

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

March 25, 2022, Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meetings of the Board of Supervisors for the Cobblestone Community Development District was held on **Friday, March 25, 2022, at 10:00 a.m.** at the Long Lake Reserve Amenity Center located at 19617 Breyntia Dr., Lutz, FL 33558.

1. CALL TO ORDER

Brian Lamb called the Public Hearing & Regular Meetings of the Board of Supervisors of the Cobblestone Community Development District to order on **Friday, March 25, 2022, at 10:00 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Chair
Lee Thompson	Supervisor
John Blakley	Supervisor
Brian Soldano	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
Erin McCormick	District Counsel, Erin McCormick Law	
Tonja Stewart	District Engineer, Stantec	<i>via conference call</i>
Misty Taylor	Bond Counsel, Bryant Miller Olive	<i>via conference call</i>

There were also various members of the development team and staff present in person and via conference call.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from Counsel or the Engineer.

4. BUSINESS ITEMS

- A. Supplemental Assessment Resolutions**
 - i. Consideration of Resolution 2022-34; Supplemental Assessment Resolution for Series 2022-1(Assessment Area One) Bonds**

49 District Counsel Erin briefly discussed the Supplemental Assessment Resolutions and associated
50 exhibits for A - i, with the Board.
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52	MOTION TO:	Approve the Resolution 2022-34.
53	MADE BY:	Supervisor Valenti
54	SECONDED BY:	Supervisor Thompson
55	DISCUSSION:	None further
56	RESULT:	Called to Vote: Motion PASSES
57		4/0 – Motion Passed Unanimously

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**ii. Consideration of Resolution 2022-35; Supplemental Assessment Resolution
for Series 2022-2 (Assessment Area Two) Bonds**

63 District Counsel Erin briefly discussed the Supplemental Assessment Resolutions and associated
64 exhibits for A - ii, with the Board.
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66	MOTION TO:	Approve the Resolution 2022-35.
67	MADE BY:	Supervisor Valenti
68	SECONDED BY:	Supervisor Blakley
69	DISCUSSION:	None further
70	RESULT:	Called to Vote: Motion PASSES
71		4/0 – Motion Passed Unanimously

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B. Consideration of Forms of Issuer’s Counsel Documents
**i. Collateral Assignment and Assumption of Development and Contract Rights
Relating to the Cobblestone Project**

77 District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel
78 Documents and associated exhibits for B - i, with the Board.
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80	MOTION TO:	Approve Collateral Assignment and Assumption of Development and Contract Rights Relating to the Cobblestone Project.
81	MADE BY:	Supervisor Blakley
82	SECONDED BY:	Supervisor Soldano
83	DISCUSSION:	None further
84	RESULT:	Called to Vote: Motion PASSED
85		4/0 – Motion Passed Unanimously
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90 **ii. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC**
91 **Regarding the Acquisition, Construction and Funding of Certain Work**
92 **Product and Infrastructure**
93

94 District Counsel Erin briefly discussed the Consideration of Forms of Issuer's Counsel
95 Documents and associated exhibits for B - ii, with the Board.
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97	MOTION TO:	Approve the Acquisition, Construction and Funding
98		of Certain Work Product and Infrastructure.
99	MADE BY:	Supervisor Valenti
100	SECONDED BY:	Supervisor Thompson
101	DISCUSSION:	None further
102	RESULT:	Called to Vote: Motion PASSES
103		4/0 – Motion Passed Unanimously

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105 **iii. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC**
106 **Regarding the Completion of Certain Improvements**
107

108 District Counsel Erin briefly discussed the Consideration of Forms of Issuer's Counsel
109 Documents and associated exhibits for B - iii, with the Board.
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111	MOTION TO:	Approve Completion of Certain Improvements
112	MADE BY:	Supervisor Soldano
113	SECONDED BY:	Supervisor Valenti
114	DISCUSSION:	None further
115	RESULT:	Called to Vote: Motion PASSES
116		4/0 – Motion Passed Unanimously

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118 **iv. Declaration of Consent**
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120 District Counsel Erin briefly discussed the Consideration of Forms of Issuer's Counsel
121 Documents and associated exhibits for B - iv, with the Board.
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123	MOTION TO:	Approve the Declaration of Consent
124	MADE BY:	Supervisor Valenti
125	SECONDED BY:	Supervisor Soldano
126	DISCUSSION:	None further
127	RESULT:	Called to Vote: Motion PASSES
128		4/0 – Motion Passed Unanimously

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**v. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC
Regarding the True-Up Payment of the Series 2022-1 and 2022-2
Assessments**

District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel Documents and associated exhibits for B - v, with the Board.

MOTION TO:	Approve the True-Up Payment of the Series 2022-1 and 2022-2 Assessments.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

**vi. Disclosure of Public Financing and Maintenance of Improvements to Real
Property Undertaken by the Cobblestone CDD**

District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel Documents and associated exhibits for B - vi, with the Board.

MOTION TO:	Approve Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Cobblestone CDD.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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vii. Notice of Special Assessments/Government Lien of Record

District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel Documents and associated exhibits for B - vii, with the Board.

MOTION TO:	Approve the Special Assessments/Government Lien of Record.
MADE BY:	Supervisor Soldano
SECONDED BY:	Supervisor Blakley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

viii. Issuer’s Counsel Opinion

The District Counsel briefly reviewed and discussed the Issuer’s Counsel Opinion with the Board.

C. Documents Related to Construction Requisition No. 1

i. First Amendment to Agreement between the District and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Infrastructure

The District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- i, with the Board.

MOTION TO:	Approve the First Amendment to Agreement between the District and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Infrastructure
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

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ii. Table reflecting Acquisition Costs to be Paid from Construction Requisition No. 1

The District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- ii, with the Board.

MOTION TO:	Approve Table reflecting Acquisition Costs to be Paid from Construction Requisition No. 1
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

iii. Certificate of District Engineer for Construction Requisition No. 1

The District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- iii, with the Board.

MOTION TO:	Approve Certificate of District Engineer for Construction Requisition No. 1
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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iv. Developer Certification Regarding Costs Paid

The District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- iv, with the Board.

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MOTION TO:	Approve Developer Certification Regarding Costs Paid.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

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v. Bill of Sale for Construction Requisition No. 1

District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- v, with the Board.

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MOTION TO:	Approve Bill of Sale for Construction Requisition No. 1.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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vi. Deed for Construction Requisition No. 1

District Counsel Erin briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- vi, with the Board.

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MOTION TO:	Approve Deed for Construction Requisition No. 1
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

294 **D. General Matters Related to the District and Any Other Items related to Issuance**
295 **of the Series 2022-1 and Series 2022-2 Bonds**

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297 District Counsel Erin stated that her and District Engineer discussed a scope of work
298 authorization to confirm and approve the engagement of the District to do all services necessary
299 of work. For instance, the preparation of engineers report in connection with Bond issuant,
300 contract administration, to act as a purchasing agent, attend meetings and validation proceedings
301 related to Series 2022-1 and Series 2022-2 Bonds.

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303 District Counsel Erin suggested to the Board on continuing the meeting for any additional item
304 that need to be addressed prior to the closing of the Bonds on April 1st.

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306 District Manager Brian agreed to set a date to continue the meeting with the Board on March 31st
307 of 2022.

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310	MOTION TO:	Approve General Matters Related to the District and
311		Any Other Items related to Issuance of the Series
312		2022-1 and Series 2022-2 Bonds.
313	MADE BY:	Supervisor Valenti
314	SECONDED BY:	Supervisor Soldano
315	DISCUSSION:	None further
316	RESULT:	Called to Vote: Motion PASSED
317		4/0 – Motion Passed Unanimously

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320 **E. Consideration of Street/Outdoor Lighting Agreement – WREC**

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322 The Board discussed the agreement of the street and outdoor lights with WREC.

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324	MOTION TO:	Approve Consideration of Street/Outdoor Lighting
325		Agreement – WREC
326	MADE BY:	Supervisor Valenti
327	SECONDED BY:	Supervisor Thompson
328	DISCUSSION:	None further
329	RESULT:	Called to Vote: Motion PASSED
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5. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

There were no staff or counsel reports at this time.

6. BOARD MEMBERS COMMENTS

There were no supervisor requests or comments.

7. PUBLIC COMMENTS

There were no audience comments.

8. ADJOURNMENT

MOTION TO:	To Continue the Meeting for March 31 st , 2022, at 10:00 A.M.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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385 **Please note the entire meeting is available on disc.*
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387 **These minutes were done in summary format.*
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389 **Each person who decides to appeal any decision made by the Board with respect to any matter*
390 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
391 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
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393 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
394 noticed meeting held on _____.

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398 _____
399 Signature

400 Brian Lamb
401 _____
402 Printed Name

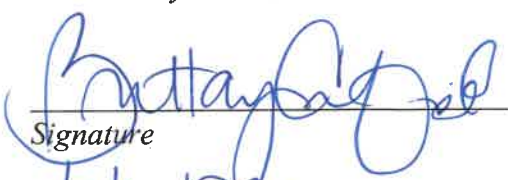
403 Title:
404 Secretary
405 Assistant Secretary

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407 
408 _____
409 Signature

410 BETTY VALENTI
411 _____
412 Printed Name

413 Title:
414 Chairman
415 Vice Chairman

416 Recorded by Records Administrator

417 
418 _____
419 Signature

6/17/22
420 _____
421 Date

