

**MINUTES OF MEETING  
COBBLESTONE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Friday, June 28, 2024, and called to order at 10:03 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
Aaron Spinks	Vice Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary
Betty Valenti	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Gary Schwartz	Field Services
Aaron Spinks	M/I Homes
Arturo Gandarillo	LMP

*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.

**SECOND ORDER OF BUSINESS**

**Appointment of Officer to Vacant Seat**

- The Board appointed Aaron Spinks to Seat 2 of the Board of Supervisors. Mr. Spinks declined compensation.

On MOTION by Mr. Thompson seconded by Mr. Blakley, with all in favor, Mr. Aaron Spinks was appointed to Seat 2. 4-0
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**THIRD ORDER OF BUSINESS**

**Administer Oath of Office**

- Mr. Radcliff, a certified Notary Public of the State of Florida, administered the Oath of Office to Mr. Spinks.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2024- 09, Redesignating Officers**

On MOTION by Ms. Valenti seconded by Mr. Blakley, with all in favor, Resolution 2024-09, Redesignation of Officers with Ms. Tatiana Pagan as Chairperson and Mr. Aaron Spinks as Vice Chairperson, was adopted. 5-0

**B. Consideration of Resolution 2024- 10, Adopting Policies for All Amenity Facilities**

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Resolution 2024-10, Adopting Policies for All Amenity Facilities, was adopted. 5-0

**C. Consideration of Resolution 2024-11, Setting a Public Hearing for Rules to Adopt Rates for Use of the Amenity Facilities and Rates for Replacement Access Cards for the Amenity Facilities**

On MOTION by Ms. Valenti seconded by Mr. Thompson, with all in favor, Resolution 2024-11, Setting a Public Hearing for Friday, July 26, 2024 at 10:00 am, at the SpringHill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run, Land O-Lakes, Florida 34638, for Rules to Adopt Rates for Use of the Amenity Facilities and Rates for Replacement Access Cards for the Amenity Facilities, with a cost of \$50 per card/fob and \$15 per restroom key if applicable, was adopted. 5-0

**D. Consideration of Resolution 2024-12, Setting a Public Hearing to Adopt an Annual User Fee for Non-Resident Use of the Amenity Facilities**

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Resolution 2024-12, Setting a Public Hearing to Adopt an Annual User Fee for Non-Resident Use of the Amenity Facilities for Friday, July 26, 2024 at 10:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run, Land O-Lakes, Florida 34638, was adopted. 5-0

**E. Consideration of Resolution 2024- 13, Adopting Towing Policies**

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Resolution 2024-13, Adopting Towing Policies, was adopted. 5-0

**F. Consideration of Addendum to Landscape Contract for Phase 1**

- The Board tabled approval pending a final walk-through with the District staff and LMP.

**G. Consideration of Addendum to the Contract for Amenities**

- The Board tabled approval pending a final walk-through with the District staff and *LMP*.

#### **H. Consideration of Pool Service Proposal**

On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, the Pool Service Proposal by *Blue Life Pool Services*, was approved. 5-0

#### **I. Consideration of Janitorial Service Proposals**

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, the Janitorial Service Proposal by *JNJ Amenity Services* with a request that the scope of service be expanded to include playground equipment, maintenance/cleaning and pool furniture cleaning, was approved. 5-0

### **FIFTH ORDER OF BUSINESS**

#### **Consent Agenda**

- A. Approval of Minutes of the May 24, 2024 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures May 2024**
- C. Acceptance of the Financials and Approval of the Check Register for May 2024**

On MOTION by Ms. Valenti seconded by Ms. Pagan, with all in favor, the Consent Agenda, was approved. 5-0

### **SIXTH ORDER OF BUSINESS**

#### **Staff Reports**

#### **A. District Counsel**

- Ms. McCormick provided the Board an update on continuing contract talks with *RedWire*.

On MOTION by Ms. Valenti seconded by Mr. Spinks, with all in favor, Ms. Pagan was authorized to work with Mr. Radcliff and Ms. McCormick to obtain a contract from *MHD* in the event the *RedWire* contract is unsuitable. 5-0

#### **B. District Manager**

- The Board agreed to move future meeting dates from the last Friday to the last Wednesday of every month.
- The Board will continue to hold the Public Hearing meeting scheduled on July 26, 2024.

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, the request to move future meeting dates from the last Friday to the last Wednesday of every month with the exception of the next scheduled Public Hearing, to be held Friday, July 26, 2024, was approved. 5-0

**i. Field Inspection Report**

The Field Inspection Report was presented, a copy of which was included in the agenda package.

**C. District Engineer**

There being no report, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**  
**and**

**Board of Supervisors' Requests**  
**Comments**

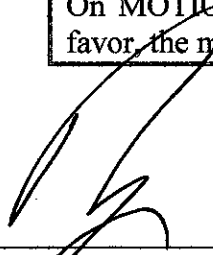
- Ms. Pagan requested pressure washing proposals for the fence along State Road 301 and the fence adjacent to the construction trailer. She also requested a walk-through of the amenities and Phase 1 with Mr. Radcliff, Mr. Schwartz, *LMP* and a representative from *Blue Life Pools*.

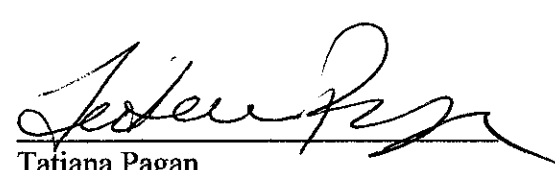
**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, the meeting was adjourned at 11:16 a.m. 5-0

  
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Bryan Radcliff  
District Manager

  
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Tatiana Pagan  
Chairperson