## MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the	Board of Supervisors of Cobblestone Community
2		y, May 24, 2024, and called to order at 10:01 a.m. at The
3	Residence Inn Northpointe located at 21	01 Northpointe Parkway, Lutz, FL 33558.
4		
5	Present and constituting a quorus	m were:
6 7	Tations Bassa	
8	Tatiana Pagan	Chairperson
9	Stephen Bennett Lee Thompson	Vice Chairperson
10	John Blakley	Assistant Secretary
11	Betty Valenti	Assistant Secretary Assistant Secretary
12	Dotty Valoriti	Assistant Secretary
13	Also present were:	
14	F	
15	Bryan Radcliff	District Manager
16	Erin McCormick	District Counsel
17	Frank Prete	SecuriTeam
18		
19		
20	The following is a summary of the	he discussions and actions taken.
21	EIDCE ODDED OF BUCDINGS	
22	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
22	Mr. Dodoliff called the marking t	
23 24	Mr. Radcliff called the meeting to	o order, and a quorum was established.
24	_	o order, and a quorum was established.
24 25	SECOND ORDER OF BUSINESS	o order, and a quorum was established.  Business Items
24	SECOND ORDER OF BUSINESS A. Approval of Construction	Business Items  Requisition No. 3 and Associated Documents, in
24 25 26	SECOND ORDER OF BUSINESS A. Approval of Construction Substantial Form, and Subjection	o order, and a quorum was established.  Business Items
24 25 26 27	SECOND ORDER OF BUSINESS A. Approval of Construction	Business Items  Requisition No. 3 and Associated Documents, in
24 25 26 27 28	SECOND ORDER OF BUSINESS A. Approval of Construction Substantial Form, and Subject Execution by the Chair	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and
24 25 26 27 28 29	SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in
24 25 26 27 28 29 30	SECOND ORDER OF BUSINESS A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and
24 25 26 27 28 29 30 31 32 33	SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and
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24 25 26 27 28 29 30 31 32 33 34 35	SECOND ORDER OF BUSINESS A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha Requisition. 5-0	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and dirperson being authorized to execute said
24 25 26 27 28 29 30 31 32 33 34 35 36	SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha Requisition. 5-0  B. Approval of Bill of Sale for Ce	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and irrperson being authorized to execute said
24 25 26 27 28 29 30 31 32 33 34 35 36 37	SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Valifavor, the Construction substantial form, subject District Counsel with Chair Requisition. 5-0  B. Approval of Bill of Sale for Cerom, and Subject to Final Re	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and dirperson being authorized to execute said
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha Requisition. 5-0  B. Approval of Bill of Sale for Ce	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and irrperson being authorized to execute said
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24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Chai Requisition. 5-0  B. Approval of Bill of Sale for Ce Form, and Subject to Final Re Chair  On MOTION by Ms. Page	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and irrperson being authorized to execute said rtain Improvements for Phase 2, in Substantial view by District Counsel, and Execution by the
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Chair  B. Approval of Bill of Sale for Ce Form, and Subject to Final Re Chair  On MOTION by Ms. Pag favor, the Bill of Sale for	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and dirperson being authorized to execute said  rtain Improvements for Phase 2, in Substantial view by District Counsel, and Execution by the gan seconded by Mr. Blakley, with all in Certain Improvements for Phase 2, was
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	SECOND ORDER OF BUSINESS A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Chair  Requisition. 5-0  B. Approval of Bill of Sale for Ce Form, and Subject to Final Re Chair  On MOTION by Ms. Pag favor, the Bill of Sale for approved in substantial	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and cirperson being authorized to execute said  rtain Improvements for Phase 2, in Substantial view by District Counsel, and Execution by the gan seconded by Mr. Blakley, with all in Certain Improvements for Phase 2, was form, subject to final review by Mr.
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45	C. Any Additional Matters Related to the Series 2024 Bonds, Construction	
46	Requisition(s) for the Series 2024 Bonds, and/or the Acquisition and/or	
47	Construction of Infrastructure Improvements, and General Matters Related to the	
48	District, If Necessary	
49	There being none, the next item followed.	
50	There being none, the next tem tonowed.	
51	D. Consideration of Desclution 2024 07 American EV 2025 P.	
52	D. Consideration of Resolution 2024-07, Approving FY 2025 Proposed Budget and Setting Public Hearing	
53	Setting 1 abile Hearing	
54	On MOTION 1 AC THE	
55	On MOTION by Mr. Thompson seconded by Ms. Pagan, with all	
56	in favor, Resolution 2024-07, Approving FY 2025 Proposed	
57	Budget and Setting Public Hearing for Friday, July 26, 2024 at	
58	10:00 am at the Springhill Suites by Marriot located at 16615	
	Crosspointe Run, Land O Lakes, Florida 34638, was adopted. 5-0	
59		
60	E. Consideration of Camera Monitoring Proposals	
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62	On MOTION by Ms. Pagan seconded by Mr. Thompson, with all	
63	in favor, Camera Monitoring Proposals from Red Wire with MHD	
64	in second were approved, and the District Manager and District	
65	Counsel were authorized to work with vendor. 5-0	
66		
67	F. Announcement of Qualified Electors	
68	<ul> <li>Mr. Radcliff announced to the Board that as of April 15, 2024 the District had 153</li> </ul>	
69	qualified electors.	
70		
71	THIRD ORDER OF BUSINESS Consent Agenda	
72		
73	A. Approval of Minutes of the April 26, 2024 Public Hearing & Regular Meeting B. Consideration of Operation and Maintenance Expenditures April 2024	
74	C. Acceptance of the Financials and Approval of the Check Register for April 2024	
75	2024	
76	On MOTION by Ms. Pagan seconded by Ms. Valenti, with all in	
77	favor, the Consent Agenda was approved. 5-0	
78	14voi, the Consent Agenda was approved. 3-0	
79	FOURTH ORDER OF BUSINESS Staff Reports	
80	FOURTH ORDER OF BUSINESS Staff Reports  A. District Counsel	
81		
	B. District Manager	
82	There being no reports, the next item followed.	
83	i. Community Inspections Report	
84	• The Board requested that some declining plant life at the main entrance	
85	median be replaced.	
86	C. District Engineer	
87	There being no report, the next order of business followed.	
88	and the state of t	

89	FIFTH ORDER OF BUSINESS Board of Supervisors' Requests or
90	Comments
91	There being none, the next order of business followed.
92	
93	SIXTH ORDER OF BUSINESS BOS Resignation
94	• The Board accepted the resignation of Mr. Stephen Bennett from the Board of
95	Supervisors of Cobblestone CDD.
96	
97	On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in
98	favor the resignation of Mr. Stephen Bennett, was accepted. 5-0
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100	SIXTH ORDER OF BUSINESS Adjournment
101	There being no further business, the meeting was adjourned at 10:39 a.m.
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104	- Malaufun
105	Bryan Radenff Tatiana Pagan
106	District Manager Chairperson