

**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, July 13, 2026, at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 12:00 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:

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 12:06 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Discussion

Mr. Ward: We just finished talking with Artisan Lakes East CDD Board with respect to the merger of the two CDDs into one. He asked Jere Earlywine to discuss.

Mr. Jere Earlywine: If you remember, Artisan Lakes Development was originally set up as single Community Development District and as the project moved forward, it stalled during the depression. At that point, we split the District into two, so it could be developed in two separate pieces with the idea that eventually it would come around and get merged back together. That's where we are now. Artisan Lakes East, the second district, is still under developer control, but we expect they will shift out of the district and be done with the projects later this year. We've got an opportunity to put the two districts back together again

through a merger process allowed by Florida Law. Both Districts will hold a public meeting, adopt a resolution and adopt a merger agreement that spells out all the different terms of the merger - what happens with the bonds; what happens with contracts; what happens with board seats; and all the rest of it. Once those agreements are approved in form, there is a petition that is filed with the County, and it goes through the County process. The County will adopt a new Ordinance that merges the two districts together and from thereon, the merger agreement goes into effect. All the records, documents, bonds, all of that transfers to the surviving district and that's the process. The process on our end is pretty short because we just have the one meeting and adopt the agreement, and the resolution, but then going through the County probably takes six to nine months just because the County is busy. We did speak with the Artisan Lakes East Board. They were comfortable with the process. They did ask that two of the five seats on the surviving Board be populated by representatives of Artisan Lakes East CDD. Obviously, the benefits of the merger are pretty straightforward. You get some cost savings from not having two administrative budgets. Jim runs a pretty efficient ship, running both districts, but you would have a little bit of savings each year from that, and then it's a lot less complicated. Right now, I think you have at least 3 HOAs and then 2 CDDs and getting rid of one of those entities will be simpler for everyone.

Mr. Peter Latessa: The new Board would still consist of just five members?

Mr. Earlywine: Yes. You can address in the new merger agreement who is going to be on the Board. Anyone coming off the Boards would need to consent. We wouldn't want to do it against anyone's individual consent. But the idea is you would have three Artisan Lakes members and two Artisan Lakes East members. That's what Artisan Lakes East requested.

Ms. Deborah Reynolds: In 2028 everybody gets to vote on five new people correct?

Mr. Earlywine: The elections are staggered.

Mr. Ward: Elections are staggered, so however many seats are up in 2028. It looks like two seats would be up for election in 2028. Pursuant to the merger agreement, two members of the existing CDD Board would have to resign and two members of the Artisan Lakes East Board would come onto this Board. All four people would have to agree to that in the merger agreement.

Ms. Reynolds: If two people do not leave and we can't push them out, then you could come up with an internal way of having the East CDD, come up with a contract to ensure the East CDD did not feel like we were throwing them to the wolves until the election. That was my understanding.

Mr. Ward: From a Board perspective no, they are off the Board. But with respect to maybe having them sitting with you side by side, that's fine, but based on the discussion we had earlier today, I don't think that's a reasonable solution. They are going to want two seats on this Board which I think is reasonable.

Mr. Latessa: When would that take place?

Mr. Ward: Even if we started today, we are six to nine months out to go through this entire process. The paperwork is a lot. The CDDs would continue to operate separately until the merger was completed by adoption of an ordinance by the County Commission merging the CDDs together.

Ms. Jaynie Kristine Guillou asked how taxes and bonds would be affected by the merger; she worried this would be very complicated.

Mr. Ward: The time it takes to get it done is a lot, but putting the two CDDs together administratively is very easy. Your bonds don't change at all. The bonds stay in place over the same areas they were now, none of that changes. The only thing that changes is we would bill through the new name of the CDD, but they are all separate on the tax bill. Just like you do now. It is separate bond payments; you will just have more than two bond issues. You will have four or five bond issues. From an operations perspective, your general funds, the operating funds, will be combined into one general fund and then the total cost of that general fund operation is spread across all of the units. You have 855 units in this CDD and there are 1,055 units in the Artisan Lakes East CDD. So, you take your new general fund operating costs and divide it by your new number of units, and that will be your new assessment. The only thing new we will do at that point is a new mailed notice process for the new combined CDD operating assessment. But from an operations perspective, it will all remain the same. I will still be the manager, Jere will still be the attorney, and we still have an engineer, none of that changes. That all stays the same. The only thing that really changes is how the Board is comprised and we will operate as one entity.

Discussion continued regarding how long it would take to merge the two CDDs; and how the merger would affect the budget.

Mr. Ward: The two separate budgets basically stay in place after the CDDs merge until the new fiscal year, then we make a new budget for the combined CDD with a new assessment rate for the new fiscal year. I will discuss operations later. Right now, I want to know how you as a Board want to do this merger. Artisan Lakes East Board approved the merger agreement today subject to your approval and subject to an agreement between Artisan Lakes East and Artisan Lakes to do what Jere and I just talked about.

Mr. Matt Moore: The real meat and mashed potatoes will be when we sit down and talk about operations. At this point, they did not have any issues other than they want two seats on the Board.

Mr. Ward: Correct. Operationally, we have an agreement with the Master HOA now which is supposed to maintain all of the CDDs facilities. They are not doing that. Apparently, they do the Artisan Lakes Parkway landscaping, and the sub-associations are maintaining various assets which belong to the CDD. That's a terrible way to do business from a CDD perspective. There are millions of dollars of assets that belong to a governmental agency that need to be cohesively maintained. When we cut through all of that at the Artisan Lakes East Board, what they were comfortable with was, since the Master Association already Artisan Lakes Parkway, we would probably amend our existing agreement with the Master Association to allow them to continue to maintain Artisan Lakes Parkway, but the rest of the facilities which include the lakes, preserves, and the drainage pipes, would then be maintained by the requisite CDD. We

would retain an Asset Manager who would handle the operations and would report directly to me as the Manager, and we would operate the CDD that way on a going forward basis.

Discussion ensued regarding how the CDD might manage its assets with the assistance of the Master Association for mowing and landscaping; hiring a company to take care of the lakes and ponds; the CDD taking care of its own assets except Artisan Lakes East Parkway landscaping; the Master Association continuing to maintain Artisan Lakes East Parkway landscaping; the CDD maintaining the water management system which included the ponds, lakes, drainage system and preserves; who was currently managing the ponds and lakes (sub-associations); who was maintaining the drainage system (sub-associations); and the CDD taking over maintenance of the ponds, lakes and drainage systems.

Mr. Ward: What this does require is you adopting a new budget which I have prepared for you. I took the landscaping out with a quick calculation, so your assessment rate would go to roughly \$560 dollars. It will be slightly lower than that. Then you will do a mailed notice to all of the residents to attend the public hearing we will have on September 11.

Mr. Earlywine: We are going to spend a little bit of time and money putting together the merger agreement and the resolution, so I would like the Board's direction on that. If you want to form it as a motion you can, or if you just want to give me direction - that's fine too.

Mr. Ward: My Cracker Jack team tells me the new number would be \$482.50.

Mr. Tom Carpenter: Matt, do you have any comments?

Mr. Matt Moore: I don't have any objections. I think consolidation makes a lot of sense.

Mr. Ward: You live in River Strand?

Mr. Matt Moore: I own a couple properties over there.

Mr. Ward: That's another one of my CDDs. It's in Manatee County too.

On MOTION made by Peter Latessa, seconded by Tom Carpenter, and with all in favor, Staff was authorized to proceed with putting together the necessary paperwork for the merger petition.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-9

Consideration of Resolution 2026-9, a Resolution Rescinding Resolution 2026-2, Which Approved The Proposed Fiscal Year 2027 Budget; Rescinding Resolution 2026-5. Which Adopted The Fiscal Year 2027 Budget; Approving A Revised Proposed Budget For Fiscal Year 20 27 and Setting a Public Hearing for Friday, September 11, 2026, at 12:00 P.M. at Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221

Mr. Ward: This is for your proposed fiscal year 2027 budget. I'm going to amend it to reduce the landscaping out of the budget and then Jere will work on our new agreement with the Master Association to deal with the landscaping along the Parkway. Your public hearing will be Friday September 11, 2026 at 12:00 p.m. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Deborah Reynolds, seconded by Tom Carpenter, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026:

- **NEXT MEETING: Friday, September 11, 2026, Fiscal Year 2027 Budget Public Hearing**

b) Financial Statement for period ending June 30, 2026 (unaudited)

No report.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Peter Latessa: We received an email from the HOA concerning what we've talked about. I sent it to you. We have those representatives in house right now.

Mr. Carpenter: They are concerned that the property isn't being maintained, correct? Or who's going to maintain it?

Male speaker asked: (indecipherable).

Mr. Ward: We had plans and budgeted funds in both CDDs' budgets basically to do an engineering study to evaluate the water management system. Primarily the pipes are the big issue and then we will do an evaluation of all of your lake banks to make sure the stability of those meet the required criteria and then come up with any plans necessary to make modifications or corrections as needed. Your preserves don't look like they have been

maintained in a long time. I don't know if that is because they are not required to be maintained by permit, but we haven't checked the permit yet. That has to be done. The study would be done in the fall once we get the merger agreement and the budget in place.

Mr. Latessa: Where does this stand with Taylor Morrison?

Ms. Reynolds: If you guys fix it, it goes on my tax bill. If they negotiate with Taylor Morrison to fix it, it comes out of Taylor Morrison's pocket.

Mr. Ward: You can continue to do that, but I can tell you, these are public assets paid for from bond proceeds, so as a matter of law, Taylor Morrison or any other developer would not be responsible for any of those assets once they have been acquired by a local government, whether it's Artisan Lakes, Artisan Lakes East or Heritage Harbour North CDD. It doesn't really matter what CDD, they are not legally obliged to make any improvements. But I will also tell you I don't really see any major issues in turnovers in water management systems. I'm not going to talk about your landscaping.

Ms. Reynolds: (Indecipherable)?

Discussion ensued regarding whether Taylor Morrison would pay for any improvements to the water management system; the water management system being turned over to the CDDs years ago; whether Taylor Morrison should clean construction debris out of the ponds and pipes; and Mr. Ward speaking with Taylor Morrison if construction debris was found in the ponds and/or pipes.

Mr. Latessa: If Taylor Morrison has construction materials in the pipes and they have been maintaining it supposedly since they have been developing both Artisan Lakes and Artisan Lakes East, are they not responsible at some level for the material that is left in there?

Mr. Earlywine: Let me not speak specifically to this instance because we don't know all the facts, but let's take your hypothetical. When a project is turned over, there is an inspection done by our engineer and we get rights against the construction contractor and there are typically warranties and things like that for the construction. That's the first part of the answer. We have gone through that process with pretty much all of Artisan Lakes at this point, and I think Artisan Lakes East as well in terms of declaring projects complete. There may be a final phase that we haven't done that on. But I think we have and I think the engineer has signed off. Post construction, if you have someone who is putting debris in there, certainly you can make a claim against them, whoever that is, for relief. You've got construction stuff, for which the rights get terminated at some point, but you do have rights against the contractor, and then you have post construction stuff, which is new things that happen. I don't know if this a little bit of both, but again, it's going to depend on the facts, and we can look into it. Your starting point will be to get an engineer out there to do an inspection.

Mr. Latessa noted the Board had transitioned from Taylor Morrison to the residents. He stated it was the Board's responsibility to have the engineer do the inspection and report back. He noted if construction debris or a material defect was found the CDD could approach Taylor Morrison for reparation.

Mr. Earlywine noted the stormwater system had been in place a long time and many of the inspections had been completed; however, it would not hurt to inspect them again, also from a maintenance perspective it was a good idea to do inspections periodically.

Discussion continued regarding inspecting the ponds and stormwater system; the CDD asking Taylor Morrison to fix any defects or clean any construction debris found during inspection; legally the CDD could not force Taylor Morrison to fix any defects or clean any construction debris, but the CDD could always ask; the CDD could ask Taylor Morrison to pay to fix or clean the ponds and/or stormwater system, but Taylor Morrison could always refuse; and when the current Engineer's Report was created.

Discussion ensued regarding the budget for fiscal year 2027; how the changes to the CDD budget would affect the HOAs' budgets; the portions of the stormwater system the CDD would be inspecting and maintaining; creating a map illustrating exactly what the CDD owned and was responsible for maintaining; SFWMD permit standards for the ponds being different (lower) than CDD standards; SFWMD being mostly concerned with water flow; the preserves and the vendor who maintained the preserves; the vendor who maintained the ponds; the CDD speaking with the vendors of each to ensure the ponds and preserves were properly maintained; and budget changes.

Mr. Ward: From now through September 30 there will be no changes. Once you adopt your proposed budget, then beginning in October we will begin to change things over. Just know, the budget is adopted on September 11. That gives me 20 days to get you in full operation. That's a lot of work to do in 20 days. My team is going to work very closely with James and Keith and whoever else you have out here to get things done, but at the end of the day, the goal is to transition everything on October 1.

Mr. Latessa: I would like to make a comment to the HOA representatives that we have here. We as a CDD Board cannot have outside discussions outside of meetings. You cannot call us and ask us questions about CDD things because we cannot respond.

Mr. Ward: We have the Sunshine Law. The Sunshine Law basically says no two members of an elected public body may do business outside of an open noticed public meeting. It was enacted in the 70s because of all of the backdoor politicians making deals with developers on land development. The Legislature enacted a very early version of the Sunshine Law, and it's been beefed up a lot since the 70s. They want board members to only do business during open noticed meetings. They don't want you to talk behind the scenes. It's nothing against anybody in this room. That's the way the law works in Florida.

Discussion ensued regarding the Sunshine Law and how it affected the CDD Board Members; and who to call with CDD questions.

Mr. Ward: You can call anyone of them individually or you can call me directly. But generally speaking, if you have a question, call me directly.

Discussion continued regarding who the CDD Board Members could not speak with outside of Board Meetings.

Mr. Ward: We are getting a little off topic here. We've got a good plan. If you are all happy with that, that's the plan we are going to implement. You will have your public hearing on your budget, and then we are going to implement. We are going to send out a new budget document. I will do mailed notices to all your residents, so expect the room to be filled when you have your public hearings.

Discussion ensued regarding holding the meeting to the Amenity Center so there would be more room for residents.

Mr. Ward: We did the Resolution to set the public hearing for here. Does anybody know the address of the Amenity Center?

Ms. Guillou provided the address of the Amenity Center to Mr. Ward.

Mr. Ward asked for a motion to reconsider Resolution 2026-9.

On MOTION made by Peter Latessa, seconded by Tom Carpenter, and with all in favor, Resolution 2026-9 was reconsidered.

Mr. Ward asked for a motion to adopt Resolution 2026-9 with the public hearing's address changed to the Amenity Center, 10730 Inglenook Terrace.

On MOTION made by Peter Latessa, seconded by Tom Carpenter, and with all in favor, Resolution 2026-9 was adopted as amended, and the Chair was authorized to sign.

Mr. Ward: This is kind of the definitive guide in Florida for the way in which you manage water management systems. Chris called me last week and we were talking about this. It's one of the really good resources we use, as CDDs, for water management system management. It's good for residents to read to learn how to manage a water management system in Florida. It will be on our website also.

SIXTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any public comments; there were none.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:05 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

Signature: James Ward

James Ward (Aug 12, 2026 08:44:44 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Peter Latessa

PETER LATESSA (Aug 11, 2026 18:17:52 EDT)

Email: peter.latessa@gmail.com

Peter Latessa, Chairperson

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Final Audit Report

2026-08-12

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