

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Special meeting of the Board of Supervisors of Cobblestone Community Development District was held on Friday January 10, 2025 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
Aaron Spinks
Lee Thompson
John Blakley
Jared Rossi

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Bryan Radcliff
Erin McCormick
Tyson Waag

District Manager
District Counsel
District Engineer (*via phone*)

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

Mr. Radcliff requested the Board recess to audit committee meeting.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Cobblestone Phase 2

- i. **Ratification of Acceptance of Bill of Sale from the Developer to the District for Phase 2 Water and Wastewater Utilities**
- ii. **Ratification of Bill of Sale from the District to Pasco County for the Phase 2 Water and Wastewater Utilities**

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, acceptance of Bills of Sale from the developer to the District (i) and then from the District to Pasco County (ii) for the Phase 2 water and wastewater utilities, was ratified. 5-0

- iii. **Consideration of the Second Amendment to the Acquisition Agreement to address Phase 2 Water and Wastewater Utilities**

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, second amendment to the acquisition agreement to address Phase-2 water and wastewater utilities, was approved. 5-0

B. Ratification of Phase-2 Replat for Cobblestone

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Phase-2 replat for the District, was ratified. 5-0

C. Consideration of Street/Outdoor Lighting Agreement

The Board reviewed the Outdoor Lighting Agreement with *WREC*.

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, the Board allowed Bryan Radcliff to approve this agreement outside of a meeting once the roads have been confirmed transferred to the District, as discussed, was approved. 5-0

D. Discussion of Roadway Depressions Repairs Proposal

The Board reviewed the roadway depressions report and proposal.

On MOTION by Mr. Thompson seconded by Mr. Rossi, with all in favor, the Board allowed Tatiana Pagan to approve a proposal outside the meeting with a not-to-exceed amount of \$14,000, and confirmed that an additional proposal from *RIPA* will be received in the next week, as discussed, was approved. 5-0

E. Discussion of Drainage Issues

The Board reviewed the drainage issue outlined in Mr. Waag's report and instructed Mr. Waag, to contact the permitting department in addition to *SWFWMD* in order to resolve this matter and provide a report as soon as possible.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

The Board requested Ms. McCormick draft a bill of sale and deed for the transfer of the amenities from the developer to the District for the next meeting. Discussion ensued.

B. District Engineer

There being no report, the next item followed.

C. District Manager

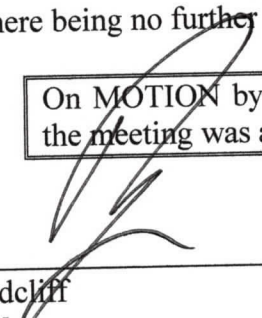
Mr. Radcliff updated the Board on the recent walk-through for transferring of the amenities from the developer to the District. Discussion ensued.

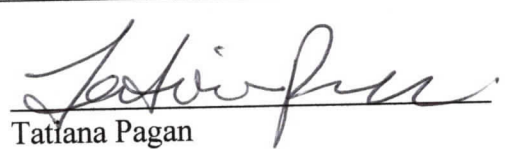
FIFTH ORDER OF BUSINESS

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. 5-0



Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson