

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday August 28, 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:

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| Tatiana Pagan | Chairperson |
| Aaron Spinks | Vice Chairperson |
| Lee Thompson | Assistant Secretary |
| John Blakley | Assistant Secretary |
| Betty Valenti | Assistant Secretary |

Also present were:

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| Bryan Radcliff | District Manager |
| Erin McCormick | District Counsel |
| Gary Schwartz | Field Services |
| Bill Conrad | LMP |
| Jared Rossi | M/I Homes |

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

Public Comments on Agenda Items

There being none, the net order of business followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearing

Mr. Radcliff requested the Board recess to public hearing.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting a Fee for
Replacement Amenity Crad/FOBs**

A. Open Public Hearing to Adopt a fee for Replacement Amenity Card/Fob

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| On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Public Hearing on Adopting a Fee for Replacement Amenity Crad/FOBs, was opened. 5-0 |
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B. Staff Presentations

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2024-19, Adopting a fee for Replacement Amenity Card/Fob

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Resolution 2024-19, Adopting a fee for Replacement Amenity Card/Fob, was adopted. 5-0

E. Close Public Hearing on Adopting a fee for Replacement Amenity Card/Fob

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Public Hearing on Adopting a fee for Replacement Amenity Card/Fob, was closed. 5-0

FIFTH ORDER OF BUSINESS

Public Hearing on Adopting a Non-Resident Fee for All District Amenities

A. Open Public Hearing on to Adopt a Non-Resident Rate Fee for Use of All District Amenities

On MOTION by Mr. Thompson seconded by Mr. Blakley, with all in favor, Public Hearing on Adopting a Non-Resident Fee for All District Amenities, was opened. 5-0

B. Staff Presentations

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2024-20, Adopting a Non-Resident Rate Fee for Use of All District Amenities

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Resolution 2024-20, Adopting a Non-Resident Rate Fee for Use of All District Amenities, was adopted. 5-0

E. Close Public Hearing on Adopting a Non-Resident Rate Fee for Use of All District Amenities

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Public Hearing on Adopting a Non-Resident Fee for All District Amenities, was closed. 5-0

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Mr. Radcliff requested the Board return to regular meeting.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-21, Redesignating Officers

The following were the persons elected to the offices:

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|------------------|---------------------|
| • Tatiana Pagan | Chairperson |
| • Aaron Spinks | Vice Chairperson |
| • Brian Lamb | Secretary |
| • Eric Davidson | Treasurer |
| • Leah Popelka | Assistant Treasurer |
| • Bryan Radcliff | Assistant Secretary |
| • John Blakley | Assistant Secretary |
| • Lee Thompson | Assistant Secretary |
| • Betty Valenti | Assistant Secretary |

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Resolution 2024-21, Redesignating Officers as detailed above, was adopted. 5-0

B. Consideration of Resolution 2024-22, FY 2025 Goals & Objectives
i. HB7013 – Special Districts Performance Measures & Standards Memo

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Resolution 2024-22, Fiscal Year 2025 Goals & Objectives/HB7013-Special Districts Performance Measures & Standards Memo, was adopted. 5-0

C. Approval of Fiscal Year 2024/2025 Developer Funding Agreement

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Fiscal Year 2024/2025 Developer Funding Agreement, in substantial form, was approved. 5-0

D. Discussion of Field Services and District Management Field Visits

- Mr. Radcliff presented Inframark's revised scope of service regarding field visits to the Board and will be required to visit the District once per month. Mr. Schwartz will, as well, be required to visit the District four times per month.

EIGHTH ORDER OF BUSINESS

Consent Agenda

- Approval of Minutes of the July 26, 2024 Public Hearing & Regular meeting**
- Approval of Minutes of the August 07, 2024 Continued Regular Meeting**
- Consideration of Operation and Maintenance Expenditures July 2024**
- Acceptance of the Financials and Approval of the Check Register for July 2024**

On MOTION by Mr. Thompson seconded by Mr. Blakley, with all in favor, the Consent Agenda was approved. 5-0

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

- Mr. Schwartz presented his field inspection report to the Board copy of which was included in the agenda package. Representatives from *LMP* presented their report as well.
- Discussion ensued between *LMP* and Mr. Schwartz and the Board to which the Board requested follow-up on multiple items and agreed to reconvene at next month's meeting to review the status.

C. District Engineer

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

TENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.


ELEVENTH 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 10:29 a.m. 5-0


Bryan Radcliff
District Manager


Tatiana Pagan
Chairperson