

**MINUTES OF MEETING
ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Artisan Lakes Community Development District was held on Thursday, November 2, 2017, at 3:30 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Andrew Miller	Chairman
Kenneth Stokes	Vice Chairman
JD Humpherys	Assistant Secretary
David Truxton	Assistant Secretary

Absent was:

Adam Painter	Assistant Secretary
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Also present were:

James Ward	District Manager
Jere Earlywine	District Counsel, Hopping Green & Sams
Jeremy Fireline	District Engineer

Audience Present:	David Truxton, Taylor Woodrow Communities at Artisan Lakes, LLC
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 3:40 p.m. and all members were present at roll call with the exception of Supervisor Painter and Goldstein.

SECOND ORDER OF BUSINESS

Resignation of Karen Goldstein

Mr. Ward added this item to the agenda. He stated he had received a letter of resignation from Supervisor Goldstein dated October 30, 2017. As a matter of law, he stated the resignation was effective from that date. He asked for the Board to accept the resignation.

On MOTION made by Mr. Miller, seconded by Mr. Stokes, with all in favor, the resignation of Karen Goldstein, was approved.
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Mr. Ward said the statute stated that the Board could appoint someone to fill the unexpired term, which would terminate in November of 2018.

On MOTION made by Mr. Stokes, seconded by Mr. Humpherys, with all in favor, appointing Dave Truxton to fill the vacant seat, was approved.

Mr. Truxton was present at the meeting and was sworn in by Mr. Ward, who is a Notary for the State of Florida and authorized to administer the Oath of Office. Mr. Truxton signed the Oath.

THIRD ORDER OF BUSINESS

Resolution 2018-1

Mr. Ward stated this resolution kept the Board officers as they currently were and added Mr. Truxton as an Assistant Secretary. He said the Board could change the officers if they chose to do so. The Board agreed they would remain the same.

On MOTION made by Mr. Truxton, seconded by Mr. Stokes, with all in favor, the Officers of the Board were approved.

FOURTH ORDER OF BUSINESS

Public Hearing, Resolution 2018-2

Mr. Ward stated the Public Hearing was the primary purpose of their meeting. He said this Public Hearing was related to the Phase 6 and Phase 7 Series 2017 Capital Improvement Program. He said this process was started in October with a presentation by the engineer of the Engineer's Report and the Methodology, which was presented by Mr. Ward. He asked for a motion to open the Public Hearing.

On MOTION made by Mr. Truxton, seconded by Mr. Humpherys, with all in favor, opening the Public Hearing was approved.

Mr. Ward stated there were no members of the public present in person, and he had received no written comment or testimony with respect to the Public Hearing. He asked for a motion to close the Public Hearing.

On MOTION made by Mr. Stokes, seconded by Mr. Miller, with all in favor, closing the Public Hearing was approved.

Mr. Ward stated the statute required them to sit as the Board of equalization. He asked if the Board had any questions or comments on the Methodology or the Engineer's Report.

Mr. Earlywine commented that typically the Board would put a little bit of evidence from their staff as to the Engineer's Report and Methodology. He verified with Mr. Fireline that the Engineer's report had not changed, and it was still Mr. Fireline's opinion that the Engineer's Report and the improvement plan it contained were reasonable and consistent with market conditions. Mr. Fireline responded affirmatively. He also verified with Mr. Ward that the Methodology Report had not changed since adopted, and there still was sufficient benefit from the project to justify the assessments. Mr. Ward confirmed this. Mr. Earlywine asked

Mr. Ward if the assessments were still reasonably and fairly allocated across all properties. Mr. Ward responded affirmatively.

It was commented that the Board needed to be sure the numbers were consistent based on the exhibits. Mr. Earlywine stated that more specifically the first couple pages of the Resolution just laid out the background. He said three series of bonds, the A1, A2, and A3, have been issued. He said the A1's and A2's were supposed to be absorbed by the first 311 platted lots. Ultimately, because the Unit types that were platted were different from what was originally envisioned, they were absorbed by the first 352 units, and 35 platted units pick up the A3 bonds. However, it may be 36, which was what they were going to check. He said the balance of the A3 was on the undeveloped property, and the new assessments would actually be an overlay of the A3 area.

Mr. Earlywine said Section 2 set forth a variety of findings leading up to today's hearing: the fact that it was published, the fact that the Engineer's Report and Methodology contained the evidence of the record that it was in the best interest of the Board and the District to move forward with the project and allocate and levy the assessments consistent with Mr. Ward's methodology.

Mr. Earlywine said Section 3 authorized the project and adopted the Engineer's Report and Section 4 set forth the estimated cost of the improvements by adoption of the Engineer's Report. Section 5 adopted the Assessment Report; Section 6 levied the assessment; Section 7 contemplated the finalization of the Assessment once the project was completed; Section 8 talked about how the assessment could be collected and contemplated prepayments that would match up with the terms of the indenture. Section C spoke to collection by the uniform method which was the tax roll as well as direct collect. Section 10 set forth true-up payments. Section 11 dealt with governmental property transfers.

Mr. Earlywine called for questions. A question was asked if the A3 lots were the platted lots that were inside of Phase 3 referred to as 60-foot lots. The answer was affirmative.

Mr. Ward called for a motion to approve Resolution 2018-2.

On MOTION made by Mr. Stokes, seconded by Mr. Truxton, with all in favor, Resolution 2018-2, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

- a) District Attorney No report.
- b) District Engineer No report.
- c) District Manager No report.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Ward asked if there was any business from the Board and hearing none, stated there was no audience present.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 3:53 p.m.

On MOTION made by Mr. Truxton, seconded by Mr. Humpherys, with all in favor, the meeting was adjourned.

ATTEST:

Artisan Lakes Community Development District



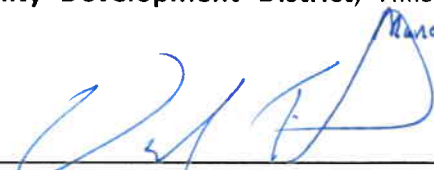
James P. Ward, Secretary



Michael Bachman, Chairman

OATH OR AFFIRMATION OF OFFICE

I, David Truxton, a citizen of the State of Florida and of the United States of America, and being an officer of the **Artisan Lakes Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Artisan Lakes Community Development District**, ~~Hillsborough~~ Manatee County, Florida.


Signature

Printed Name: David Truxton

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) before me this 2nd day of NOVEMBER, 2018⁷, by DAVID TRUXTON, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.


NOTARY PUBLIC
STATE OF FLORIDA

Print Name: JAMES P. WARD
My Commission Expires: Commission # FF 966306
Expires March 1, 2020
Bonded Thru Troy Fair Insurance 800-385-7019