

**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, June 2, 2022, at 3:00 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Travis Stagnitta	Chairperson
Vincent Sciarrabba	Vice Chairperson
Dee Zaenglein	Assistant Secretary
Peter Latessa	Assistant Secretary
Carol Sciarrabba	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	District Engineer
Kyle Clawson	District Engineer
Andrew Gill	

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 3:03 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Dee Zaenglein, constituting a quorum. Ms. Dee Zaenglein joined the meeting by video after roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 7, 2022 – Regular Meeting Minutes

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

On MOTION made by Ms. Carol Sciarrabba, seconded by Mr. Vincent Sciarrabba, and with all in favor, the April 7, 2022, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-11

Consideration of Resolution 2022-11, a resolution of the board of Supervisors ratifying, confirming, and approving the execution of the plat for Esplanade North at Artisan Lakes Subphases IA, IB, and II

Mr. Gill asked if there were any questions.

Ms. Carol Sciarrabba: In this plot it shows number 77. Is that going to be because it's a totally separate unit? Because that's the same plot number as the house that we are in now and when you do an ARC consideration, is that going to be confusing to whoever is doing the reviews?

Mr. Latessa: There will be a plot number (indecipherable).

Mr. Ward: I see that frequently in plats and the reason is, it might be two plats next to each other and they might all have the same – they don't go in consecutive numbers. They start them over at one based on each plat.

Mr. Vincent Sciarrabba: In Phase 4 they added a phase number in front of the plot number.

Discussion ensued regarding how the plots would be numbered to prevent confusion.

Mr. Ward: The only reason this is before you, this is the result of the boundary amendment we did between the Artisan Lakes and Artisan Lakes East CDD, more than a year ago. Now we are just correcting this plat to make sure that it's consistent with both boundary lines.

On MOTION made by Mr. Vincent Sciarrabba, seconded by Mr. Travis Stagnitta, and with all in favor, Resolution 2022-11 was adopted as amended, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

a) Update - Project completion timeline

Mr. Jere Earlywine: I've got documents that are drafted, and I know I said in April I would have them for this meeting. I don't have them just yet. We should have them later this month for the next summer meeting.

II. District Engineer

a) Stormwater 20-Year Needs Analysis Reporting Requirements – Completed

Mr. Victor Barbosa: The Stormwater Needs Analysis Report was submitted. That's been completed at this time. Otherwise, there is nothing else unless you have questions. There were none.

III. District Manager

- a) **Report on Number of Registered Voters as of April 15, 2022**
- b) **Notice of Qualified Elector Election – Seat 1, Travis Stagnitta, Seat 4, Peter Latessa, and Seat 5, Vincent Sciarrabba; qualifying period: Noon, June 13, 2022 – Noon, June 17, 2022; election date: November 8, 2022**
- c) **Financial Statement for period ending March 31, 2022 (unaudited)**
- d) **Financial Statement for period ending April 30, 2022 (unaudited)**

Mr. Ward: You have 1,277 registered voters in Artisan Lakes, so the fifth seat, Travis's Seat, comes up for election this year, so that seat will be transitioned to a qualified elector, along with Peter, your seat, and Vince, your seat. You will have to qualify with the County Election Office.

Mr. Vince Sciarrabba: We just received that in the mail yesterday.

Mr. Ward: You received a Form 1. You still have to go down and qualify. We will send you the candidacy information. Basically, you have to go down and fill out another Form 1 beyond the one you just got in the mail, and you have to sign an oath and pay a \$25 dollar fee or go collect signatures if you don't want to pay.

Discussion ensued regarding qualifying with the County to serve on the Board.

Mr. Ward: You can qualify June 13th to June 17th. You can only qualify between those dates. I think the early qualifying is over. This has everything you need to know what to do. If you don't understand it, you can call me and I will help you, or when you go down there, the qualifying individuals who work at the Supervisor of Elections Office will sit with you, walk you through it, and tell you where to sign and what to do. You don't need to make an appointment.

Discussion ensued regarding where the Supervisor of Elections Office was located.

Mr. Vince Sciarrabba: What happens if we don't go qualify?

Mr. Earlywine: If no one qualifies for that Seat, and you get to November, the Seat arguably becomes vacant, or can be declared vacant, but if you holdover in the seat, there is case law that says you can hold over. You really should go through the election process though. But what would happen is you would have a vacancy and the rest of the Board would need to appoint someone to that seat. But it's better to go through the qualifying process.

Mr. Latessa: Is there actually going to be an election this time?

Mr. Ward: Only if there is more than one candidate for a seat. You are Seat 4, so when you go down, you are going to want to qualify for Seat 4, and Vince, you are Seat 5, so when you go down, you are going to want to qualify for Seat 5. If two of you qualify for the same seat, you are in an election and the other seat stays vacant, so you want to make sure you only sign up for the individual seat that you want to. For Travis's Seat, any qualified elector within the District, if they go down and do the same thing that you're going to do within those periods, and they are the only ones, they will automatically become a member in November. If no one qualifies, then

arguably what will Jere said will happen, and Travis will stay on the Board, until the remaining Board Members fill that Seat, or he vacates it.

Discussion ensued regarding Travis's Seat on the Board.

FIFTH ORDER OF BUSINESS

Audience Comments and Supervisor's Requests

Mr. Gill asked if there were any members of the audience present in person or by audio or video with any questions or comments; there were none. He asked if there were any Supervisor's requests; there were none.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 3:15 p.m.

On MOTION made by Mr. Vincent Sciarrabba, seconded by Mr. Peter Latessa, and with all in favor, the meeting was adjourned.

Artisan Lakes Community Development District


James P. Ward, Secretary

Travis Stagnitta
Travis Stagnitta, Chairperson

Signature: Travis Stagnitta
Travis Stagnitta (Jan 3, 2023 14:45 EST)

Email: tstagnitta@taylormorrison.com








AL - Minutes 06 02 2022 - To be Executed

Final Audit Report

2023-01-03

Created:	2022-12-06
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