



Esplanade at Artisan Lakes Community Association, Inc.
Board of Director's Meeting Minutes
Wednesday, May 7, 2025
6:00 pm – 7:30 pm

Joe Marciano welcomed the membership to a Special Meeting of the all-resident Board of Directors.

1. **Call to Order:** Joe Marciano called the meeting to order at 6:00 pm on May 7, 2025.
2. **Proof of Notice and Establish Quorum**— Joe confirmed that Meeting notice and agenda were posted 2 days in advance of the meeting in accordance with Florida Statue 720. The meeting notice and agenda were also emailed to Residents on Monday, May 5.

Quorum was established

Attendees were:

Board Members: Joe Marciano, Anthony Vennero, Liz van der Laag, Michael Sasso, Allen Fears

Guest Speaker: Deputy Warren

3. **Guest Speaker – Manatee County Sheriff's Office**

A representative from the Manatee County Sheriff's Office, Deputy Warren, provided insight into community safety and addressed concerns regarding gate security and potential trespassing. He spoke on several important topics, including how to protect yourself from burglary (lock your cars and lock your doors), the value of Neighborhood Watch programs, dealing with pool trespassers, the effectiveness of surveillance cameras, lighting and the role of Courtesy patrols or Sheriff patrols in gated communities.

Deputy Warren emphasized the importance of reporting suspicious activity immediately— “if you see something, say something”—by calling the police. Do not attempt to engage with trespassers. Do not tell them you are calling the police. The police must be able to engage with them to issue each individual a “trespass with warning.” If the same individual who has been issued a “trespass with warning” returns within the next 12 months, then they can be charged with a crime.

Call 911 if you feel in danger otherwise call the non-emergency number at 941-747-3011.

Once Law enforcement is on-scene and in contact with the trespasser(s), they will then contact a board member to be present, ensuring timely coordination and response. The Board is actively working with county officials and evaluating enhancements to better protect our residents and amenities.



4. New Business

a. Entry Gates and Safety Update

The Board reviewed ongoing functional issues with the entry gates. This remains a top priority, and further updates will be provided as changes are implemented. As part of this process, we have solicited bids from three vendors and have received quotes from two of them. In addition, we are conducting site surveys of gate access systems currently in use at other gated communities in the area. We expect to be in a position to make a final decision at the May 28, 2025 Board meeting.

b. Re-Organization of Officers

Michael Sasso informed the Board that he would step down in his **role as Board Treasurer** recognizing that the Transition period would require someone with stronger financial experience. Michael remains on the Esplanade at Artisan Lakes Board as a Director at Large.

Tony made a motion to accept Michael Sasso's resignation as Treasurer. Allen seconded.

Motion carried unanimously

Michael nominated Allen Fears for the role of Treasurer; Tony seconded.

Motion carried unanimously

c. Formal Appointment of Master Association Representatives

President Joe Marciano referenced Section A, Article 10 of Articles of Incorporation of Artisan Lakes Master Association (see attached) and read the applicable passage into the record.

President Marciano presented two proposed slates of representatives for appointment to the Artisan Lakes Master Association Board.

- Joe asked if any Director would like to nominate the current default representatives—Joe Marciano, Anthony Vennero, and Liz van der Laag—to continue serving.
- Secretary Liz van der Laag formally nominated the current slate – Slate A.

President Marciano then opened the floor for additional nominations.

- Director Allen Fears nominated Joe Marciano, Anthony Vennero, and Michael Sasso as an alternate slate – Slate B.
- President Marciano asked if there were any further nominations. Hearing none, he declared the nominations closed.

Slate A: was the default slate of President (Joe), Vice President (Tony) and Secretary (Liz) as decided in the Esplanade Organization meeting of March 31, 2025

~~These three individuals had been appointed as Esplanade representatives to the Master Association Board on April 30, 2025 and each participated in voting for the officers of the Master Association Board.~~

Slate B: included President (Joe), Vice President (Tony) and Director at Large (Michael)



No discussion was held

Joe called for votes for Slate A –

All in favor: Liz van der Laag

Opposed: Joe Marciano, Anthony Vennero, Michael Sasso, Allen Fears

Joe asked for votes for Slate B –

All in favor: Joe Marciano, Anthony Vennero, Michael Sasso, Allen Fears

Opposed: Liz van der Laag

Slate B carried resulting in Michael Sasso replacing Liz van der Laag on the Master Association Board.

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Association or the Chairman of the Edgestone at Artisan Lakes Community Committee. Each Voting Representative shall cast all votes attributed to the Voting Member that selected such Voting Representative. The number of votes which may be cast by each Voting Representative shall be equal to the number of Lots within the property of the Members represented by such Voting Representative.

The Voting Representative of the Community Association shall be the person designated, from time to time, by the board of directors of the Community Association in a written instrument executed by the Community Association designating such person, which instrument shall be filed with the Secretary of the Master Association. If the Community Association fails to designate a Voting Representative, it shall be deemed that the president of the Community Association is the Voting Representative of the Community Association until the Secretary of the Master Association receives an instrument from the Community Association designating a person other than the president of the Community Association.

The Voting Representative of the Edgestone at Artisan Lakes Community shall be the Chairman of the Edgestone at Artisan Lakes Community Committee as designated in a written instrument executed by the Edgestone at Artisan Lakes Community Committee designating such person, which instrument shall be filed with the Secretary of the Master Association.

The Community Association shall also be deemed to be a Member of the Master Association.

2. **Section (A) of Article X,** of the Articles is hereby revised to read as follows:

(A) The affairs of the Master Association will be administered by a Board of Directors. Each Director shall have one (1) vote. The Board of Directors shall consist of no less than three (3) and no more than five (5) Directors until the "Turnover Date", as determined by Declarant. Owner Members other than Declarant are ~~The Community Association is~~ entitled to elect at least one (1) member of the Board when fifty percent (50%) of all Lots proposed for Artisan Lakes have been conveyed to Owner Members. The number of Directors elected by the Owner Members subsequent to the Turnover Date shall be ~~an odd number of not less than three (3) and no more than seven (7), as the Board shall from time to time determine prior to each meeting at which Directors are to be elected, however the number of Directors must always be an odd number.~~ On the Turnover Date, the Esplanade at Artisan Lakes Community Association, Inc., shall be entitled

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to appoint all but one (1) of the three (3) Directors, the Eaves Bend at Artisan Lakes Community Association, Inc., shall be entitled to appoint two (2) Directors, and the Edgestone at Artisan Lakes Community shall be entitled to appoint two (2) Directors to the Board of Directors, however, as long as Declarant holds for sale in the ordinary course of business at least five (5) percent of the Lots in all phases of Artisan Lakes Declarant shall be entitled to elect one (1) Director to the Board of Directors and in such event the Esplanade at Artisan Lakes Community Association, Inc., shall only be entitled to appoint two (2) Directors. Once Declarant no longer holds for sale in the ordinary course of business at least five (5) percent of the Lots in all phases of Artisan Lakes (or sooner at Declarant's election), the Directors shall be appointed as provided for herein Community Association shall be entitled to appoint all but one (1) of the Directors and one (1) Director shall be elected at large by the Owners. Directors are not required to be Members of the Master Association.

The appointment of a Director(s) by the Community Associations and the Edgestone at Artisan Lakes Community Committee shall be pursuant to a written instrument executed by the Community Associations and/or the Edgestone at Artisan Lakes Community Committee designating the person(s), from time to time, to be the Director(s), as applicable, which written instrument designating such person(s) shall be filed with the Secretary of the Master Association. If the Esplanade at Artisan Lakes Community Association, Inc., fails to designate the person(s) to serve as a Director(s), it shall be deemed that the president, and/or the vice president, and the secretary of the Esplanade at Artisan Lakes Community Association, Inc., as applicable, shall be the Director(s), if Eaves Bend at Artisan Lakes Community Association, Inc., fails to designate the person(s) to serve as a Director(s), it shall be deemed that the president and the vice president of Eaves Bend at Artisan Lakes Community Association, Inc., shall be the Director(s), with the president being so deemed if only one Director is to be designated by the Community Association; and such person or persons, as applicable, shall serve as Directors until a written instrument from the Community Association is filed by the Community Association with the Secretary of the Master Association designating a different person(s) as applicable, to be the designated Director(s) from the Community Association.

(words ~~struck through~~ are deleted; words **bolded and double-underlined** are added)



d. Other Business - An update was given by Tony on the pre-cast wall

On May 10th, contractors will begin removing the damaged sections of the perimeter wall adjacent to homes on Alexandria Court and Stafford Drive. This initial phase will address the most deteriorated areas. The remainder of the wall is scheduled to be taken down over the next two months. A full replacement is planned for after the hurricane season, ensuring that reconstruction proceeds during a more stable weather period. We appreciate the residents' patience as we work to restore this critical boundary.

5. **Adjournment** – The meeting was adjourned at 7:08 pm by unanimous vote.

6. **Open Forum / Resident Input - Resident comment period (Note: Time-limited)**

No open forum was conducted

Next Meeting is planned for May 14, 2025 at 6:00 pm in the Resort Amenity Center.

Please watch your email, check the website calendar, and the community bulletin boards outside the Amenity Offices for the Notice and Agenda to be posted 48 hours in advance of the meeting.

Respectfully Submitted,

Liz van der Laag, Recording Secretary