD ORDER OF BUSINESS Consideration of Minutes

July 13, 2026 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes. He noted one correction was made.

On MOTION made by Matt Sawyer, seconded by Jim Schmidt, and with all in favor, the July 13, 2026, Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-12

Consideration of Resolution 2026-12, a Resolution of the Artisan Lakes East Community Development District ratifying actions of the District Manager in amending the location of the Public Hearing on the Fiscal Year 2027 Proposed Budget; providing for severability and invalid provisions; providing for conflict and providing for an effective date

Mr. Ward explained this motion ratified the change of location for today's public hearing. He 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 2026-12 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-13

Consideration of Resolution 2026-13, a Resolution of the Artisan Lakes East Community Development District ratifying actions of the District Manager in amending the location of the Public Hearing for the purpose of Adopting Rules Relating to Parking Enforcement; providing for severability and invalid provisions; providing for conflict and providing for an effective date

Mr. Ward explained this motion ratified the change of date for today's public hearing related to parking. He 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 2026-13 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS FISCAL YEAR 2027 BUDGET

I. Fiscal Year 2027 Budget

Mr. Ward noted this was the public hearing for the fiscal year 2027 budget. He stated he would make a short presentation regarding the budget and the CDD itself. He reviewed the public hearing process. He explained three of the five Board seats were held by Taylor Morrison, and the other two were qualified electors who were elected by the community. He stated two more seats would transition to qualified elector seats in November; two residents qualified for these seats. He stated Board seats were four-year terms and were staggered; elections were held in November of even years when general elections were held; Board Members qualified for election at the same time as city and county commissioners in July of even numbered years. He reviewed seat qualifications for qualified electors. He noted the final Taylor Morrison seat would transition to a qualified elector in 2028. He stated the CDD fiscal year was from October 1 through September 30; the fiscal year was set by state law; the public hearing was set by state law in the summer months of each year; the budget was submitted to the Board in the first quarter of each year which began the review process; the budget covered the operations and debt service for the District; debt service did not change from year to year; and March through July was generally the budget proposal, review, and approval period. He stated the Board must approve the budget today such that the CDD would be in a position to put the assessment on the tax bill coming out in November of this year.

Mr. Ward presented a slide with maps which outlined the landscaping areas in Artisan Lakes East and Artisan Lakes. He noted there was a portion of the Esplanade which was located in the Artisan Lakes East CDD which complicated things a bit. He displayed a slide illustrating where the CDD's lakes and preserve systems were located and a slide illustrating a more detailed look at the CDD's water management system; he displayed a slide showing where the ponds and wetlands were located within the Artisan Lakes East and Artisan Lakes communities. He discussed the challenges faced in fiscal year 2027 evaluating the CDD's assets. He explained to date the CDD had not been maintaining its facilities and assets (the water management system); the facilities and assets were maintained by the HOAs. He stated the CDD had a challenge developing a budget to provide maintenance of the water management system including the lakes and preserves and ensuring the scope of services complied with the regulatory permits required by South Florida Water Management District. He indicated going forward there would be other challenges and the budget would likely be changed during the year in terms of the specific line items and the scope of services for the assets maintained by the CDD. He stated the CDD would need to develop a five year capital budget program for maintenance of its assets and a long term reserve study which would identify for the community all of the

assets owned by the CDD, the value of the assets, and how much would be needed to be held in reserves for the long term viability of the assets, and to invest in the community. He indicated the next slide showed there were 41 lakes within the District, 40,000 linear feet of lake bank, and 44.67 acres of lake. He noted there were littoral shelves which would require maintenance and lake bank maintenance would be needed. He stated there were other things within the water management system, such as midge flies, which might need to be treated at some point. He stated the storm drain structures and catch basins would need inspection as well. He reported the components of the District's budget were illustrated on the next slide. He stated the CDD assessments appeared on property owner's tax bills and had two components: one was operations and maintenance which covered what he was talking about today and which fluctuated annually, and the other was the fixed debt service or capital assessment which was based generally upon lot size and the bond issue. He noted the debt service was a fixed amount which stayed on the tax bill for 30 years and could be prepaid by property owners. He noted bonds could be refinanced 10 years after the bonds were issued. He said the fiscal year 2027 budget was $386,000 dollars; the fiscal year 2026 budget, the current year budget, was $155,000 dollars. He stated the assessment rate was proposed to be $366.43 per unit per year; this was a $218 dollar increase from the prior year. He explained the increase was related to taking on the maintenance of the CDD assets for fiscal year 2027. He stated the next slide had a high level overview of the capital assessments based upon average lot size and when bonds were issued. He stated the capital assessments could always be paid off in full by contacting the CDD. He stated the next slide showed the mailed notice which was sent out and the notice for the public hearing. He stated the CDD would adopt a new cap rate. He explained if the assessment rate for a future CDD budget went over the cap rate, mailed notice to the residents would be required. He recommended looking at the CDD website regularly as it contained a plethora of information: www.artisanlakescdd.org.

a) Public Comment and Testimony

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

On MOTION made by Matt Sawyer, seconded by Eric Singer, 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.

Mr. Paul See stated he lived on a preserve lot and there were invasive vines in the preserve. He asked if he should call the CDD about preserve, storm drain or lake issues.

Mr. Ward stated if the Board adopted the budget today, after September 30, 2026, you shall go forward as you currently have been. Mr. See should call the CDD about any maintenance issues concerning the preserves, storm drains or lakes.

Mr. See noted he was currently paying the HOA for preserve maintenance. He asked if preserve maintenance fees would be removed from the HOA fees going forward.

Mr. Ward stated he could not say whether the HOA had taken the preserve maintenance fees out of their budget, but generally speaking, when he made this type of transition in the past, HOAs typically removed the costs from the budget.

Mr. Eric Singer stated, as an HOA Board Member in Eaves Bend, for the next budget cycle (the HOA budget cycle ran from January 1 to December 31) the funds for lake and pond maintenance and preserve maintenance were zeroed out. He noted the funds in the budget through this December would be considered a surplus.

An unidentified woman from the audience asked if the budget was adopted today would it solidify the CDD merger or does East have – is that separate or in conjunction with this vote today?

Mr. Ward stated the CDD merger was a completely separate issue and was not a part of the public hearing today.

Same unidentified woman from the audience asked what the purpose of today's public hearing actually was.

Mr. Ward responded the purpose of the public hearing was to consider adoption of the fiscal year 2027 budget. He noted there were two public hearings for budgets today; one for Artisan Lakes East CDD and one for Artisan Lakes CDD which would be held separately.

Mr. Ward stated he would answer any questions the unidentified woman from the audience had about the CDD Boards after the meeting.

He asked if there were any additional questions regarding the budget; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Eric Singer, and with all in favor, the Public Hearing was closed.

b) Board Comment

Mr. Ward asked if there were any Board questions.

Mr. Eric Singer stated the CDD owned assets had been basically maintained by the HOA since he joined the CDD Board. He stated the assets needed more attention than the HOA had been providing; for example, there were areas on the lake banks which were eroded, pipes which needed cleaning, etc. He stated as an HOA Board member this type of maintenance was deferred as it was not an HOA priority. He stated, for this

reason, he felt the budget was good and had what was needed to fully maintain the CDD's assets. He explained the budget increase was necessary to accomplish this needed maintenance. He stated that from the Eaves Bend and Master HOA position all redundancy was removed by zeroing out the ponds, lakes, and preserves line items in the HOA budgets.

c) Consideration of Resolution 2026-14, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to adopt the budget for Fiscal Year 2027.

On MOTION made by Eric Singer, seconded by Jim Schmidt, and with all in favor, Resolution 2026-14 was adopted, and the Chair was authorized to sign.

II) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; ADOPTING A CAP RATE FOR NOTICE PURPOSES ONLY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

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

a) Public Comment and Testimony

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

On MOTION made by Matt Sawyer, seconded by Eric Singer, 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 assessment rate or cap rate; hearing none, he called for a motion to close the public hearing.

On MOTION made by Matt Sawyer, seconded by Eric Singer, and with all in favor, the Public Hearing was closed.

b) Board Comment

Mr. Ward noted Resolution 2026-15 imposed the special assessments and adopted the assessment roll. He asked if there were any questions from the Board; there were none.

c) Consideration of Resolution 2026-15, 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 Eric Singer, seconded by Jim Schmidt, and with all in favor, Resolution 2026-15 was adopted, and the Chair was authorized to sign.

d) Consideration of Resolution 2026-16, a Resolution of the Board of Supervisors Establishing an Operation and Maintenance Assessment Cap for Notice Purposes Only

Mr. Ward reported the cap rate was $439.71. He asked if there were any questions from the Board; hearing none, he called for a motion.

On MOTION made by Eric Singer, seconded by Jim Schmidt, and with all in favor, Resolution 2026-16 was adopted, and the Chair was authorized to sign.

III) RULE DEVELOPMENT FOR OVERNIGHT PARKING AND PARKING ENFORCEMENT

Mr. Ward indicated the final public hearing was related to overnight parking and parking enforcement for the Eaves Bend area.

a) Public Comment and Testimony

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

On MOTION made by Eric Singer, seconded by Jim Schmidt, and with all in favor, the Public Hearing was opened.

Mr. Ward stated the roads in Eaves Bend were owned by the Community Development District and the CDD was putting into place a rule which would allow enforcement of rules regarding parking on the streets in Eaves Bend which were owned by the CDD. He stated the rules identified how, when, and where you could and could not park within the roadways in Eaves Bend, and what the CDD could do to enforce the parking rules in the event the rules were violated. He asked if there were any members of the public present in person, or on audio or video with questions; hearing none, he called for a motion to close the public hearing.

On MOTION made by Eric Singer, seconded by Jim Schmidt, and with all in favor, the Public Hearing was closed.

b) Board Comment

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

c) Consideration of Resolution 2026-17, a Resolution of the Board of Supervisors adopting Rule 2027-1, Policies relating to overnight Parking and Parking Enforcement; and providing for severability and an effective date.

Mr. Ward called for a motion.

Mr. Singer stated he would not make a motion. He stated he felt this was an issue which could use additional discussion and should be included in the CDD merger documents.

Mr. Jere Earlywine: The rule as written really just incorporates traffic laws right now. It has your state and local parking rules incorporated. This means you're not supposed to park on grass areas, you're not supposed to park on a curb, block a street sign, things like that. It's not like roam-towing is authorized. This is basically call your manager, or his representative, and they basically would pick up the phone, call the towing operator, and then the tow would happen. It does give you the ability to tow if you want to because someone is illegally parked or has let their car sit on a grassy area for a period of time. It's a nice thing to have in place, but it does not obligate you to actually do anything. In terms of dollars spent, the towing contractor essentially charges the towed car, so there is not a lot of money expended unless there are some additional signs we might need because we do have a number of entrances into the community, so we would need signage for that, but those signs are pretty inexpensive. That's the way this is set up. I guess one question I had, is this the kind of concept you were looking for? Were you looking for something different like towing only for overnight parked cars in the streets or streets being blocked? This is also a safety question. Is there an issue at the project right now which may create a safety hazard that you don't want to wait to address? I have seen this sort of thing come up in insurance litigation and things like that.

Mr. Jim Schmidt asked if cars could be towed out of residents' yards.

Mr. Earlywine stated this rule only applied to common areas. He stated if there was a car which was half on the sidewalk and half in a resident's yard it might be a towable offence because it was on the sidewalk.

Mr. Jim Schmidt noted currently the HOA towed for overnight parking. He asked if this was allowed.

Mr. Earlywine: The rule doesn't have that in there, but this is the kind of direction I'm looking for. If you want to include overnight parking, so it matches your HOA, that makes sense. Any other feedback you have is welcome.

Mr. Jim Schmidt stated he felt the CDD needed to look further at the rule.

Mr. Earlywine: Are there incidents where people are parking on both sides of the street and are blocking emergency vehicles or creating any safety hazards?

Mr. Jim Schmidt responded in the affirmative.

Mr. Ward: Okay, I think we have some direction on where we need to go at this point. We will table this for today.

SEVENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Goals and Objectives Requirements for CDDs for 2026
b) Important Board Meeting Dates for Fiscal Year 2026
- **NEXT MEETING: Friday, September 11, 2026, Fiscal Year 2027 Budget Public Hearing**

c) Commission on Ethics Required Annual Ethics Training Memorandum
d) Financial Statement for period ending August 31, 2026 (unaudited)

Mr. Ward: There is a requirement of the statute that you establish goals and objectives on an annual basis. It's a perfunctory type of reporting that we do: do we legally advertise public meetings, do we have the number of meetings required annually; etc. You have met those requirements for fiscal year 2026 and we have adopted new goals and objectives which are basically the same for fiscal year 2027 which you will report on next year. He asked if there were any questions; hearing none, he called for a motion to approve the met goals and objectives.

On MOTION made by Jim Schmidt, seconded by Eric Singer, and with all in favor, the met goals and objectives were approved.

Mr. Ward reminded the Board to complete the ethics training requirement.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

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

NINTH ORDER OF BUSINESS Public Comments

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

TENTH ORDER OF BUSINESS **Adjournment**

Mr. Ward adjourned the meeting at approximately 11:41 a.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

James Ward
James Ward (Nov 6, 2026 10:59:56 EST)
James P. Ward, Secretary

Michael Piendel
Michael Piendel (Nov 13, 2026 07:38:11 EST)
Michael Piendel, Vice-Chairperson

ALE - Meeting 09 11 2026

Final Audit Report 2026-11-13

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