

**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 Tuesday, June 13, 2017, at 3:00 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Andrew Miller	Chairman
JD Humpherys	Assistant Secretary
Karen Goldstein	Assistant Secretary
Adam Painter	Assistant Secretary
Kenneth Stokes	Vice Chairman (joined the meeting in progress noted in the minutes)

Also present were:

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

Audience:

Dave Truxton	Taylor Morrison
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order and all members were present at roll call with the exception of Supervisor Stokes

SECOND ORDER OF BUSINESS

Consideration of the Minutes

Mr. Ward stated two sets of minutes were in need of approval, the regular meeting and the landowner meeting which were both held on November 3, 2016. He called first for any additions, corrections or deletions to these minutes. Mr. Humpherys mentioned the correct spelling of his name which was noted.

On MOTION made by Mr. Miller, seconded by Mr. Humpherys, with all in favor, the Minutes of the regular meeting on November 3, 2016, were approved.

Mr. Ward stated next to be approved were the landowners' meeting minutes. He called for any additions, corrections or deletions to these minutes.

On MOTION made by Mr. Humpherys, seconded by Mr. Miller, with all in favor, the Minutes of the landowners' meeting on November 3, 2016, were approved.

THIRD ORDER OF BUSINESS

Consideration of the Ranking of Engineering Proposal to Serve as District Engineer and Agreement with Waldrop Engineering

Mr. Ward stated at the last meeting the Board had terminated the services of Stantec and authorized the staff to send out requests for qualifications. He said one proposal had been received from Waldrop Engineering. He said it was a non-priced based proposal. Mr. Ward further stated as the Board had received only one proposal, they could reject it, and repeat the process or they could rank the Waldrop proposal number 1.. He said if the Board ranked Waldrop as number one, then the Engineering Services Agreement could be done which staff placed on the Agenda, if the Board choose to rank Waldrop Number 1..

Mr. Humpherys stated as they were the engineers for the project, unless there was some reason to object, he did not have any objections. Mr. Ward then asked for a motion.

On MOTION made by Mr. Humpherys, seconded by Mr. Painter, with all in favor, the ranking of Waldrop Engineering as Number 1 to serve as District Engineers was approved.

Mr. Ward said in anticipation of this decision, he and Mr. Earlywine had prepared the Master Engineering Service Agreement which stated the engineer would give the CDD a work authorization each time work needed to be done. In addition, he stated the engineer would come to Board meetings and provide for the ownership of documents which belonged to the District, and the documents would become part of public records. He distributed an hourly rate fee schedule provided by Waldrop Engineering, and he commented that the fees were consistent with other engineering firms. Mr. Ward called for questions.

A question was asked about the fee because he could not tell what it might be from the schedule that had been distributed.

Mr. Stokes joined the meeting at approximately 3:06 P.M.

It was stated that as work projects arose, the firm would complete and submit a specific proposal. Mr. Ward said he did not believe they would exceed the budget.

Jeremy Fireline who would be the engineer for the District was present. He was asked what his hourly fee might be. He responded he was not sure as it varied, but he would be happy to provide that information.

A Board member stated he wanted to be sure the new fees were consistent with the last Engineer, and Mr. Ward said they were; and if it became a problem, he would inform the Board. It was added that some of the work Engineers do was covered by bonds and would not impact the Board’s budget.

Mr. Ward called for further discussion and hearing none, called for a motion.

On MOTION made by Mr. Miller, seconded by Ms. Goldstein, with all in favor, the Master Engineering Services Agreement and Work Authorization #1 were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2017-5
Approving the Proposed Budget for Fiscal
Year 2018 and Setting a Public Hearing.**

Mr. Ward said Resolution 2017-5 approved the budget and scheduled a public hearing for Tuesday, August 22, 2017, at 3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

Mr. Ward explained the budget was comprised of two parts: the General Fund, which has stayed exactly the same as prior years, and the Debt Service Fund, which included the A1, A2, and A3 bonds. He said this was also consistent with what had been seen in the past and basically he was saying the rates would remain the same. He called for questions.

Mr. Humpherys asked about Debt Service Fund. Mr. Ward said the amount of revenue generated was a fixed amount for the entire community and not based on sales, but based on planned units.

Various other items in the budget were discussed, and Mr. Ward give further details and explanations on these items.

Mr. Humpherys asked if Restricted for Future Operations was cash, and Mr. Ward responded affirmatively. Mr. Ward said to be frank he did not know why that operating item was put there. Mr. Humpherys said the Board might want to consider not having it or not growing it. Mr. Ward said he suspected the HOA had reserves for Operations, but said he would leave the amount for now, but did not see a reason to grow it. He said it was one of those items to be evaluated on a yearly basis.

Mr. Ward called for a motion to adopt the Resolution.

On MOTION made by Mr. Miller, seconded by Ms. Goldstein, with all in favor, Resolution 2017-5 as described above was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Ward stated that the Statute required that the District to report on the number of registered voters. He stated there are 235 Registered Voters. He said the number of registered voters was slightly lower then required. He noted that when two thresholds were reached: 1. 250 qualified electors; 2. Six years from the date of establishment then the Board would begin the transition to a qualified based election. He said they had reached the second one and would most likely read the first one in 2018, which would mean two of the members of the Board would be elected by qualified electors.

Mr. Ward also noted that the Board should have received from the Supervisor of Elections in the County in which they reside, the Form 1, Financial Statements had been sent to the Board and he urged them to complete them on time which was July 3, 2017.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Ward asked if there was any business from the Board.

Mr. Truxton in the audience said in August or September, there would be a hearing to record a plat which would be for 424 units to Artisan Lakes under a separate association known as Eaves Bend. He said the debt totals for the bonds would be kept at the same level as the A1 series bonds. He said as the developers, they would be working with District Counsel, Bond Counsel and the District Manager.

Mr. Ward said one final item, Elden McDirmit with McDirmit Davis was on the phone to review the audit.

Mr. McDirmit stated he would take them through the report and highlight a few things. He said on Page 1 and 2, it should be noted the audit indicated a clean report. He reviewed and highlighted the remainder of the report. He said finally that there were no comments that his firm needed to report to the Auditor General.

There was no discussion of the report.

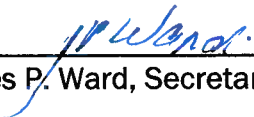
On MOTION made by Mr. Miller, seconded by Mr. Painter, with all in favor, the 2016-17 Audit was approved.

SEVENTH ORDER OF BUSINESS

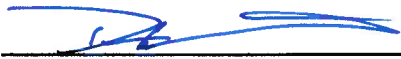
Adjournment

The meeting was adjourned at 3:25 P.M.

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



James P. Ward, Secretary



Andrew Miller, Chairman