

**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, October 1, 2020 at 3:30 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

**Present and constituting a quorum:**

Tracy Briones	Chairperson
Cheri Bass	Vice Chairperson
JD Humpherys	Assistant Secretary
Peter Latessa	Assistant Secretary
Vincent Sciarrabba	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Wes Haber	District Counsel
Victor Barbosa	Waldrop Engineering

**Audience:**

Kyle Clawson

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**

District Manager James P. Ward called the meeting to order at approximately 3:30 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-69, 20-112, 20-114, 20-150, 20-179, 20-193 and 20-246 issued by Governor DeSantis on March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, August 7, 2020 and September 30, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was being held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board, Staff and the public were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present constituting a quorum with the exception of Vice Chair Cheri Bass. Vice Chair Cheri Bass arrived at approximately 3:36 p.m.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**May 7, 2020 – Public Hearing Minutes**

Mr. Ward stated the second order of business was consideration of the May 7, 2020 Public Hearing Meeting Minutes. He asked if there were any additions, corrections, or deletions to these Minutes; hearing none, he called for a motion

**On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, the May 7, 2020 Public Hearing Minutes were approved.**

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2021-1**

**Consideration of Resolution 2021-1, a Resolution of the Board of Supervisors of the Artisan Lakes Community Development District, Adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, In accordance with Section 218.415(17), Florida Statutes; Providing for severability and invalid provisions**

*Mr. Ward: By way of brief background, Chapter 218 of the Florida Statutes requires governments, for purposes of investing its general funds, to adopt an alternative investment guideline. I usually do this when a District is established. I found this was never done for this particular District recently. In accordance with the Statute, the Board may adopt its own set of guidelines with respect to investing public funds, or we can use what are called the alternative investment guidelines in the Statutes which are outlined in Section 1 of the Resolution. This particular Resolution is only related to your General Fund Operations. Your Bond Funds have very specific guidelines for investment that are included in the indenture and do not apply to this particular Resolution. To put some numbers around this Resolution, our General Fund budget is only around \$100,000 dollars a year. We don't use any of the investment guidelines that are outlined in here. The funds are in a regular banking bank account that's just secured by additional surplus requirements pursuant to other provisions of the Statute. He asked if there were any questions from the Board or the public; hearing none, he called for a motion.*

**On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, Resolution 2021-1 was adopted as above, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2021-2**

**Consideration Of Resolution 2021-2, a Resolution of the Board of Supervisors of Artisan Lakes Community Development District Ratifying, Confirming, and Approving the acceptance of conveyance of Property and Improvements; Ratifying, Confirming, and Approving, and Expressing its Intent to accept in the future, the permits related to the operation and maintenance of the Water Management system**

Mr. Ward indicated Mr. Victor Barbosa with Waldrop Engineering and Mr. Jere Earlywine would discuss this Resolution.

*Mr. Victor Barbosa: At this time, the ponds associated with ERP Permit 021 which is the Phase 1 ERP Permit are in the process of being transferred to operations. It does encompass the majority of the District's ponds. At this time, the majority of the ponds are being transferred to operations. This Resolution does allow for future conveyances and those would be the permits for Esplanade Phase 4, Esplanade Phase 3, and the amenity, which again, has some overlap with the Phase 1 permit. So, at this time, the majority of the ponds are being transferred.*

*Mr. Jere Earlywine: I think that's exactly right. And just to clarify, Phase 1 originally meant all of Esplanade. The way it was permitted was with Phase 2, which is kind of the Artisan Lakes East area, but all of your property basically falls within the Phase 1 designation I believe, except for maybe Phase 4. Does that sound right?*

*Mr. Barbosa: That's correct. There is a future phase that will be transferred at a later date.*

*Mr. Earlywine: So, this is the bulk of your ponds for Phases 1 through 4. The Resolution itself is similar to another Resolution that the District already has on record which authorizes the Chairman and Staff to essentially convey property rights, easements, bills of sale, accompanying permits, approvals and things of that sort related to the project and gives the District Staff the authority to do that outside of meetings. This Resolution reinforces that. It also picks up the specifics of the Phase 1 ponds that Victor just described. It authorizes those conveyances. You can see all the different deeds and whatnot that follow from the front of the Resolution. There are forms of deeds coming from both Taylor Woodrow, as well as from the homeowner's association, just making sure we are getting all the rights from all the different entities, and you will see some easement agreements I believe in there as well. There are also bills of sale for stormwater improvements. These were quitclaims, because we have already acquired these improvements previously, and we have easements over the property now. This is to replace the easements with deeds, and I believe we have legal descriptions now for the lakes which did not necessarily exist in the plat. We have sort of an unusual plat. He asked if there were any questions.*

*Mr. JD Humpherys: As part of this presentation it would be helpful to have a map because we recognize where these are located and you've dotted your i's and crossed all your t's but as we are talking about where these ponds might be located in relation to the property for those of us who don't work with these types of descriptions on a day to day basis, it would be nice to say "Here's a map. Here's what we're talking about." And have the map correspond with what is referenced here in the documents. If that is not a normal practice, then forget my request, but I think just for the sake of the Board and those that may not familiar with where these things are located, it might be helpful to have a map to present to the Board.*

*Mr. Earlywine: I think that's a good idea. We will do that going forward. We do have a property notebook and my paralegal has this map that shows every single tract within the District and I think it's actually highlighted in color, but we've got a map we could circulate to you and a full property due diligence notebook if you would like to see it. Going forward we will try to have a map for something like this. That's a great point.*

Mr. Humpherys thanked Mr. Earlywine.

*Mr. Earlywine: Artisan Lakes, your project, is west of Artisan Lakes Parkway. Your community has 5 Phases in it and this conveyance covers Phases 1 through 4. It basically covers all of the existing lakes in the District with Phase 5 being the exception.*

*Mr. Peter Latessa: I'm glad you brought that up. This does not include anything over at Eave's Bend or the Edgestone, is that correct?*

*Mr. Earlywine: That's right.*

*Mr. Barbosa: That is correct. It does not include anything in Eave's Bend II or Edgestone.*

Mr. Ward asked if there were any audience comments or additional Board questions; hearing none, he called for a motion.

**On MOTION made by Ms. Tracy Briones, seconded by Mr. Peter Latessa, and with all in favor, Resolution 2021-2 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-3**

*Mr. Ward: We have one additional Resolution we are going to add to your Agenda today. It is Resolution 2021-3 which I will read into the record:*

**Consideration of Resolution 2021-3, Approving the Water Use Agreement with Esplanade at Artisan Lakes Community Association, Inc., Taylor Morrison of Florida Inc., granting authority for approval of a Water Use Permit modification and authorizing the Chairperson to execute the Agreement providing for authorization, conflict severability, and effective date**

*Mr. Earlywine: With Artisan Lakes owning the ponds, we own them as part of the stormwater system and storm drainage purposes, obviously there is water in those lakes that can be useful for irrigation purposes. The HOA for Artisan Lakes irrigates the grounds out there and has requested access to the water in the ponds for irrigation purposes. What this Resolution does is authorize an agreement between the CDD and the Association, as well as Taylor Woodrow to allow the Association to draw water out of the CDD ponds. Bear in mind when they do so they cannot do anything that would harm or interfere with the District's use of the lakes for stormwater management purposes, so if they are drawing down the lakes too far, or there is some issue that is created from the irrigation interfering with our use of the ponds for stormwater purposes, we can terminate the agreement on that basis. The reason that Taylor Woodrow is involved with this transaction is they actually hold the Water Use Permit that's been issued by the Water Management District, so they will need to sign off on it as well so the Association can access the Water Use Permit. At some point in the future, the Water Use Permit will be transferred either to the CDD of the HOA. Usually you have to have some sort of real estate interest to be holding the permit. So, either through this agreement, the Association could hold it, or you could give it to the CDD, and again the Association could use it pursuant to its agreement with the CDD. The Resolution authorizes the HOA to access the water for irrigation purposes and approves an agreement to that effect. He asked if there were any questions.*

*Mr. Barbosa: Just for clarification, this is a continuation of what's currently occurring. This is not a new withdrawal. This is just an extension of the existing system that the HOA has to irrigate the development.*

Mr. Ward asked if there were any questions or comments from the Board or audience; hearing none, he called for a motion.

**On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, Resolution 2021-3 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**I. Attorney**

No report. The Board and Mr. Ward welcomed Mr. Earlywine back.

**II. Engineer**

No report.

**III. Manager**

- a) Financial Statement for period ending May 31, 2020 (unaudited)
- b) Financial Statement for period ending June 30, 2020 (unaudited)
- c) Financial Statement for period ending July 31, 2020 (unaudited)
- d) Financial Statement for period ending August 31, 2020 (unaudited)

No report.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor's Requests**

Mr. Ward asked if there were any audience comments; there were none. He asked if there were any Supervisor's request; there were none.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 3:52 p.m.

**On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, the meeting was adjourned.**

**Attest:**

**Artisan Lakes Community Development District**

  
 \_\_\_\_\_  
 James P. Ward, Secretary

  
 \_\_\_\_\_  
 Travis Stagnitta, Chairman