Artisan Lakes

Community Development District

Meeting Agenda
August 25, 2026

PFM Management Services LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

ARTISAN LAKES
Community Development District

LOCATION: ***Artisan Lakes Clubhouse***
4725 Los Robles Court
Palmetto, Florida 34221

DATE: ***August 25, 2026***

TIME: ***2:00 P.M.***

MEETING AGENDA

Board of Supervisors
Peter Latessa, Chairman
Tom Carpenter, Vice-Chairman
Matthew "Matt" Moore, Assistant Secretary
Jaynie Kristine Guillou, Assistant Secretary
Deborah Reynolds, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
wardj@pfm.com
Phone: 954.658.4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: https://pfmcdd.webex.com/pfmcdd/j.php?MTID=med95b1916a25aff30d411fd9652eb173
- ✓ Phone: (844) 621-3956 Code: 2539 268 9114; Event Password: Jpward

AUGUST, 2026

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AGENDA

1. Call to Order & Roll Call.

2. Notice of Advertisement of Regular Meeting.

Pages 6-7

3. Minutes:
   I. June 30, 2026 – Regular Meeting.
   II. August 6, 2026 – Regular Meeting.

Pages 8-36

4. Discussion on the Responsibilities and Roles for the Board of Supervisors During a Meeting.

Pages 37-39

5. Staff Reports.
   I. District Attorney
      a) Discussion of Common Area Ownership within the CDD.
   II. District Engineer
   III. District Manager
      a) Goals and Objectives Requirements for CDDs for 2026.
      b) **_Important 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 Statements for the period ending July 31, 2026 (unaudited).

Pages 40-53

6. Supervisors' Requests.

7. Public Comments.
   These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

8. Adjournment.

AGENDA

Meeting Schedule – FY 2026

Thursday, October 2, 2025	**Thursday, November 6, 2025**
Thursday, December 4, 2025	**Thursday, January 1, 2026** **NO MEETING**
Thursday, February 5, 2026	**Thursday, March 5, 2026**
Thursday, April 2, 2026	**Thursday, May 7, 2026**
Thursday, June 4, 2026	**Thursday, July 2, 2026** **NO MEETING**
Tuesday, June 30, 2026	**Monday, July 13, 2026**
Thursday, August 6, 2026	**Tuesday, August 25, 2026**
Friday, September 11, 2026	

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: Minutes – June 30, 2026 – Regular Meeting.
Minutes - August 6, 2026 – Regular Meeting.

Item 4: Discussion on the Responsibilities and Roles for the Board of Supervisors During a Meeting.

Item 5: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

District Attorney: Discussion of Common Area Ownership in Artisan Lakes Community Development District. The common areas within the Artisan Lakes community are owned by the Homeowners Association ("HOA"), not by the District. The District's real property ownership is limited to the stormwater management ponds within the community.

Mainscape Staging Area: The area where Mainscape stages its equipment and operations is owned by the HOA. Mainscape is a vendor retained by the HOA, not the District. While the District holds easement rights over this staging area, fee simple ownership of the property remains with the HOA.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
55139	149868	Legal Ad - IPL0366109		2.0	78.0L

ATTENTION: Artisan Lakes CDD IP
2301 NE 37th Street
Fort Lauderdale, FL 33308
selchank@pfm.com

NOTICE OF BOARD OF SUPERVISORS' MEETING ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Artisan Lakes Community Development District will hold a Board of Supervisors Meeting on **Tuesday, August 25, 2026** at **2:00 p.m.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**. The meeting is being held for the necessary purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.artisanlakescdd.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the office of the District Manager, PFM Management Services LLC, located at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, or by calling (954) 658-4900, emailing wardj@pfm.com , or on the District's website at www.artisanlakescdd.org at least seven (7) days in advance of the meeting.

The meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at these board meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Artisan Lakes Community Development District
James P. Ward, District Manager
IPL0366109
Aug 16 2026

THE STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared the undersigned, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

THE STATE OF FLORIDA
COUNTY OF MANATEE
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
08/16/26 Print

Print Tearsheet Link

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Sherry Chasteen

Sworn to and subscribed before me on

Aug 17, 2026, 11:22 AM ED

NOTARY PUBLIC
STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

NOTICE OF BOARD OF SUPERVISORS' MEETING
ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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Artisan Lakes Community Development District
James P. Ward, District Manager
IPL0366109
Aug 16 2026

MINUTES OF MEETING
ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District was held on Tuesday, June 30, 2026 at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 10:30 a.m. and was presided over by Mr. Peter Latessa, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Peter Latessa	Chairperson
Tom Carpenter	Vice Chairperson
Deborah Reynolds	Assistant Secretary
Jaynie Kristine Guillou	Assistant Secretary
Matt Moore	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Brent Wilder	Managing Director w/PFM
Vivian Carvalho	Senior District Manager w/PFM
Joseph Brown	Litigator w/Kutak Rock

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 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 10:30 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Meeting

THIRD ORDER OF BUSINESS **Consideration of Minutes**

May 7, 2026 – Public Hearings and 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 Tom Carpenter, seconded by Deborah Reynolds, and with all in favor, the May 7, 2026 Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS Consideration of Agreement

Consideration of the South Florida Water Management District Agreement

I. Consent Order
II. Non-Exclusive Perpetual Utility Easement
III. Joint Defense and Confidentiality Agreement

Mr. Ward: Joseph Brown with Kutak Rock was Mr. Earlywine's law partner. Mr. Earlywine was instrumental in working with the attorneys for Taylor Morrison with respect to the consent order and with South Florida Water Management District with respect to the Consent Order. Generally, from a high-level overview, the District acquired the underlying fee title to a piece of land where this irrigation system sits, but we do not own or maintain or operate any part of that irrigation system itself. In addition to that, a part of the irrigation system was on property not owned by Taylor Morrison (indecipherable). – litigation with respect to this irrigation system. (Indecipherable). With respect to this District, we have an agreement with Taylor Morrison; Taylor Morrison is paying for all of the costs associated with the litigation on behalf of the Artisan Lakes CDD, for which there is a small fine in this Consent Order related to the CDD. Plus, there are some minor legal fees that are also associated with the litigation itself. He asked Mr. Joseph Brown, Litigator with Kutak Rock, to speak.

Mr. Joseph Brown: What Jim said is correct. The District owns a piece of property. There is a stormwater pond on that property. That's why it was conveyed to the District as part of the stormwater system which the District does own and maintain. However, on that same piece of property there were some groundwater wells that were used to pump groundwater into that pond which was mixed into the surface water and the pond acted as a holding pond for the irrigation system serving Artisan Lakes. There was a surface water withdraw pump on that pond that Taylor Morrison was operating under the permit they had with the Water Management District. The covenants for the community reserve a lot of easements both to the developer and to the associations for purposes of operating your irrigation systems, so it's my opinion they are probably adequate easement rights for Taylor Morrison and/or the association to operate that equipment. Nevertheless, that property was deeded to the District, so when you go on the property appraiser's website it shows as being owned by the CDD. This all came to a head as an issue, and I'm paraphrasing here, Taylor Woodrow has been working for a long time to get a reuse line to the project so they wouldn't be using groundwater at all. The reuse line exists now and supplies water into this same holding pond in lieu of the groundwater and that's what's used for irrigation. That project, getting that reuse available took a lot longer than expected. It was a part of a plan that the Water Management District was aware of that

Taylor Morrison was actively working on. It took a long time and as a result Taylor Morrison ended up having to rely on groundwater longer than anticipated. That's where the trouble arose. The Water Management District ultimately served a complaint on Taylor Morrison regarding overuse of the groundwater and the delays on getting the reuse there and the District got pulled in because when the Water Management District looked on the Property Appraiser website it saw that the CDD had the underlying fee title to these properties where the groundwater wells are located. The District has not been involved in the operation of that system. Those irrigation improvements were not funded by the CDD. When you look at the Consent Order, and where we have gotten to at this point is to that expected final endpoint of getting the permit modified, taking the groundwater out entirely and just having the surface water withdraw and a reuse supply line. That's what is addressed in the Consent Order. The Consent Order contemplates that the permit for operation of the irrigation system would go to the Master HOA. There is a draft easement in the Agenda Package which the Water Management District requested in order to provide them with certainty that the Master HOA as the future permittee for the system had adequate real property rights to operate and maintain the improvements located on this property. If you've looked at the Consent Order you can tell its focus is on Taylor Morrison. There are some significant fines being levied against Taylor Morrison. In the District's case what the Water Management District has asked for was for the District to agree it was going to provide the easement and there are some nominal fees and costs that the Water Management District is asking for (about $2,000 dollars). He indicated Taylor Morrison would pay all associated costs and fees for this matter including legal fees. He noted one more signature was needed from Taylor Morrison and then the Consent Order could be executed. He stated he has been in contact with the Master HOA regarding maintenance and the easement. He stated the Consent Order was reviewed and approved by all parties; the Water Management District would be the last entity to sign the Consent Order at their meeting later in July. He stated the intent was to have everything signed and ready prior to the Water Management District meeting.

Mr. Jere Earlywine: The way it works with the Water Management District is you approve the documents first and then it goes on their Agenda for approval. It's kind of a chicken and egg problem. In any event, we are just approving them in substantial form. There may be a few more edits and we will hold these in escrow, but we think they are probably 90 plus percent done at this point.

Ms. Jaynie Kristine Guillou asked for Tract 5 instead of a parcel in Phase 4 to be sent to her for reference.

Mr. Ward agreed.

Discussion ensued regarding what the Consent Order said about water going into the pond; the purpose of the agreement with the Water Management District was to say there would be no more groundwater pumping, no more groundwater well use at all; the wells could not be a back up water source; Manatee County saying keep the wells versus the Water Management District saying do not keep the wells; the Water Management District being the higher authority; the Consent Order clearly indicating the community could not use the wells for irrigation going forward, only the reuse water; and Manatee County's rules regarding wells.

Mr. Ward explained South Florida Water Management District required a permit to drill a well into all aquifers and would not allow the community to keep these wells regardless of what the County said; and SFWMD controlled the aquifers, not the County.

Discussion ensued regarding whether a well would even be needed; and Manatee County reuse water being relatively well supplied.

On MOTION made by Tom Carpenter, seconded by Peter Latessa, and with all in favor, the South Florida Water Management District Agreement was approved.

FIFTH ORDER OF BUSINESS Discussion

Discussion of Maintenance of District Facilities

Mr. Earlywine: We have had some discussion about the 4th amendment to the HOA/CDD Maintenance Agreement. We have talked to the HOAs, all three of them, a couple of times about the 4th Amendment and we have also double backed with our developer for Artisan Lakes East and a couple of things are happening. One thing that came up is that the Artisan Lakes East Board looks like they are going to be able to transition in the next three to six months. They are ready to hand off control over to a resident board. One of the things Jim and I have had on our calendars is once that project is finished, you might want to consider merging Artisan Lakes CDD into Artisan Lakes East CDD. We've talked about that a couple of different times. The big advantage is some administrative savings for not having two districts, as well as reducing or minimizing the confusion. Right now, you have five or more entities with the two CDDs and three HOAs and maybe some sub-HOAs too managing the various projects. Because they are transitioning the opportunity we have is to look at maybe authorizing some sort of merger over the next year. We would hold a public hearing, adopt a merger agreement, this would go to the County for approval. The County process being the longest part of that (6 to 9 months). What it means for you guys with this 4th amendment is that we are not 100 percent sure we need the 4th amendment. When that HOA/CDD maintenance agreement was put in place the developer put it in place with the idea that the Master HOA would do everything, but as the neighborhood HOAs came along it turned out that they were doing their own maintenance within their own boundaries and the only thing the Master was doing was the stuff along the parkway. When we brought this 4th amendment back to them they said we need to add all these other parties to it, and it got more complicated and then we had this merger opportunity come up. He suggested authorizing a merger, merging CDDs, and taking back maintenance of the stormwater system. He stated the CDD would have to do a budget process to include the stormwater maintenance.

Mr. Ward discussed the agreement, which was a five-party agreement at this point and almost impossible to manage. He said this would not work. He stated the CDD had two choices: maintain the facilities itself or make separate agreements with the separate entities. He said with respect to operations, the board had time to go back through the process, put together an operating plan for Artisan Lakes and Artisan Lakes East CDDs and levy assessments in time to get them on the tax rolls. He stated this was getting too complicated, the CDD needed a better singular process for purposes of operating and maintaining these facilities and assets. He agreed with Mr. Earlywine about merging the CDDs.

Mr. Earlywine stated there was no action the CDD needed to take today aside from directing staff to move forward with the budget process.

Mr. Ward noted mailed notice would be required for both CDDs.

Discussion ensued regarding merging the CDDs and taking over maintenance of CDD assets; the raising of CDD assessments being balanced by a reduction in HOA fees; there being two costs associated with the merger, one the cost of the merger itself and the other the cost of operating and maintaining the facilities; and how much it would cost to merge the CDDs ($30,000 dollars to $50,000 dollars all together).

Mr. Earlywine discussed the merger process: CDDs would authorize a merger agreement, authorize a public hearing, pay for hearing notice ($1,000 dollars), hold a public hearing, send a petition to the County asking for a merger ordinance, pay a County filing fee ($15,000 dollars), etc.

Discussion continued regarding merging the CDDs; what the new responsibilities would be for the CDD (maintenance, operations, cleaning pipes, ponds, etc.); the name change from Artisan Lakes East to Artisan Lakes on legal documents after the merger; the Artisan Lakes East CDD likely going away and Artisan Lakes CDD taking over everything with the merger; the Maintenance Agreement with the HOA becoming void after a merger of the CDDs; why it would be good for the CDDs to merge and take over maintenance and operations; the CDD being responsible for the SFWMD permits; the Parkway not being very well maintained at this time; and the right-of-way maintenance agreement between the CDD and the County which obligated the CDD to take care of the hardscape and landscape on the Parkway.

Mr. Ward: This is normal in CDDs where you have these major roadways that go through more than just one community. Manatee County owns the right-of-way because the landscaping and lighting and irrigation is at a higher standard than what the County puts in. The County requires an agreement between the CDD and the County for purposes of maintenance. We have had an agreement in place for many years with Manatee County which obligates the CDD to maintain the landscaping, lighting, irrigation, everything on that roadway.

Ms. Guillou: Now you're talking about going into Esplanade and Eaves Bend on all the commons that will still be owned by some of the CDD, the common areas.

Mr. Ward: I think we own a few of the roadways in Eaves Bend, but I think that's a discussion we need to have with Artisan Lakes Eaves Bend.

Ms. Guillou: Are we going to have to hire people to mow the grass?

Mr. Ward: For purposes of Artisan Lakes Parkway, the agreement we have with the County requires the CDD to operate and maintain, mow the grass, and maintain the landscaping. Right now, we have an agreement with the Master HOA that they are supposed to do that, so we've shuffled that off to them, but the agreement sticks with the CDD. Under the theory we *are using now, all of the facilities that are owned by the CDD, including Artisan Lakes Parkway, will come to the CDD and we will then start maintenance. (Indecipherable).*

Ms. Guillou: What role will the Master play in this new scheme?

Mr. Ward: At the moment we don't see the Master playing any role. The CDD would take over all operations of its facilities so there would be no agreements between either of the CDDs and any of the HOAs.

Discussion ensued regarding the Master HOA responsibilities; the other HOAs' responsibilities; the irrigation system being under the Master HOA; the CDD's responsibilities including the stormwater system (ponds), hardscape and landscape along the Parkway, Eaves Bend roads, and preserves.

Mr. Earlywine stated he would put together a list of pros and cons regarding the merger including the long-term savings.

Mr. Ward stated assuming the Board wanted to move forward with the merger he would start looking at the facilities, cost out the operations, prepare a budget, restart the budget process, set a new public hearing, and mail out notice.

Mr. Earlywine stated the HOAs were all aware of the potential merger and the CDD taking back its assets; he has been in contact.

Discussion ensued regarding the merger clearing up some of the problems associated with the CDDs' assets being spread between the HOAs; wanting to see the budget before making any final decisions; the importance of the CDD maintaining its own assets; other benefits of merging the CDDs.

Mr. Ward stated the CDD did not need to vote on this today. He said if the consensus was the Board wished to move forward he would start the process and the Board would review the budget and vote at a future meeting.

The Board discussed the matter and agreed to move forward with the merger process.

On MOTION made by Matt Moore, seconded by Peter Latessa, and with all in favor, the Board agreed to begin the preliminary work to merge the two CDDs.

SIXTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) June/July – Look for Commission on Ethics Email (Form 1 Financial Disclosure)
b) Important Meeting Dates for Fiscal Year 2026:
- **NEXT MEETING: Thursday, August 6, 2026**

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

Mr. Ward introduced Brent Wilder, Managing Director with PFM and Vivian Carvalho, Senior District Manager with PFM. He stated Vivian Carvalho would be taking over for him when he finally retired.

Ms. Vivian Carvalho stated it was refreshing to hear some of the topics discussed today. She said she had worked on a merger for another district in the past and was glad to have the background which would help during the process.

Mr. Earlywine agreed and noted he had some experience with mergers as well.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ward asked if there were any Supervisor's requests.

Ms. Guillou stated she was working with Atwell on a new map showing where the pipes were located and drain flow. She discussed the map's other features such as manholes and inlets. She discussed other maps and information which were available, such as pipes only and total length or pipes.

Mr. Ward stated he would discuss with her what types of maps and information were needed outside of the Board meeting.

EIGHTH ORDER OF BUSINESS Public Comments

Mr. Ward asked if there were any public comments.

An unidentified male audience member indicated the next meeting was scheduled for August 6th, and asked if the Board was going to account for another meeting for a merger or a rework schedule?

Mr. Ward replied that he would rework the whole schedule to get through this process and that it would be posted on the website.

NINTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 11:28 a.m.

On MOTION made by Tom Carpenter, seconded by Peter Latessa, and with all in favor, the meeting was adjourned.

Artisan Lakes Community Development District

______________________________ ______________________________

James P. Ward, Secretary Peter Latessa, Chairperson

MINUTES OF MEETING
ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District was held on Thursday, August 6, 2026 at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 3:30 p.m. and was presided over by Mr. Peter Latessa, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Peter Latessa	Chairperson
Tom Carpenter	Vice Chairperson
Deborah Reynolds	Assistant Secretary
Jaynie Kristine Guillou	Assistant Secretary
Matt Moore	Assistant Secretary

Also present were:

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

Audience:

John Simon

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 3:37 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND 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. Hearing none, he called for a motion.

Ms. Guillou commented the Artisan Lakes East minutes were unavailable.

On MOTION made by Tom Carpenter, seconded by Peter Latessa, and with all in favor, the July 13, 2026 Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS Consideration of Merger Agreement

Consideration of a Merger Agreement with the Artisan Lakes East Community Development District; Confirming Its Intent to Merge with the Artisan Lakes East Community Development District

Mr. Ward: Item 3 and 4 are essentially companion agreements related to the merger of the two CDDs together. I'll take it from a high level view and then ask Jere to go through the details. The plan is to merge Artisan Lakes East CDD into the Artisan Lakes CDD sometime after November of this year once we have the ability to transition the Artisan Lakes East Board to a full resident board. Essentially all of the assets and liabilities of Artisan Lakes East CDD will come under the umbrella of Artisan Lakes, and you will own all of the assets and facilities currently owned by Artisan Lakes East CDD. It's not any different than the way we operate now. All it is, is a name change from one CDD to the new CDD we are creating. One issue you will have to decide is the terms of the board members and the seat numbers that will be assigned. This is totally up to you with respect to how you do this. I would strongly urge you to add a couple of the Artisan Lakes East Board members into the merger agreement so Artisan Lakes East will be represented by at least two people on the new board and then three board members will stay with Artisan Lakes CDD.

Ms. Guillou*: What if no one decides from here that we want to leave? There's an election that's coming up and there are two people who we will be replacing from there. So, I'm trying to figure out the order of what's going to happen.*

Mr. Ward: From a high level view, there are only five members that are permitted legally on a CDD Board. So, in a merger, essentially you have ten of you to deal with. Five of you have to go away and five of you have to stay. However, you decide you would like to do that, it's fine. You are merging Artisan Lakes East into Artisan Lakes, so two of the board members from Artisan Lakes East would have to come over Artisan Lakes Board assuming the Artisan Lakes East Board approves the merger agreement and the merger itself. Then in November, as a part of the merger agreement, we would name the five board members in the merger agreement, so when we merge the two CDDs, and it goes to the County Commission, we have the five board members in there with their terms. Pursuant to the merger agreement and the documents we are approving today, we need to figure out a plan of action of what you want to do and how you want to do it. We will incorporate that into the agreement and the plan itself.

Mr. Jere Earlywine: Did anyone qualify for those two seats?

Mr. Ward: Yes.

Mr. Earlywine: Are they opposed?

Mr. Ward: No.

Mr. Earlywine: So, if there wasn't a merger, we would have the same board we have now?

Mr. Ward: Correct.

Mr. Earlywine: We need the consent of whoever is going to drop off the board for Artisan Lakes in order to make this agreement work.

Ms. Guillou*: But if there are four people on the other board they have to concede which two are going to leave depending on when that happens. Okay. So, who's leaving?*

The Board discussed who would leave; there were no volunteers.

Mr. Ward: Essentially, you have to provide, just reasonably speaking, some representation within the Artisan Lakes East CDD on the new board. I think that's reasonable. Otherwise, Artisan Lakes East is not going to want to approve the merger. That's just fair. So, basically, two people have to drop off the Artisan Lakes Board, and we have to pick two people from Artisan Lakes East to fill in the two seats that are vacated.

Mr. Earlywine: This came up at the Artisan Lakes East Board. That's what they asked for.

Mr. Latessa: Is there anything in state law --?

Mr. Ward: There is nothing in state law. This is one of these items which you have to suck it up and deal with the problem.

Mr. Carpenter: Do we pick who the two people from Artisan Lakes East are?

Mr. Ward: I think it has to be a mutual decision. You have to pick two people who are going to leave, and we have to go to the Artisan Lakes East Board and pick the two seats who are going to move over to the new Artisan Lakes CDD. I think that's the fair way to do it. Not everybody is going to be happy, but that's fair.

Ms. Guillou*: But legally you can't force anybody out.*

Mr. Ward: I have said that. You can't force a board member to resign. So, if you choose not to resign or leave, then the merger is off. You have to be fair with what you do.

Mr. Latessa: There are other things you can do. One of the things that was tossed on the table for discussion is to say if no one voluntarily leaves, is it possible to designate two people on the Artisan Lakes Board as representatives of the East?

Mr. Ward: it doesn't matter how you designate them. That's form over substance. You can't change the number of voting members.

Ms. Guillou*: Jim, you said you've done one of these before. It did not sound like it was as clean as this one might be. We had a rudimentary discussion about how you would put some of the*

East on the side and make sure they got meeting minutes, but we never really fully expanded that conversation. What did you do the first time you did something like this? What happened?

Mr. Earlywine: There are all different types of scenarios whether you have developer controlled boards or a mix or resident boards, and a lot of times there is someone who wants to get off the board anyway and that's pretty easy. If you are having a hard time, and I know you're volunteers and excited to help your community, and that's why you're on the board to begin with, you could ask – is there anyone who was planning on getting off the board pretty soon anyway or would like to resign in the near future?

There were no volunteers to resign.

Mr. Latessa: How about we keep the three senior people from this board and the two senior people from the other board? Do it by seniority.

Discussion ensued regarding how to choose who would resign from the board based on seniority; there being no other ideas regarding how to choose if there were no volunteers.

Mr. Earlywine: I don't know why the Artisan Lakes East Board members want to hang on the board because they are developers right now and they are going to declare that project complete and basically kind of finish up. The other thing we could do is go back and tell them, the Artisan Lakes CDD Board is excited to continue on, perhaps they only take one seat instead of two, so you can keep one more person. I don't know. That's just an idea.

Mr. Carpenter: Once the five board members are determined, don't we go back into another cycle of elections?

Mr. Ward: Your election cycle is on an even year basis. Obviously you have an election coming up this November and Artisan Lakes East has seats 4 and 5 that are unopposed. We already have two existing qualified electors on the Artisan Lakes East Board, so they fall into that seniority concept. Then there will be one seat left that will be a Taylor Morrison seat on Artisan Lakes East, but that board member has indicated that he will be happy to resign. Clearly he does not need to sit on the new board.

Mr. Latessa: From a procedural standpoint, if there is a motion made to go one way or another and that motion is seconded and it passes with three votes or four votes or whatever, is that binding on us?

Mr. Ward: No. The individual board members have to resign individually.

Mr. Latessa: We cannot force anyone to accept the resignation.

Mr. Ward: Correct.

Mr. Latessa: In the United States Congress there are islands like Guam and Puerto Rico that have representatives. They can't vote, but they have influence and represent their particular island or country. We could say, yes, you can have two people here, but you are going to have to wait until 2028 for an election because no one wants to resign on this end of the board.

Mr. Ward: Let's take it from the end game. If you're going to essentially get rid of the Artisan Lakes East Board and merge it into the Artisan Lakes Board, if you do what you said, you would have to wait until 2028 to do the merger.

Mr. Moore: So, we can't have any special helpers?

Mr. Ward: You can have all the special helpers you want, it's just they are not official. They are not a voting authority, and at the end of the day you still only have five seats on the board.

Ms. Guillou: *If you have them special, can they participate in the conversation?*

Mr. Ward: They can always participate in the conversation. Of course.

Mr. Latessa: The point is, they sit at the table, they participate, they just don't vote. I own a company right now and that's how -- the three owners are the board members, but we have other employees sit there, participate in the discussion, and they can sway the discussion. They just can't vote on the discussion. And then when we get to 2028, we get to start this process all over again and see who's going to run for reelection and who's not.

Mr. Ward: I don't see a problem with that.

Mr. Latessa: Now, the question is how do we present that if we agree upon it within our group, how do we present that to the East Board?

Mr. Ward: I'm happy to present that to the East Board. You just have to pick the two from this Board who are going to be "the representatives." So, you are back to the same thing. You still have to choose two people to be your side people.

Ms. Guillou: *So, they wouldn't be out of the East. You need the East to have at least two official seats.*

Mr. Ward: Yes.

Mr. Latessa: So, if nobody leaves the Board, the deal is off?

Mr. Ward: Of course.

Mr. Carpenter: So, Peter, what would you recommend?

Mr. Peter Latessa: My solution and recommendation is that the Board consider a motion of last in, first out, for the two seats.

Ms. Guillou: I don't approve.

Mr. Latessa: We haven't even got that far yet.

Ms. Guillou: I just don't want it to get set in your mind.

Mr. Latessa: It may already be in my mind. But we are no longer in agreement.

Mr. Moore: I think that's fair just from the standpoint of time invested in the Board and the work that goes into it. The people who have been on the board less time, have less time invested. Unless you can come up with another equitable way to do this, that's the standing best offer right now. Tom?

Mr. Tom Carpenter: That's my feeling. People that have been here and have been putting in the work deserve the opportunity to continue forward until such time as they are not reelected or they step down.

Ms. Guillou: I've been here a short time, but I've invested a tremendous amount of time doing things. Hours and hours of research, so I'm – at one point I was fed up, and I thought I would leave and sometimes I don't like the direction this is going, but I think I'm going to stick around.

Ms. Reynolds: I agree with Peter and Tom. The three of us stepped up to the plate quite a while ago and we put a lot of time and effort into this, and I know we spent a long time trying to find people who would step up and do it, and that was a chore, no one wanted to do it. I think we have invested a lot of time. We work well with each other and with the rest of the Board. I vote for seniority, the senior people staying on the Board. I'm happy with the other two individuals sitting as advisors. I think that's a great idea, to do it that way, until 2028.

Ms. Guillou: Would you be one of those people?

Ms. Reynolds: No. I have been here for quite a while and as I said, me, Tom and Peter have invested a lot of time, and I think that says something. I was letting us continue doing what we've done moving forward, especially at time when things are merging and you want to have some people who know the lay of the land. I'm not saying you don't, Kris, I know you do a lot of research, but that's something you do on your own. It wasn't necessarily on the agenda or one of the tasks of the committee.

Ms. Guillou: Well, if you're going to take on a task you need to know the depth and breadth of what you're talking about, such as understanding your properties, etc. I think it's a part of what everyone should do.

Ms. Reynolds: That's my answer. I think it should be the senior members who stay.

Mr. Ward: Okay, well, the senior members are Peter, Debbie and Tom. Then Matt, you and Kris are the low ones on the totem pole for seniority.

Ms. Guillou: I'm still not leaving.

Mr. Ward: Well, if you're not leaving, then you're sinking the entire merger agreement.

Ms. Guillou: It's funny you should mention that. I've got something to say about that. Today, I'm not leaving.

Mr. Carpenter: Then we can't go forward.

Mr. Latessa: Then we will have to suffer through what we've been suffering through since they created the East Board.

Mr. Earlywine: I was just on the phone with Matt. He's on the Artisan Lakes East Board. He wants to make certain going forward that there is a member who lives in Artisan Lakes East who shows up on the Board, so everyone has representation. His intention though – do we have any residents on the Artisan Lakes East Board right now?

Mr. Ward: We have two Jere on Artisan Lakes East and will be adding two more this November.

Mr. Earlywine: Okay. I've got it.

Mr. Ward: Okay, so the entire project is off the table.

Mr. Morre: How much have we invested in doing this so far?

Mr. Ward: Just the document preparation with Jere's firm, so we probably don't have $1,000 dollars invested at this point.

Mr. Earlywine: The merger is in your best interest and will save you a bunch of money going forward. I'd hate for the election issue to stall it out. I do think if you're going to merge it makes sense to have some representation from East. There are residents on that board who want to participate. It sounds like we are at a standstill.

Mr. Ward: From a higher point of view, the intent always was to merge the two CDDs. They created them for logical reasons many years ago, but I think for the overall stability of this community and being able to operate and maintain your facilities, merging these two CDDs is a good idea.

Ms. Guillou: Actually, I wasn't going to vote for it because when you really dig deep, I think it's not a good option.

Mr. Latessa: Can you give us one or two reasons why you think it's not a good deal?

Ms. Guillou: Well, can I read this?

Mr. Carpenter: you don't think merging the CDD's is a good Idea? Can you give us your reason.

Ms. Guillou: It's more complicated than that.

Mr. Latessa: If you cant give us your reason – we are giving you the opportunity to tell us.

Ms. Guillou: I'd like to read this white paper.

Mr. Latessa: Ride it out for three or four minutes. Go ahead.

Ms. Guillou: So, with the merger we would be looking at using CDD money, not the Master money to pay for improvements and maintenance of ponds, wetlands and storm drains. Or maybe not. Currently, the maintenance bill is divided by subdivision and it's the same vendor, so you are getting economic scale pricing. Heritage Park

Mr. Earlywine: I think you are conflating two issues. One issue is who is doing the maintenance out there, and the other is the merger. The use of the HOA versus the CDD is actually not relevant to what we are talking about. What we are talking about is merging the two CDDs together and whether you have that merger or not, you still have the question of whether the HOA or the CDDs do the maintenance.

Mr. Carpenter: The merger is going to happen if one of us steps down. If someone wants to fall on their sword for you, the merger is going to happen. You're not stopping the merger. If you're staying on to stop the merger, that's not going to happen.

Mr. Latessa: And if you're staying on to give anything to the HOA, that will not pass on this board.

Ms. Guillou: Well, I just think that the way we look at each other – I think of it as, the irrigation water system, the money is going here, the money is going there.

Mr. Latessa: That's not within this scope. Where do you think that is in the scope? I'm going to try and understand your position. Where is it in the scope because if you look at the CDD, the CDD owns that and is responsible for the maintenance of it. The CDD was run by Taylor Morrison, so Taylor Morrison said I'll take it off my table and just hire out the HOA to do it. That's exactly what Taylor Morrison did.

Mr. Earlywine: That's right. That's the issue being raised, but again, it doesn't have anything to do with the merger.

Mr. Carpenter: Even if someone falls on their sword so you can stay, the merger is going to happen, so I don't understand your obstinance.

Ms. Guillou: Here're a couple things: it's going to cost $50,000 dollars plus, nobody knows how long until we start getting the payback on it, and –

Mr. Earlywine: You get the benefit immediately. As soon as one of the administrative budgets are gone it saves you $100,000 dollars a year.

Mr. Ward: You will get a benefit immediately out of the merger. Just the synergy of having one CDD with only five board members on it, to maintain all of your assets, which was the intention from the beginning, and which is the intent of every CDD in the state. In order to maintain facilities and assets that you have constructed owned an operate. I agree with Peter, for whatever reason, this got subbed out to the HOA/Taylor Morrison and now is the time and opportunity you need to take in order to merge these two CDDs together. This is the most *opportune time to do that. It gives you the best benefit for the buck so to speak, long term for this community.*

Ms. Guillou: Maybe I overthought the whole thing. Go ahead and talk while I get my thoughts together.

Mr. Moore: There is nothing left to talk about. We are at a standstill. The merger stops today if we can't come up with a decision.

Ms. Guillou: I guess I was thinking people have talked about if we have two people from each of the boards, they are going to always be jockeying for three members versus two members. There is going to be competition all the time with everybody.

Mr. Ward: That's not going to happen. There are CDDs across the state that have multiple small communities within them which have one CDD. The big example is the Lakewood Ranch Stewardship District. They have 10 different developers in those communities that ultimately built there, but there is one CDD over top of that entire community. You just have two areas; Eaves Bend and Esplanade. You have one community here and it would benefit you greatly to make that one CDD.

Mr. Carpenter: Once you do the merger, as people come up for election in an election year, you either run opposed or you run unopposed. If there is someone from Eaves Bend who wants to run for my seat when it comes up, I can either not run, or they can run against me. At that point it won't be a competition. And right now, it's just a selection process. We are trying to come up with the fairest way to select –

Ms. Guillou: I guess it does lead to the fact that we would end up merging dollars and then you go to the next step of having the maintenance of the storm drains done by an outside firm.

Mr. Ward: The maintenance of the storm drains is not the same issue. All you are talking about today is merging the CDDs together. The maintenance is wholistically a whole different subject.

Mr. Earlywine: We could continue to do the maintenance through the HOAs after the merger. It could happen that way.

Ms. Reynolds: Did something occur during the last meeting and today to change your mind? It seemed like you were on board with the merger at the last meeting. We all were. What has changed?

Ms. Guillou: I just had an epiphany about the way the – but I guess that just feeds into the management of the whole thing. I have talked to a lot of people, and they really don't like it.

Mr. Latessa: I agree there are people who don't like it, but some of those people who don't like it don't understand what the CDD is because all they've lived by since they've moved here is the HOA and Taylor Morrison. That's the bottom line there. But the HOA sat right here at this meeting last month and we made a point to them that this merger means we will take over because it is the CDDs responsibility to maintain the ponds, the conservation area, and sewer *systems. They looked us in the eye and said, so you guys are going to pay for it, and we said yes.*

Ms. Guillou: Well, it's all our money so it doesn't matter where it comes from.

Mr. Latessa: Well, it does matter to the HOA because now the HOA can reduce some of the dollars they are charging. There is a tradeoff. And the other side of this is, if we don't merge this, and there is a catastrophe, and we still have two CDDs, and for some reason the stormwater system collapses, the HOA cannot raise one cent. The only authority which can raise money is the CDD. So, is it possible for Artisan Lakes CDD to raise money and raise bonds, and the other CDD says, nope, that's all on your side, we don't have to worry about it.

Mr. Carpenter: If it's in the back section of Esplanade, and we have a major washout of one of those lakes for some reason, the whole bank collapses, which we've seen happen before.

Mr. Latessa: The important thing to remember here is the CDD can go out and get money. They can get bond money and spread that bond money across all the residents in these two communities, where the HOA cannot raise one cent to pay for a scenario like that.

Mr. Earlywine: That's 100 percent right. I get phone calls from existing residential projects which are HOA run and they are trying to figure out how to convert their communities to CDDs because all of a sudden they've found themselves in a flood zone that wasn't originally designated that way, and their roads are underwater. Or because they need to switch out of their septic tank and go to utilities and they can't raise money with the HOA. They don't get sovereign immunity protection. They don't get FEMA funding. All those reasons. So, the CDD is really much better for the stormwater system.

Ms. Guillou: I think I'm back on track in my head, but I can see there is so much resistance that I don't want to bring it to your attention.

Mr. Carpenter: So, you're still not going to go with the seniority and are digging your heels in and saying you're not going to step down?

Ms. Guillou: This all came on pretty fast. I wish I had some more time to think about it. All of a sudden we've got the contracts and we don't have the time to do a deep process.

Mr. Ward: I think you've got to realize you are elected public officials of a government agency. Your job is not to go out and do the work. Your job is to set the policy of the district itself. The actual day to day operations and management is handled by the staff, which are Jere, myself, and the engineer. I know you do a lot of work and I appreciate that, I see a lot of that come through and that's very helpful, but at the end of the day you have seasoned professionals here working on projects across the state for, between Jere and I alone, for more than 60 or 70 years' worth of knowledge in Community Development Districts. Now with Vivial joining me, there is another 20 years of experience. We are way up there in terms of our base knowledge of how to operate, maintain, run, manage and help you through all of these processes. Your roles are a little different than what you would see on an HOA which takes on a different format when you talk about the operations and management of that kind of community.

Ms. Guillou: Would you let me read about taking over right now. Can we put this aside right now, the merger?

Mr. Ward: No. This is the item on the agenda. We need to continue with this issue until it's decided one way or another. If you want to talk about operations we can do that under supervisor’s requests, but we need to deal with the merger. They are separate issues.

Ms. Guillou: I don’t know what to say. I can’t gather my thoughts now.

Mr. Latessa: What is the drop dead date for the merger?

Mr. Ward: The process to go through the merger is probably six months’ worth of work.

Mr. Earlywine: The time clock is driven by the County. You can see how quickly we were able to put together budgets and put together documents. The next step is to get this approved by Artisan Lakes East as well and then file the paperwork with the County. The County will take six to nine months to get it through their system for whatever reason. They just take a long time. My guess is next year sometime late first quarter or early second quarter is when you’d actually get it approved. You never have to do it, so there is no time frame there. But the time clock doesn’t start until you start it.

Mr. Ward: Go ahead Peter.

Mr. Peter Latessa: If we have to wait for the County to approve the merger, do we have to make the decision right now who comes off the Board and who goes on the Board, prior to the County making the decision.

Mr. Ward: As part of this submission of the petition itself, you have to make the decision of who’s on the Board. You have to name the individuals. That is a key element of the petition process. We have to show the County what both Boards have done and who the new Board will be, because they will want comfort levels about that’s what we are doing.

Ms. Guillou: Let me just finish. I think this second part makes more sense. Right now, the CDDs only pay for super emergencies when things break down. The money we are collecting would only be if there was a hurricane or something.

Mr. Ward: You are getting into operations again. So, unless the Board wants to open that item up, I think you all just decided you don’t want to do that, it's not germane to the merger.

Mr. Carpenter: It has nothing to do with the merger and who will stay on the Board. Everyone is in agreement except for you.

Ms. Guillou: I had this all figured out last night.

Mr. Carpenter: It has nothing to do with what we are talking about.

Ms. Guillou: It has to do with the money and how it is spent.

Mr. Carpenter: We have a fiduciary responsibility as elected officials to do what's best for the CDD and what's best for the CDD is to merge the two because we know we are going to have an immediate savings and over the course of the coming years there will be a savings every year.

Ms. Guillou: You have to pay the $50,000 dollars back first.

Mr. Carpenter: They said we will recover that almost immediately with the management fee savings.

Mr. Ward: You operate two separate CDDs, so as a result of the combination of that, you will do one audit, you will need one website, you need – you're losing sight of the issue. The issue is what is best for the community long term in order to operate and maintain that community. Whether it's $25,000 dollars or $50,000 dollars, Jere's number, he always shoots high, so I know it's going to be less than that.

Mr. Earlywine: It's going to be less. It's like a filing fee with the County and some advertising costs, and then our time, and we already have the documents sitting in front of you, so we won't hit $50,000 dollars. It will be less than that.

Mr. Ward: It will be less than that, but at the end of the day the key question here is whether or not it's a good idea to merge the two CDDs together and I think – and Peter and I have talked about this for years – at the end of the day, the best time to do this is when these two boards are beginning to transition and we can operate this community as one community which is how it's supposed to be operated. The merger is the signature process of making this one community.

Ms. Guillou: Okay. I'll leave. But I'd like to give my opinion before I do.

Mr. Carpenter: Sure. And your feedback, and the work that you do on your own time is invaluable and would be a great asset to the board as we go forward. So, even if you are not a voting member, to be able to provide information – and you know where the agendas are and if you have things you want to bring up that you've researched and someone else may not see, you still would be welcome to share with us.

Mr. Latessa: I triple back up what Tom just said. You can come to every meeting and make comments because every meeting is a public meeting. We are in a public meeting, and we have been open this entire time. I've been on the Board since 2020 and we've had maybe five people show up the whole time, except the last meeting. So, it's not like you don't have a voice. I want you to understand, everything we do is public record. What that means is, you can terrorize the public record if you want to. So, go ahead.

Ms. Guillou: Alright, so, this is maintenance of wetlands, ponds and storm drains. Some advantages of Artisan Lakes Master continuing to manage the assets and not an outside vendor. There are many agencies that have input on building ponds, wetlands and storm drains, but fewer agencies when maintaining them. We are going to look at two areas of authority, SFWMD and Manatee County. Remember maintenance, not build. I was told by the County Environmental Planning Section they do not rule on pond maintenance, but they do *make guidelines; however, the County does have more involvement regarding wetlands. Some documents I have been reviewing are the land development code, Florida Department of Environmental Protection and the declaration of governments given to the HOA. It seems SFWMD contains some of the information we need in the permits themselves. To sum up, SFWMD's focus is water flow. That would include cleaning pipes, storm drains and moving debris to name a few. As we discovered, many items fall out of SFWMD as evidenced by the recent turning over of SFWMD original construction permits to the CDDs. We know the wake of the destruction left behind. Going on to the pond guide which we are coming to know was a collaboration of the University of Florida Institute of Food and Agricultural Sciences and numerous environmental agencies staffed by highly educated volunteers. The book recommendations are not required but encouraged. Plants and ponds have been proven to sequester nitrogen and reduce bank erosion and minimize silt into the ponds, giving us extra years before we dredge ponds, but there can be a high maintenance cost. With that said we need to proceed with caution, starting with one pond, unlike what's in the finance. They have lake bank maintenance, littoral shelf plantings, water quality testing, midge fly control, mulch, drainage, all sorts of stuff. It could be said with the myriad documents and data available vendors could overreach by adding items that may not be necessary. Having worked for two OEMs in the auto manufacturers, engineers and managers knew as much or more about the parts than the suppliers that manufactured them. It needs to be understood that we as citizens can access enough free knowledge through the County to know how well our suppliers are performing. The classes we take at the County are the same classes our vendors attend to get certified. Just a note: CDD supervisors are not allowed to speak to vendors. Manatee County is lucky to have the region's highly acclaimed pond expert Michelle Atkinson. Michelle and others in the extension office can guide and provide planning for our first pond at no charge. There is grant money available for plants through an organization called Start, but we do need to have a pond committee before they will get involved with us. The cost of the Master assisted pond will be a fraction of the cost with an outside management company. The pond committee would have the authority to interact and learn with County and any experts we may decide to hire, which we will need to hire. As we know, the CDD supervisors are not allowed to interact with the suppliers, so who from Artisan Lakes would be the overseer of the outside company that our District Manager has selected? The revised maintenance budget for the combined CDD fiscal year 2027 is $422,000 dollars. Our current budget for all the ponds including Edgestone currently paid out of the Master budget is approximately $137,000 dollars. Obviously, Edgestone would be removed from the calculation. It will be more than $285,000 dollars increase, plus we have an assessment for the CDDs to merge. No matter CDD or Master, the money is the homeowners. The data listed in the CDD revised budget is quite broad. I realize these are just broad strokes, but I fear this is how all the documentation will be presented to the CDD supervisors. Will we be privileged to the detailed supplier information hired by the Asset Manager who works for Calvin Giordano and Associates? Is the Asset Manager full time and how much will he cost?*

Mr. Carpenter: There are a lot of good questions in there, but it's a maintenance issue that we will have to pour through. But like we said, our job is not to manage day to day operations. It's to oversee the general plan.

Ms. Guillou: But the general plan, unfortunately, cuts out our Master as the go to place.

Mr. Carpenter: But what is the Master? The Master is another board, so basically we are taking the middleman out of the system. That's all we are doing.

Ms. Guillou: No, we are adding a middleman to the system. We don't have to pay any costs for him. We have to pay for costs for the Asset Manager.

Mr. Latessa: I understand. But this is not where we are at. You're back to operations. You read it, and that's good, and I even took notes on it, okay? When it comes time for us to start deciding who is going to do what, what contractor is going to do what, we will put together an RFP, put that RFP out, Jim will manage it, and when it comes back, he's going to come back, and say, "we have two candidates that I would like the Board to review their details based upon the RFP that we put out."

Ms. Guillou: So, you are going to be allowed to look at the suppliers they are going to hire?

Mr. Ward: Of course.

Ms. Guillou: Do we have any input? We didn't have any input in picking this company. You just picked it. I know you have the no bid up.

Mr. Ward: In the larger scale of thing, you can get into the details as much as you would like to with respect to operations. I think Peter said it eloquently and correctly, we will do RFPs, maybe not a formal bid, but we will get quotes. We will do all of these processes, pick appropriate vendors, bring them back to the Board for consideration and review as needed. We will have to come up with guidelines on how to do that, what the threshold is that the board wants to make. All of those things need to be done, but you're a little early for that stage.

Mr. Carpenter: Kris, my recommendation would be for you, if you're not on the Board, is if you want to look at this great experiment with the lakes, which is outside of a traditional maintenance program. The plan is to bring it to the Board and say, here's what it would look like.

Ms. Guillou: But they already have all this stuff listed on the budget.

Mr. Carpenter: Don't worry about it. It doesn't matter. If we decide as a board, and the community is in agreement, because it would be something we would have to take to the HOA, and say, hey, we want to try a green approach to your lakes. You're going to have plants and stuff growing in here and some people may go, you know what, I just want water back there. And what happens when we have a drought and there's no water in the lake and all the plants die or they don't have enough oxygen, and when that happens, then you have to pay a ton of money to have all of that stuff removed because it rots.

Ms. Guillou: It's funny you mention that because our current maintenance person doesn't like the idea of these ponds and that's why I would stay start with one pond and see where you go. And his problem was is that the –

Mr. Carpenter: Well, these are not ponds. These are water retention areas only. There is no guarantee when you buy a house that they will have water. My recommendation would be, when we get to that point, and we are certainly not there and won't be there for a year, but a year from now you could come back with a recommendation to us and then we could then present it. I think it would look amazing to have plants in the lakes.

Ms. Guillou: It's not about the looks. There is data out there that says that the plants will sequester some nitrogen, they will keep silt from going into it and it helps keep erosion from the side which in theory would mean we could put off digging them out for maybe five to ten years. I was told that to do these bank fixes it could cost $100 dollars for every foot. I'd like to see the calculations. And if there is a higher maintenance cost for cleaning out the plants, does it really add up?

Mr. Latessa: You are bringing up good points on the operations side of this, and when it comes time to pick a vendor and go with a maintenance program, these are things we would urge you to bring back to the table.

Mr. Carpenter: My question is, after we have one Board, will that Board be able to set up committees and have residential committees?

Mr. Ward: I will give you two answers. The good answer is yes, but the bad part of that is when you set up a committee you subject it to the Sunshine Law, so they are subjected to the same rules you are as a board and all their meetings have to be advertised, they have to be done in public, we have to take minutes. All that good stuff.

Ms. Guillou: That's why I always thought that a pond committee should be under the Master because the Master up to now has been managing the contracts.

Mr. Ward: I don't agree with that process. This is a public agency and a public body, and our job is to provide facilities and maintenance and capital resources for facilities that are owned by a governmental agency. I think when you are out there in the public and you give them all of this information, whether a subcommittee has to operate under the Sunshine Law, so be it. I think they should operate in the Sunshine. The HOAs don't have to do it, so be it, that's the law for HOAs, but I think for you all –

Ms. Guillou: I can't see a working group, like a pond committee, you can't do that in a vacuum. You have to back and forth and send emails. That's why I would put it under the Master.

Mr. Carpenter: The Master is not going to own these. They are not responsible for the lakes.

Mr. Earlywine: To be fair, the Master wasn't doing it anyway. That's part of the disconnect. The Master had an agreement with us to do the work, and they weren't even doing it. It was the subHOAs doing it. That's what happens when you delegate. That information gets lost and you have disconnect.

Ms. Guillou: That's not true Jere.

Mr. Earlywine: It is true.

Mr. Latessa: Okay, we need to stop and move forward at this point. We've listened to everything. We had a great discussion going back and forth. Before a motion is made, so documentation can be created correctly, are you officially saying you are willing to step down from the CDD Board at the appropriate time?

Ms. Guillou: I think so. Yes.

Mr. Matt Moore: Yes.

Mr. Ward: I'm going to ask for a motion to adopt Resolution 2026-10 which approves the merger agreement with the Artisan Lakes East Community Development District and the Artisan Lakes Community Development District confirming the intent to merge Artisan Lakes East into the Artisan Lakes CDD. The Board members who will be in the merger agreement will be Deborah Reynolds, Peter Latessa and Tom Carpenter on behalf of the Artisan Lakes Board. I will ask you to approve this subject to the selection by the Artisan Lakes East Board of the final two members to serve on the Board.

On MOTION made by Peter Latessa, seconded by Tom Carpenter, and with all in favor, Resolution 2026-10 was approved subject to the selection by the Artisan Lakes East Board of the final two members to serve on the Board.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-10

Consideration of Resolution 2026-10, a Resolution of the Artisan Lakes Community Development District Approving a Merger Agreement with the Artisan Lakes East Community Development District; Confirming Its Intent to Merge with the Artisan Lakes East Community Development District; and Providing for Severability and an Effective Date

See discussion and motion above.

FIFTH ORDER OF BUSINESS Consideration of Agreement

Consideration of an agreement for Asset Management services between the Artisan Lakes Community Development District and Calvin, Giordano & Associates, Inc. to provide for an hourly rate basis for services

Mr. Ward: The only other item I have for you is the agreement with Calvin, Giordano & Associates related to the asset management services. As we get into operations we need someone to manage these operations. I generally use this firm who does all of my CDDs. They work on an hourly rate basis. We budget this in your fiscal year 2027 budget. The provide you with a scope of services and a rate structure associated with their services. As a part of their services, generally the office of the manager manages this contract. So, they do work at the *behest of the office of the manager. We authorize the work as appropriate on a regular basis. If you have any questions about the agreement I would be happy to answer them.*

Ms. Guillou: On number three, you have to take irrigation system out.

Mr. Ward: Okay. We will do that.

Ms. Guillou: Here is another thing that bothers me, for example, I know that you think that fountains are okay in ponds, and Manatee County says they are not, so who wins?

Mr. Ward: You win. I don't care. I have communities all of the state. Some residents love them; some residents hate them for whatever reason. You all decide. It's not my decision. I personally like the, but that's a personal opinion, not a professional opinion. Whatever you want.

Ms. Guillou: Here you have them managing the lakes. That bothers me, having them do the lakes, ponds and aerators. You have to really know if you need an aerator. If you guys aren't allowed to talk to the suppliers, how are you ever going to check on what they are doing?

Mr. Latessa: Who says we can't bring the supplier in here?

Ms. Guillou: Going out in the field really helps you.

Mr. Latessa: I understand that, but there is nothing that says we can't have a meeting, a supplier in, and we have a day trip to the pond as a group.

Mr. Ward: It will complicate things, but the answer is yes you can do that.

Mr. Latessa: So, we get to talk to them, but we talk to them as a Board.

Ms. Guillou: That's why I said, put the pond committee under the Master. My thought was that the Master would keep doing what they've been doing, maybe enhancing what they've been doing, instead of firing this other company.

Mr. Moore: But they haven't been doing their job, that's the issue. And they don't want to do their job anymore. They don't want that responsibility.

Mr. _____: You've been making statements about what the Master is willing to do, but you haven't talked to them.

Ms. Guillou: Jim sits right there, and all you guys walk in and out and pass him and never talk to him. I'm over here once a week, learning what I can learn, and when I asked you guys if you wanted him to come to a meeting, and we had to wait a month because he had a class, I asked if you'd like to talk to James and you said no.

Mr. Latessa: That's not true. I have opened up to him several times, not to him personally, I have made the statement in this group that this is a public meeting, and he's sitting right *there, he can come up and say something. He chose not to come out here, so, I'm shutting it down at that point.*

Ms. Guillou: The truth of the matter is because the contractor was around, he really didn't know he was supposed to. And he felt as though, if he's not a resident, that he's not allowed to say something. Erroneous or not, that's what he felt. The guy is so proactive and so involved –

Mr. Latessa: That's great. Why didn't Diane Green tell him that then? Why didn't Diane Green, who is on both boards, --

Ms. Guillou: I don't even think they knew that contract existed.

Mr. Latessa: Okay then. So, don't sit here and blame us because we didn't go in there and personally ask him to come out.

Ms. Guillou: Could he come out and have a meeting for half an hour?

Mr. Latessa: He absolutely could come out and say I got something I would like to bring up to the Board. This is a public meeting.

Ms. Guillou: I'm telling you he could manage this thing.

Mr. Latessa: I'm saying he didn't know we had a contract, that's the HOAs problem. Moving on.

Mr. Ward: We are back to the agreement. The agreement is in order. I would recommend it. We need an asset manager in order to go into operations in the fall. We have to do this at this point, so I will ask for a motion to adopt the agreement with the one change noted by Kris.

On MOTION made by Deborah Reynolds, seconded by Matt Moore, and with four in favor and one opposed, the Agreement for Asset Management services between the Artisan Lakes Community Development District and Calvin, Giordano & Associates, Inc. to provide for an hourly rate basis for services was adopted as amended.

Four in favor: Deborah Reynolds, Matt Moore, Peter Latessa, and Tom Carpenter.
One opposed: Jaynie Kristine Guillou.

Ms. Guillou: I'm opposed. This is going to jack up prices. It's really going to hurt people.

Mr. Latessa: Who is it going to hurt? Who, if they are paying their taxes, will it hurt?

Ms. Guillou: We are going to be raising them by hiring these extra people.

Mr. Latessa: What happens when the CDD takes over everything? We are going to end up saving money.

SIXTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Jere Earlywine: As soon as we have approval from Artisan Lakes East we will move forward and I will keep you guys posted.

II. District Engineer

No report.

III. District Manager

a) Goals and Objectives Requirements for CDDs for 2026
b) Important 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 July 31, 2026 (unaudited)

Mr. Ward: Your goals and objectives for fiscal year 2026, I have included in your Agenda package. As you recall we adopt these on a yearly basis. At the beginning of year, we set them, which you have done. We are essentially at the end of the year at this point and since we've met all of the requirements of the goals and objectives, I'll ask for a motion to adopt your goals and objectives for fiscal year 2026, and then in the fall we will redo this whole process again with new objectives for fiscal year 2027, and then in August or September next year we will adopt that we've met the criteria. They are really very easy: Do we have public meetings? Did we do the notice compliant pursuant to 190? Do we provide access to public records? Did we do the budget? Did we do the audited financial statements? Do we publish them on the website? These are all simple items that are all required by statute anyway. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Moore, seconded by Jaynie Kristine Guillou, and with all in favor, the goals and objectives were adopted.

Mr. Ward: Remember, your public hearing is September 11. That is your budget public hearing. It is at the Esplanade facility. We've set that all up for you. I understand they have a gate out front, so my team has a code for the gate. We are going to put a sign at the front entrance with the code thing there so people can come in and out. My assistant will be with me and will help me through that process because I need to be in the room with you. Mailed notice has gone out for the new assessment rates. What the mailed notice tells the public the date, time and location of the public hearing, what the new assessment rate is going to be for operations only for fiscal year 2027, and it tells them what you will have on the agenda as a cap rate. The cap rate is the rate we cannot exceed without going through the mailed notice process again. It gives you some leeway *year over year, as long as you don't hit the cap rate, you don't have to do the mailed notice to residents. Mailed notice costs a couple of grand to send out to residents. Then it provides some detailed information on the requirements of statute and then information on the budget itself. You will get mailed notice also. If you get questions on the mailed notice from residents, please have the residents call me directly. This is a very legal process we are in, so I am going to ask you to please abide by that request and make sure any questions come directly to me.*

Mr. Carpenter: Is there a number that can go to the office when you can't answer questions?

Mr. Ward: I always answer, but that is the 954-658-4900 number. Call me directly. I will answer the phone, and I will take all of those calls. As we transition into next year it will be a different process, but she will walk you through that next year. But I'm sitting here now and those phone calls need to come to me. I need to answer them.

Ms. Guillou: How much is the Asset Manager going to --

Mr. Ward: I don't have the budget with me, but whatever is in the 2027 budget I can get you that information. Remember you have to do your ethics training this year. This will be on every agenda from now until the end of the calendar year. My team will constantly send out the ethics training requirements. You have to do your ethics training requirements this year for your Form 1 filing in 2027.

Ms. Guillou: But we're leaving so we don't have to do it.

Mr. Ward: Yes you do. You are going to continue to be on the Board for another 6 months to a year. You guys aren't going to do your Form 1 F's. That will be sometime in the later part of next year when we merge the two CDDs and have the new CDD in place.

SEVENTH ORDER OF BUSINESS **Supervisor's Requests**

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

EIGHTH ORDER OF BUSINESS **Public Comments**

Mr. Ward asked if there were any public comments.

Mr. Carpenter asked (indecipherable).

Mr. Ward: Oh, this is the new budget. Professional management, right there. I think it's important to note it's a budget number. It's not the billing number. They bill on an hourly rate.

Ms. Guillou: How much time on site will they actually spend?

Mr. Ward: As I indicated earlier, they work at my request. I tell them what to do, send them out, they do their jobs, and then they bill for that. They report to me directly. I control the hours.

Ms. Guillou: You give them the responsibility to make sure the suppliers do what they are supposed to do. So, who checks on the asset manager?

Mr. Ward: They report to me.

NINTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 5:02 p.m.

On MOTION made by Peter Latessa, seconded by Deborah Reynolds, and with all in favor, the meeting was adjourned.

Artisan Lakes Community Development District

James P. Ward, Secretary

Peter Latessa, Chairperson

Key Roles for Supervisors when conducting a Meeting

During a Board of Supervisors meeting, supervisors play key roles in providing oversight, engaging in discussion, representing the community, voting on decisions, and ensuring accountability and transparency throughout the meeting processes.

Board Members and Roles

1. Chairperson

The Chairperson leads the Board of Supervisors, presides over meetings, , and ensures that the Board operates in a professional manner. This role often serves as the public face of the Board and may represent the Board in official matters, such as signing contracts or speaking to other governmental agencies.

2. Vice-Chair

The Vice-Chair steps in for the Chairperson if the Chair is absent or unable to perform their duties. Generally, support the Chairperson in executing Board responsibilities.

3. Secretary

The Secretary is responsible for maintaining official records, including meeting minutes, resolutions, and correspondence. They ensure compliance with public notice requirements and sometimes manage documentation that the public or government agencies may request.

4. Assistant Secretary

Other board members (often called Supervisors) participate in policymaking, vote on motions, serve on committees, and support the overall governance of the district or county. They share collective responsibility for contributing strategically, challenging assumptions, and making informed decisions

5. Treasurer

The Treasurer oversees financial matters, including budgeting, accounting, reporting, and safeguarding funds. They ensure that the board's finances comply with applicable laws and best practices, often working with auditors and other financial professionals.

Best Practices

- Arrive prepared and review meeting materials in advance.
- Actively participate while maintaining respectful and constructive dialogue.
- Ensure discussions remain aligned with the meeting agenda and objectives.
- Maintain confidentiality for sensitive topics discussed in the boardroom.
- Track and follow through on assigned action items for accountability

How a Meeting Flows

Step	What Happens	Who Leads
1	**Call to order**	**District Manager / Chair to conduct the Meeting**
2	**Public Comment**	These are limited to three (3) minutes and individuals are permitted to speak on items included in the agenda
2	**Approve minutes**	**Chair / District Manager**
3	**Items for Consideration**	**Chair / Members**
4	**Staff Reports (Attorney, Asset Manager, District Manager, Accountant, Announcements)**	**District Staff**
5	**Supervisors Requests**	**Members**
6	**Public Comment**	These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda
7	**Adjournment**	**Chair**

Key Responsibilities of Supervisors

1. Oversight and Governance:

Supervisors of the District are responsible for monitoring organizational operations, ensuring that policies are implemented correctly, and that decisions align with goals and community interests. They help evaluate infrastructure performance and hold District staff accountable for results.

2. Participation and Strategic Input:

Supervisors actively contribute to meeting discussions by asking informed questions, sharing opinions, and offering perspectives that ensure well-rounded decision-making. They participate in planning for the community, and provide input on budgets, agreements, and community initiatives.

3. Voting and Decision-Making:

Supervisors are crucial for approving resolutions, budgets, and infrastructure projects, or special district services. They must understand the agenda items, weigh the implications of each motion, and vote in a manner that serves both legal obligations and the interests of constituents.

4. Communication and Community Representation:

Supervisors act as a bridge between citizens and the Board. Board Members bring feedback to the meeting and relay important Board decisions and policies to constituents. Effective Supervisors engage in transparent communication to maintain public trust.

Pre-Meeting:

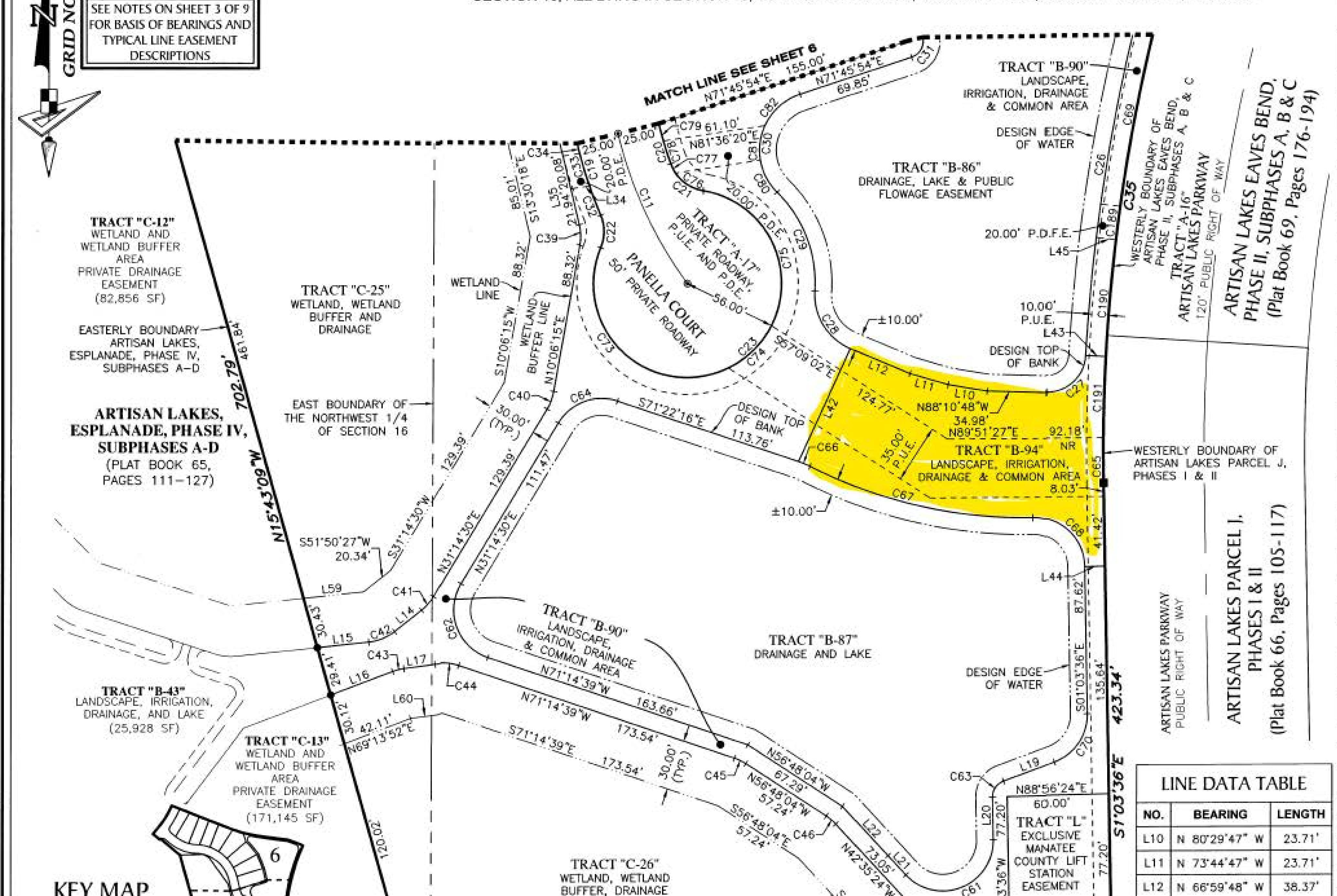
- Review distributed materials such as reports, budgets, and previous minutes.
- Prepare questions or comments for discussion points.
- Ensure understanding of legal or regulatory obligations for upcoming decisions.

During the Meeting:

- Engage in structured discussion led by the board chair.
- Monitor that the agenda is followed, maintaining focus on critical issues.
- Participate in formal voting processes, including motions and roll-call votes.
- Collaborate with the CEO or executive presenters to clarify operational or financial matters.

ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES D & E

BEING A REPLAT OF TRACT "C-8", AND A PORTION OF TRACTS "A-1" AND "F-4", ARTISAN LAKES, ESPLANADE, PHASE I, SUBPHASES A-D, AS RECORDED IN PLAT BOOK 57, PAGES 65 -101,OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WITH A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 16, ALL LYING IN SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
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C19	275.00'	9°23'03"	45.04'	44.99'	S18°11'50"E
C20	225.00'	6°21'44"	24.98'	24.97'	S16°41'11"E
C21	25.00'	60°31'54"	26.41'	25.20'	S50°07'59"E
C22	25.00'	45°30'19"	19.86'	19.34'	N00°08'12"W
C23	56.00'	283°00'54"	276.61'	69.71'	N61°06'31"E
C26	1083.16'	19°21'34"	365.99'	364.25'	S12°51'33"W
C27	23.00'	86°51'32"	34.87'	31.62'	N46°25'41"E
C28	35.00'	70°33'53"	43.11'	40.43'	S31°42'52"E
C29	76.00'	49°05'03"	65.11'	63.14'	N20°58'27"W
C30	35.00'	117°16'52"	71.64'	59.77'	S13°07'28"W
C31	10.00'	85°16'59"	14.88'	13.55'	N29°07'24"E
C32	275.00'	3°52'46"	18.62'	18.62'	S20°56'58"E
C33	275.00'	4°12'51"	20.23'	20.22'	S16°54'10"E
C34	275.00'	1°17'25"	6.19'	6.19'	S14°09'01"E
C35	1060.00'	25°48'46"	477.55'	473.52'	S11°50'47"W
C39	30.00'	23°36'34"	12.36'	12.27'	N01°42'02"W
C40	30.00'	21°08'14"	11.07'	11.00'	N20°40'22"E
C41	30.00'	20°35'58"	10.79'	10.73'	N41°32'28"E
C42	30.00'	32°07'14"	16.82'	16.60'	N67°54'04"E
C43	30.00'	13°16'11"	6.95'	6.93'	S75°51'57"W
C44	30.00'	26°15'19"	13.75'	13.63'	N84°22'18"W
C45	30.00'	14°26'35"	7.56'	7.54'	N64°01'22"W
C46	30.00'	14°12'40"	7.44'	7.42'	N49°41'44"W
C47	30.00'	57°31'35"	30.12'	28.87'	N51°54'27"W
C48	30.00'	16°48'32"	8.80'	8.77'	N14°44'24"W
C61	30.00'	138°28'12"	72.50'	56.10'	S68°10'30"W
C62	30.00'	102°29'09"	53.66'	46.79'	N20°00'05"W
C63	10.00'	70°50'35"	12.36'	11.59'	S34°21'41"W
C64	30.00'	77°23'14"	40.52'	37.51'	N69°56'07"E
C65	1060.00'	1°27'29"	26.97'	26.97'	S00°19'52"E
C66	50.00'	8°27'54"	7.39'	7.38'	S67°08'19"E
C67	282.91'	27°51'48"	137.58'	136.23'	S76°50'16"E
C68	30.00'	89°42'34"	46.97'	42.32'	S45°54'53"E

CURVE DATA TABLE

NO.	BEARING	LENGTH
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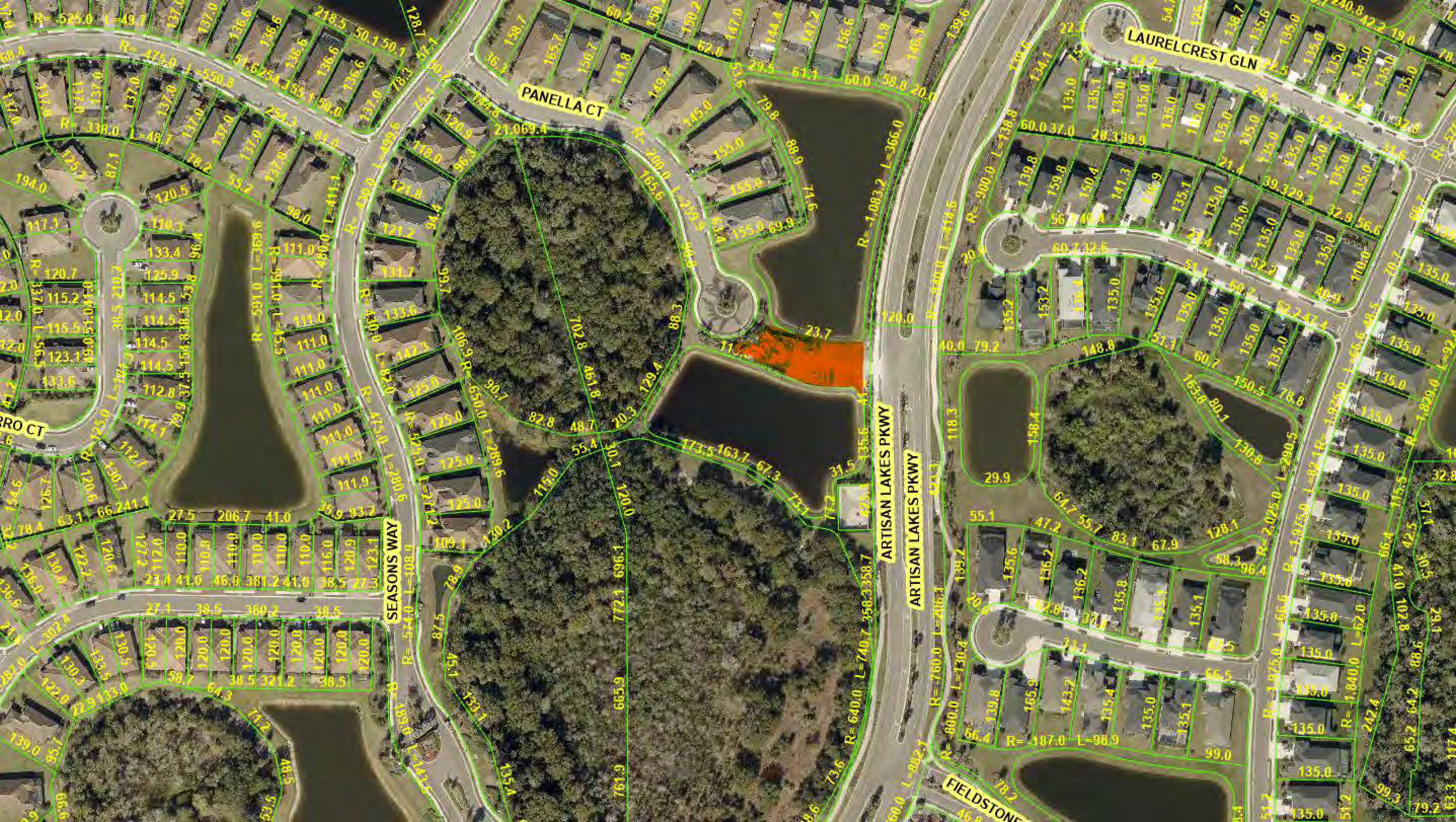
L11	N 73°44'47" W	23.71'
L12	N 66°59'48" W	38.37'

LINE DATA TABLE


PANELLA CT
LAURELCREST GLN
SEASONS WAY
ARTISAN LAKES PKWY
ARTISAN LAKES PKWY
FIELDSTONE

ARTISAN LAKES
Community Development District

District Manager: James P. Ward
2301 NE 37th Street
Fort Lauderdale, Florida 33308
954.658.4900

To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

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Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management had identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached hereto as **Exhibit A** to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance and further enhance their commitment to the accountability and transparency of the District.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes, and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

James P. Ward, District Manager	________________________, Chairman
Date	Date

District Manager: James P. Ward
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone: 954.658.4900
Email: Wardj@pfm.com

Community Development District

MEMO

To: **Board of Supervisors**
From: **James P. Ward**
Date: **August 5, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027*.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

General Resource: Florida Commission on Ethics – [Training – Ethics (state.fl.us)]

1. Free Training Programs:

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open – use another web browser.
Video Tutorial

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
23-page presentation – no audio

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
Audio presentation – no video

d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
Florida League of Cities Website
FLC Future Ethics Workshop Dates:
10/14/2026: 10 am – 3:30 pm
12/16/2026: 10 am – 3:30 pm

2. Other Training Programs

a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is $79.00.

- 4-Hour Ethics Course

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is $75.00.

- Home - Florida Ethics Institute

Artisan Lakes

Community Development District

Financial Statements
July 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900

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Artisan Lakes Community Development District

Monthly Financial Statements

Artisan Lakes Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds			Account Groups		
	General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
		Series 2013	Series 2018			
Assets						
Cash and Investments						
General Fund						
Checking Account - Truist Bank	$ 306,001	$ -	$ -	$ -	$ -	$ 306,001
Debt Service Fund						
Reserve Account						
Series 2013 A-1	-	261,631	-	-	-	261,631
Series 2013 A-3	-	103,625	-	-	-	103,625
Series 2018	-	-	134,430	-	-	134,430
Revenue						
Series 2013 A-1	-	431,635	-	-	-	431,635
Series 2013 A-3	-	62,819	-	-	-	62,819
Series 2018	-	-	384,481	-	-	384,481
Prepayment Account						
Series 2013 A-1	-	369	-	-	-	369
Series 2013 A-3	-	-	-	-	-	-
Series 2018	-	-	1,401	-	-	1,401
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	91	124	-	-	215
Debt Service Fund(s)	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,380,605	-	1,380,605
Amount to be Provided by Debt Service Funds	-	-	-	8,109,395	-	8,109,395
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	2,914,867	2,914,867
Total Assets	**$ 306,001**	**$ 860,169**	**$ 520,436**	**$ 9,490,000**	**$ 2,914,867**	**$ 14,091,473**

Artisan Lakes Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds			Account Groups		
	General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
		Series 2013	Series 2018			
Liabilities						
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	215	-	-	-	-	215
Bonds Payable						
Current Portion (Due Within 12 Months)						
Series 2013 A-1	-	-	-	75,000	-	75,000
Series 2013 A-3	-	-	-	25,000	-	25,000
Series 2018	-	-	-	135,000	-	135,000
Long Term						
Series 2013 A-1	-	-	-	$2,590,000	-	2,590,000
Series 2013 A-3	-	-	-	$960,000	-	960,000
Series 2018	-	-	-	5,705,000	-	5,705,000
Total Liabilities	**$ 215**	**$ -**	**$ -**	**$ 9,490,000**	**$ -**	**$ 9,490,215**
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	2,914,867	2,914,867
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	844,822	483,369	-	-	1,328,190
Results from Current Operations	-	15,348	37,067	-	-	52,415
Unassigned						
Beginning: October 1, 2025 (Unaudited)	240,269	-	-	-	-	240,269
Changes to Extraordinary Capital/Ops Reserve	42,267	-	-	-	-	42,267
Results from Current Operations	23,250	-	-	-	-	23,250
Total Fund Equity and Other Credits	**$ 305,786**	**$ 860,169**	**$ 520,436**	**$ -**	**$ 2,914,867**	**$ 4,601,258**
Total Liabilities, Fund Equity and Other Credits	**$ 306,001**	**$ 860,169**	**$ 520,436**	**$ 9,490,000**	**$ 2,914,867**	**$ 14,091,473**

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Special Assessment Revenue				
Special Assessments - On-Roll	37	143,639	149,708	96%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(9,794)	7%
Total Revenue and Other Sources:	**$ 37**	**$ 143,639**	**$ 139,914**	**103%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	7,000	4,000	175%
Executive				
Professional Management	2,625	26,250	31,500	83%
Financial and Administrative				
Audit Services	-	5,500	5,500	100%
Accounting Services	417	4,167	5,000	83%
Assessment Roll Services	417	4,167	5,000	83%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	243	2,286	1,000	229%
Trustee Services	-	4,246	10,200	42%
Dissemination Agent Services	-	6,100	6,000	102%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	82	467	200	233%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	6,893	6,539	105%
Printing & Binding	-	-	650	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
General Counsel	-	5,647	6,500	87%
Other General Government Services				
Engineering Services	-	2,425	4,000	61%
Reserves				
Extraordinary Capital/Operation	4,167	41,667	50,000	83%
Total Expenditures and Other Uses:	**$ 8,950**	**$ 120,389**	**$ 139,914**	**86%**
Net Increase/ (Decrease) in Fund Balance	(8,912)	23,250	-	
Fund Balance - Beginning	310,531	240,269	240,269	
Extraordinary Capital Operations Reserve	4,167	41,667	50,000	
Fund Additions/(Expenditures)	-	600	-	
Fund Balance - Ending	**$ 305,786**	**$ 305,786**	**$ 290,269**	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

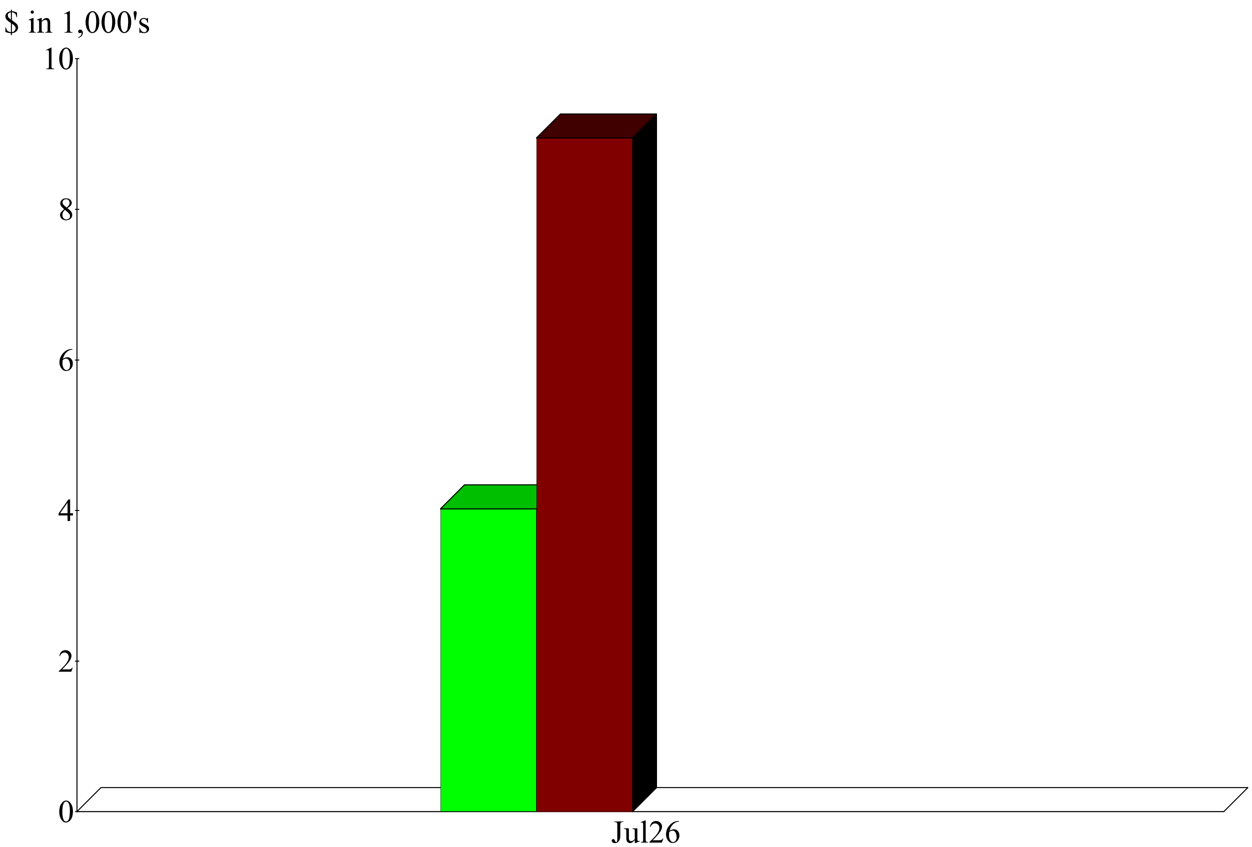
Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	2,289	25,532	32,175	79%
Special Assessment Revenue				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	64	245,048	259,288	95%
Series 2013 Bonds A-3	27	102,281	108,257	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(7,495)	0%
Total Revenue and Other Sources:	**$ 2,380**	**$ 372,860**	**$ 392,225**	**95%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds A-1	-	70,000	70,000	100%
Series 2013 Bonds A-3	-	25,000	25,000	100%
Interest Expense				
Series 2013 Bonds A-1	-	189,288	189,288	100%
Series 2013 Bonds A-3	-	73,225	75,762	97%
Total Expenditures and Other Uses:	**$ -**	**$ 357,513**	**$ 360,050**	**99%**
Net Increase/ (Decrease) in Fund Balance	2,380	15,348	32,175	
Fund Balance - Beginning	857,790	844,822	844,822	
Fund Balance - Ending	**$ 860,169**	**$ 860,169**	**$ 876,997**	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	386	4,073	6,092	67%
Prepayment Account	4	86	2,131	4%
Revenue Account	1,092	12,765	11,068	115%
Special Assessments - Prepayments				
Special Assessments - On Roll	124	477,600	500,011	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(35,000)	0%
Total Revenue and Other Sources:	**$ 1,607**	**$ 494,523**	**$ 484,302**	**102%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	125,000	130,000	96%
Principal Debt Service - Early Redemptions				
Series 2018	-	10,000	-	0%
Interest Expense				
Series 2018	-	322,456	327,825	98%
Total Expenditures and Other Uses:	**$ -**	**457,456**	**$ 457,825**	**100%**
Net Increase/ (Decrease) in Fund Balance	1,607	37,067	26,477	
Fund Balance - Beginning	518,829	483,369	483,369	
Fund Balance - Ending	**$ 520,436**	**520,436**	**$ 509,846**	

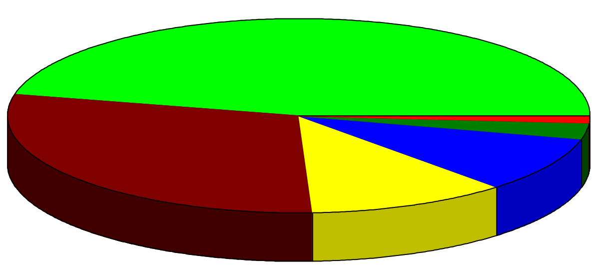
Artistan Lakes Community Development District

Income and Expense by Month
July 2026



Expense Summary
July 2026

9099000 · Reserve Allocations	46.56%
5120000 · Executive	29.33
5110000 · Legislative	11.17
5130000 · Financial and Administrative	9.31
5133400 · Other Contractual Services	2.71
5134100 · Communicatons & Freight Serv.	0.92
Total	$8,949.65



By Account