

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Friday, April 26, 2024, and called to order at 10:01 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

Present and constituting a quorum were:

Tatiana Pagan	Chairperson
Stephen Bennett	Vice Chairperson
John Blakley	Assistant Secretary
Lee Thompson	Assistant Secretary
Betty Valenti	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Gary Schwartz	On-site Manager
Mark Rosco	<i>Via-Phone</i>
Arturo Gandarilla	LMP
Alex Figueredo	LMP
Leah Popelka	<i>Via-Phone</i>
Sete Zare	<i>Via-Phone</i>
Zeep Panaseney	<i>Via-Phone</i>
Misty Taylor	<i>Via-Phone</i>

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Radcliff called the meeting to order, and a quorum was established.

NINTH ORDER OF BUSINESS

Staff Reports

Discussion of Field Inspection Report

- Mr. Gandarilla and Mr. Figueredo provided their landscape report to the Board.
- Mr. Schwartz briefed the Board on his field inspection report.

FOURTH ORDER OF BUSINESS

A. Open Public Hearing on Equalizing, Approving, Confirming and Levying Special Assessments

On MOTION by Mr. Blakley seconded by Ms. Valenti, with all in favor, the Board approved a motion to Open the Public Hearing on Equalizing, Approving, Confirming and Levying Special Assessments. 5-0

C. Close the Public Hearing on Equalizing, Approving, Confirming and Levying Special Assessments

On MOTION by Mr. Thompson seconded by Ms. Pagan with all in favor, the Board approved a motion to Close the Public Hearing on Equalizing, Approving, Confirming and Levying Special Assessments. 5-0

D. Consideration of Resolution 2024-06; Supplemental Assessment Resolution for Series 2024 (Assessment Area Three) Bonds

On MOTION by Ms. Pagan seconded by Mr. Bennet with all in favor, Resolution 2024-06; Supplemental Assessment Resolution for Series 2024 (Assessment Area Three) Bonds was adopted 5-0

SIXTH ORDER OF BUSINESS

Business Items

Consideration of Forms of Issuer's Counsel Documents

- Collateral Assignment and Assumption of Development and Contract Rights Relating to the Cobblestone Project.
- Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC regarding the Acquisition, Construction and Funding of Certain Work Product and Infrastructure.
- Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC regarding the Completion of Certain Improvements.
- Declaration of Consent (Cobblestone CDD Special Assessment Revenue Bonds (Assessment Area Three), Series 2024.
- Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC regarding the True-Up payment of the Series 2024 Assessments.
- Supplement to Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by Cobblestone CDD.
- Notice of Special Assessments/Lien of Record.

Documents related to Construction Requisition Number 1 along with the 1st amendment to the agreement between Cobblestone CDD and M/I Homes of Tampa, LLC regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements

- Table reflecting the Acquisition Costs to be paid from Construction Requisition Number 1.
- Certificate of District Engineer for Construction Requisition Number 1.
- Developer Certification Regarding Costs Paid.

On MOTION by Mr. Bennet seconded by Mr. Thompson with all in favor, the Board approved the following District Counsel documents related to the Series 2024 Bond. 5-0

SEVENTH ORDER OF BUSINESS

G. Approval of Cobblestone Phase 2 Plat

On MOTION by Ms. Valenti seconded by Mr. Thompson with all in favor, the Board approved that the number of lots currently matches District Management's reports for Cobblestone CDD Phase 2 Plat 5-0

EIGHTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the March 22, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures March 2024
- C. Acceptance of the Financials and Approval of the Check Register for March 2024

On MOTION by Ms. Valenti seconded by Mr. Bennet, with all in favor, Consent Agenda Items A – C (Minutes from the regular meeting held on 03/22/2024, Operation and Maintenance Expenditures for March 2024 and Financials for the month ending 03/31/2024) were approved. 5-0

NINTH ORDER OF BUSINESS

**Board of Supervisors' Requests
Comments**

- Continuation of Meeting

On MOTION by Mr. Bennett seconded by Mr. Thompson with all in favor, The Board Approved a motion to CONTINUE the meeting at 10:41a.m. to May 10th at 10 a.m. The meeting will be located at the offices of Inframark in at 2654 Cypress Ridge Blvd., S 101, Wesley Chapel, FL 33544

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan with all in favor, the meeting was adjourned at 10:27 a.m.


Bryan Radcliff
District Manager


Tatiana Pagan
Chairperson