

**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, November 4, 2021, at 3:30 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
Jason Ford	Assistant Secretary
JD Humpherys	Assistant Secretary

Absent:

Gabriella Pelleova	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Kyle Clawson	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 3:30 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Pelleova, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

July 1, 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 Stagnitta, and with all in favor, the July 1, 2021, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-1

Consideration of Resolution 2022-1, a Resolution of the Board of Supervisors of the Artisan Lakes Community Development District Appointing legal counsel for the District, authorizing compensation and providing for an effective date

Mr. Ward: This Resolution appoints a new legal counsel for this District. The firm is KE Law PLLC. Jere Earlywine is with us today. As you know he represented the District from its inception until he left his prior firm. He is now associated with the KE Law Group. He asked Mr. Earlywine to speak.

Mr. Jere Earlywine: I think you all know my background, but I would be happy to answer any questions. Obviously, I really appreciate the opportunity to work with you guys. I think if you look at the agreement there are some price discounts for you. I am excited to be working with you again.

Mr. Ward: I highly recommend Resolution 2022-1 for you.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. JD Humpherys, and with all in favor, Resolution 2022-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Amendment

Consideration of the amendment to the Professional Services Auditing Agreement between the District and Grau and Associates, dated September 5, 2019

Mr. Ward: We bid this in 2018 sometime, to start their audits for the Fiscal Year 2019. Since that date, two things have occurred. One is we have a new bond issue for this District, and secondly, basically because of what has occurred with respect to the pandemic I am seeing price increases in a lot of the audit fees we are getting and other fees, frankly, on a yearly basis. Grau has proposed new audit fees of \$5,200 for the year that just ended, \$5,300 for 2022 and \$5,400 for 2023. I think that is about a \$2,000 dollar a year initial increase and then \$100 dollars per year thereafter for the balance of the term of the contract. The firm has done an excellent job and does a lot of governmental agencies across the state and even if we rebid this program, I'm not sure we would get an audit fee much lower than that going forward. Since we have already started the year, or the year has just ended, it would be a good idea to get this audit started. I am recommending the amendment to the agreement with the auditor for the balance of the term of their existing contract.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. JD Humpherys, and with all in favor, the amendment to the Professional Services Auditing Agreement between the District and Grau and Associates, dated September 5, 2019, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****I. District Attorney****a. Memorandum regarding Stormwater Reporting Requirements**

Mr. Earlywine: We are doing some property deals and there are five different things we are working on, but I don't have a report unless you have any questions for me.

Mr. Ward: The last legislative session, the legislature adopted a piece of legislation that requires Community Development Districts to report ongoing long term needs for both water and wastewater along with the water management systems. Obviously, this District doesn't really have any water and wastewater systems since they are county supplied systems, but on a long term basis we do have a relatively large stormwater system needs analysis that will be required. The analysis requires the District to project a number of items in the long term plan including population trends, what the facilities will cost over the useful life. What the facilities' needs will be in terms of operations and maintenance over its useful life, and we have to fill out these laborious, very long, detailed forms, which fortunately the engineer gets to do. This is on your agenda simply to put this in front of you and let you know we are going to work through this process over the coming months. The reports are due pretty much the end of the second quarter of 2022, maybe the beginning of the quarter, but the idea is to try to get this completed well ahead of that date and to be in a position to supply the state and the county the necessary –

Mr. Stagnitta: Is that a yearly report?

Discussion ensued regarding whether the report was an annual report; it was determined the report was required to be updated every 5 years.

Mr. Ward: I know the first report is due by June 30, 2022, but clearly, we need to have this done well in advance of that.

Mr. Earlywine: Jim, were you looking to get them to approve some sort of work authorization amount or --?

Mr. Ward: No. I will do that under my authority unless you have any questions. The reason I said no to the question that Jere asked is this is new. Nobody has ever done this in the State. I am not sure what the cost would be and even if we ask Waldrop for a fee, I'm not sure they would know what to do because none of us know what to do right now. I think what we are just going to do is play it by ear and see what the cost will be as we work through this process. I will set up a separate engineering matter so we can track the costs, but at the end of the day none of us know what this is going to be going forward. He asked if there were any questions; there were none.

II. District Engineer

Mr. Kyle Clawson indicated he had no report but would answer questions; there were no questions.

III. District Manager

- a. **Financial Statement for period ending June 30, 2021 (unaudited)**
- b. **Financial Statement for period ending July 31, 2021 (unaudited)**
- c. **Financial Statement for period ending August 31, 2021 (unaudited)**
- d. **Financial Statement for period ending September 30, 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 3:43 p.m.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Jason Ford, and with all in favor, the meeting was adjourned.

Artisan Lakes East Community Development District


James P. Ward, Secretary


Travis Stagnitta, Chairperson