

**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, February 3, 2022, 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
JD Humpherys	Assistant Secretary

Absent:

Gabriella Pelleova	Assistant Secretary
Jason Ford	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	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 3:45 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Pelleova and Supervisor Ford, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

November 4, 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.

<p>On MOTION made by Mr. Robert Lee, seconded by Mr. JD Humpherys, and with all in favor, the November 4, 2021, Regular Meeting Minutes were approved.</p>

THIRD ORDER OF BUSINESS**Consideration of Resolution 2022-2**

Consideration of Resolution 2022-2, a resolution of the Board approving the Proposed Fiscal Year 2023 Budget and setting the Public Hearing on Thursday, April 7, 2022, at 3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221

Mr. Ward: I did put in front of you a revised budget for Fiscal Year 2023. The only difference between the budget that you have in front of you and the one in your Agenda Package is, it now includes the bond issues that were done in 2021 subsequent to the approval of your 2022 budget. Your budget is essentially the same as it was in the prior year. The assessment rate is \$97.43 per unit for your general administrative operations. It was \$97.42 in the current year we are in. The Debt Service Fund remains unchanged as I noted I added the 2021 bonds to your budget. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, Resolution 2022-2 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-3**

Mr. Ward: Your 2022 Budget was adopted before we actually issued the bonds for your 2021 bonds. As a result of that, I am doing a simple Budget Amendment to include the debt service fund in your adopted budget for this particular District. It is an exhibit to the budget. It just accounts for the capitalized interest we still had remaining in those accounts when they were issued. The contribution from Taylor Morrison is basically the debt service due in the current fiscal year, through November 1, 2022, and then it accounts for the principal and interest on both of those 2021-1 and 2021-2 bonds. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, Resolution 2022-3 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

- a. Maintenance Agreement between the Master HOA and District for operation, maintenance, and repair of the improvements within the District**
- b. Project completion timeline and discussion**

Mr. Jere Earlywine: We have our boundary limit hearing to clean up the boundary scheduled for Tuesday of next week and I will be in attendance. In addition, we have been working with our District Engineer and Jim on project completion. I think the project completion for the 2018 project is pretty straightforward. Obviously the 2021 project, I believe, is still kind of finishing up, so we've got some more to do on that, but we do have a formal maintenance agreement and Victor's office has already started putting together a pretty good scope of services, so expect to have that back here shortly. Again, I've already got my project completion resolution drafted for 2018. And all

that should come up here in the next few weeks. I would expect in another meeting or two we will have the 2018 project and the HOA maintenance agreement in front of you.

II. District Engineer

Mr. Victor Barbosa: A couple things we are working on, one is the Stormwater Needs Analysis that the 2021 Legislature established as a requirement for local governments, including CDDs. The timing on that is, we are still working through the details to determine all that's going to be required. Things are a little bit in flux but working with Jere on that. I should be able to provide a draft in April, finalize in May, in order to submit by June. We are also working on pond conveyances and parcel conveyances for land that was anticipated to be conveyed to the District that has not yet. We should have legal descriptions to present to the Board by next month, hopefully. I'm working with a surveyor on that. We will also have some requisitions. I think there is one remaining for the 2018 bonds and then we will have some for the 2021 bond issuance to present to the Board by next month.

III. District Manager

- a. **Financial Statement for period ending October 31, 2021 (unaudited)**
- b. **Financial Statement for period ending November 30, 2021 (unaudited)**
- c. **Financial Statement for period ending December 31, 2021 (unaudited)**

No additional report.

SIXTH 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.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the Meeting at approximately 3:50 p.m.

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

Artisan Lakes East Community Development District


James P. Ward, Secretary


Travis Stagnitta, Chairperson