

**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 7, 2024, at 3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

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| Tina Golub | Chairperson |
| Mike Piendel | Vice Chairperson |
| Matthew Sawyer | Assistant Secretary |

Also present were:

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|---------------|------------------|
| James P. Ward | District Manager |
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Audience:

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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 3:41 p.m. He called roll and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement

THIRD ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the Island Lake Estates Community Development District

- a) Oath of Office
- b) Guide to the Sunshine Amendment and Code of Ethics
- c) Form 1 – Statement of Financial Interests
- d) Sample of E-filed Form 1 – Statement of Financial Interests

Mr. Ward asked, for purposes of the record, for the Board to accept the resignation of Mike Piendel from Seat 3. He noted Mr. Piendel was elected at the Landowner’s Meeting to fill Seat 1.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Michael Piendel’s resignation from Seat 3 was accepted for purposes of inclusion in the record.

As a notary public, Mr. Ward administered the Oath of Office to Mr. Michael Piendel. Mr. Piendel signed and returned the Oath to Mr. Ward for notarization and inclusion in the record. Mr. Ward noted Mr. Piendel sat on other Boards as well as this CDD Board, and as such did not need to refile his Form 1. He noted Mr. Piendel was familiar with the Sunshine Law and Code of Ethics for public employees.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-1

Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District canvassing and certifying the results of the Landowners’ election of Supervisors held pursuant to Section 190.006(2), Florida Statutes.

Mr. Ward indicated Resolution 2025-1 canvassed and certified the results of the Landowners’ election. He stated in section 1 would be Mr. Michael Piendel with 83 votes and in section 2 would be Mr. Piendel with a term through November of 2028. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-2

Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors re-designating certain officers of the Artisan Lakes East Community Development District following the Landowners’ Election

Mr. Ward asked how the Board would like to designate the Officers of the Board.

The Board chose to appoint Tina Golub to serve as Chairperson, Mr. Piendel to serve as Vice Chairperson, with the remaining Board Members as Assistant Secretaries and Mr. James Ward as Secretary and Treasurer.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Minutes

September 5, 2024 – Regular Meeting

Mr. Ward asked if there were any corrections or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Mike Piendel, seconded by Tina Golub, and with all in favor, the September 5, 2024 Regular Meeting Minutes were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-3

Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring the 2018 Project Complete; Addressing Contribution Requirements; Providing Direction to the Trustee; Finalizing the 2018 Assessments; Finalizing the 2018 Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date

Mr. Ward stated Items 7 and 8 were conveyances. He explained both Resolution 2025-3 and 2025-4 were completion resolutions; one was for the 2018 project and the other was for the 2021 project. He stated there was a provision in the trust indentures used for all bond issues, and in the Resolutions adopted, with respect to placing the assessments on the District itself. He stated at the end of the completion of the projects, when the funds in the construction accounts were exhausted for purposes of the projects, subject to any release provisions releasing reserve funds to the developer, the District declared the projects to be complete, allowed the construction funds to be closed, and finalized the assessments on the lots with respect to the series 2018 bonds and the series 2021 bonds. He asked if there were any questions.

Mr. Piendel asked if the funds were depleted.

Mr. Ward responded the main construction account funds were depleted.

On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-4

Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring the 2021 Project Complete; Addressing Contribution Requirements; Providing Direction to the Trustee; Finalizing the 2021 Assessments; Finalizing the 2021

Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date

Mr. Ward called for a motion.

On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Fiscal Year 2025

1. Last Landowners Election – November 7, 2024 (Seat 1)

b) Financial Statement for period ending September 30, 2024 (unaudited)

Mr. Ward indicated Seat 3 and Seat 2 were qualified elector seats. He noted the Board already adopted a resolution which allowed the Board to appoint qualified electors to fill these Seats' terms of office. He noted the Resolution would become effective two weeks after the date of the election, at which point the Seats would become vacant, and then the Board had 90 days to appoint a qualified elector to fill each Seat. He noted Mr. Singer was present and expressed an interest in filling one of these Seats. He indicated Mr. Singer could be appointed today or during the December meeting.

The Board chose to appoint Mr. Eric Singer at once.

Mr. Ward asked if Mr. Singer was a citizen of the United States, a resident of the State of Florida, a qualified elector in Artisan Lakes East, and not a convicted felon.

Mr. Singer confirmed he was all the above and not a convicted felon.

Mr. Ward called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Mr. Eric Singer was appointed to Seat 3, effective two weeks after the date of the election.

Mr. Ward indicated Mr. Singer would be sworn in during the next meeting.

Mr. Sawyer asked what would happen if no one was appointed to fill Seat 2 within the required 90 days.

Mr. Ward explained if the Board failed to appoint an individual to fill Seat 2, it would hold over until the Board did appoint someone to fill Seat 2; however, he strongly encouraged the Board to appoint an individual to fill Seat 2 within the required 90 days. He asked if the Board had completed the ethics training requirement.

The Board Members indicated they completed the ethics training requirement.

TENTH ORDER OF BUSINESS

Supervisor's Requests

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

ELEVENTH ORDER OF BUSINESS

Public Comments

Public Comments - The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

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

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the Meeting at approximately 3:53 p.m.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, the meeting was adjourned.

Artisan Lakes East Community Development District



James P. Ward, Secretary



Tina Golub, Chairperson