

**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 7, 2021, 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
Deanna Zaenglein	Assistant Secretary
Peter Latessa	Assistant Secretary
Carol Couse	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	Waldrop Engineering
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 3:20 p.m. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

July 1, 2021 – 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 Couse, seconded by Mr. Vincent Sciarrabba, and with all in favor, the July 1, 2021, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2022-1**

Consideration of Resolution 2022-1, a Resolution of the Board of Supervisors of the Artisan Lakes Community Development District appointing legal counsel for the District, authorizing compensation and providing for an effective date

Mr. Gill: This is a resolution of the Board appointing legal counsel for the District. That legal counsel would be KE Law Group where Jere Earlywine is the attorney. Jere moved from the previous law firm to this current law firm, and we would like to keep the same attorney working for the District.

Discussion ensued regarding the attorney fees. Mr. Ward explained the rates were the same or less than previous rates.

Mr. Jere Earlywine: I wanted to thank you all for considering KE Law Group. I do not know if you are familiar with my background and the law firm, but I started out at Florida State Law, and graduated first in my class in 1998. I went to work for a federal judge for a couple of years and made my way over to Hopping, Green and Sams, which was the premier law firm doing Community Development Districts in Florida. I became a shareholder at Hopping Green. I put on the first Florida Bar Certified CLE on CDDs in Florida. I have written a lot of articles about CDDs and while I was at Hopping as a shareholder I worked for bond trustees, bond holders, developers, residential CDDs, developer controlled CDDs, so anything touching on land, government, and Community Development Districts I have been involved in, including some pretty high profile projects like the Atlanta Braves Stadium project in West Villages, The District project in Jacksonville with hundreds of millions of dollars of infrastructure for a mixed use project. We are very familiar with CDDs. Unfortunately, my firm had a sabbatical program in 2020, and when I came back from sabbatical, some of the shareholders got disgruntled and started leaving Hopping. We lost a shareholder in March, a few more left in June, and then the managing partner and some more left early July. That's when me, and probably half of the CDD group, went out and started KE Law Group. That's how I became a part of KE Law Group. We have about seven lawyers, two paralegals who are fantastic, and some administrative staff, about 11 professionals right now. I have a lot of knowledge about your project. I actually helped establish it back before the recession and did the boundary limit to split the project into two after the recession had delayed the project for some time. I have worked on the project throughout the entire time, except for a short period of time when I was on sabbatical. He stated he was excited to be back working on the project with Jim Ward and his team and looked forward to working with the Board. He asked if there were any questions.

Ms. Couse: In regard to the fact that you started this new law group, and you have 7 lawyers and 2 paralegals, is that going to make a difference in the charges we are going to see? How many paralegals in the past were working on projects versus the attorneys at a higher rate?

Mr. Earlywine: That's a good question. It will definitely work in your favor. I actually adjusted our rates. I think you were paying \$375 or something before, but I think it is in the \$325 range or so? So, you will have a discount on my rate. I don't use paralegals a ton on residential projects. They are used mostly on new projects, but to the extent that I have a maintenance contract, I have a full-time contract lawyer

whose rate is \$225, so she does some of the contract work at a reduced rate for you. Then, Katie is even cheaper. I think she is at \$185, so it makes a big difference and saves you guys some money.

Mr. Gill asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Vincent Sciarrabba, seconded by Mr. Travis Stagnitta, and with all in favor, Resolution 2022-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-2

Consideration of Resolution 2022-2, Resolution of the Artisan Lakes Community Development District to amend the Fiscal Year 2022 Budget

Mr. Gill: This is a simple resolution amending the Fiscal Year 2022 Budget. In this amendment we moved an amount from Special Assessment off role to the Special Assessment on role for special assessment revenue and then the rest is reflected in that last column of the 2022 Fiscal Budget. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Peter Latessa, and with all in favor, Resolution 2022-2 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Amendment

Consideration of the amendment to the Professional Services Auditing Agreement between the District and Grau and Associates, dated September 5, 2019

Mr. Gill: This amendment is for roughly a \$2,000 dollar increase annually to the auditing fee. Due to the pandemic and across the board we have seen a general increase for servicing agreements. This would increase \$2,000 for the first year, and then \$100 incrementally each year thereafter. The amendment is done to an exhibit of the agreement which was attached.

Discussion ensued regarding the amount of the fee increase.

Mr. Ward: In terms of auditors, I am generally seeing this across the board for all of my CDDs. Normally I would say it's a lot too, but with what we have gone through in the last 24 months, in terms of knowing the increases these vendors are incurring with their own staff and their own costs and needing to keep pace with the quality of the individuals we have providing these services, I did not feel the fee increase was unwarranted. At this point I think it is well warranted and we need to be able to spend the correct amount of money to get these services provided.

Mr. Sciarrabba: How confident are we with the \$100 increase going forward each of the next two years?

Mr. Ward: I think I am comfortable for the year we are just starting the audit on. I think we will just have to wait and see about the next two years. If the salaries level out and costs level out, we will be fine. If they don't, we will be back to you in another year or so.

Mr. Gill asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Carol Couse, seconded by Mr. Vincent Sciarrabba, and with all in favor, the amendment to the Professional Services Auditing Agreement between the District and Grau and Associates, dated September 5, 2019, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: We are working on a little bit of some real estate items for you guys, but other than that, I don't have any report unless you have questions for me.

II. District Engineer

No report.

III. District Manager

- a) **Financial Statement for period ending June 30, 2021 (unaudited)**
- b) **Financial Statement for period ending July 31, 2021 (unaudited)**
- c) **Financial Statement for period ending August 31, 2021 (unaudited)**

No report.

SEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor's Requests

Mr. Gill asked if there were any audience questions or comments; there were none. He asked if there were any Supervisor's requests; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 4:05 p.m.

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

ATTEST:

Artisan Lakes Community Development District



James P. Ward, Secretary



Travis Stagnitta, Chairperson