

**MINUTES OF MEETING  
COBBLESTONE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday January 29, 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  
Gary Schwartz  
Arturo Gandarillo

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

*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 next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Acceptance of Pool and Amenity Center**

The Board reviewed the Bill of Sale for Tract P-2 Cobblestone Phase 1 at the amenity area and the Special Warranty Deed for Tract P-2 at Cobblestone.

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, Pool and Amenity Center Bill of Sale for Tract P-2 Cobblestone Phase 1 at the amenity area and the Special Warranty Deed for Tract P-2 at Cobblestone, were approved in Substantial Form, pending any additional changes from District Staff, as discussed. 5-0

**B. Consideration of Streetlight Agreement**

The Board Tabled the Streetlight Agreement with *WREC* to next month and requested Ms. McCormick draft an agreement for loan from *MI Homes* to the District to cover the deposit.

**C. Approval of Roadway Depression Repair Agreement**

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Roadway Depression Repair Agreement with *ACPLM*, was approved. 5-0

**D. Discussion of Drainage Issues**

Mr. Waag addressed the Board on the status of the drainage issues and advised the Board that a service ticket has been submitted to code enforcement for which Mr. Waag will provide Mr. Radcliff with a status update once it becomes available.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Consideration of Meeting Minutes; December 18, 2024, Regular Meeting**
- B. Consideration of Meeting Minutes; January 10, 2025, Special Meeting**
- C. Consideration of Operation and Maintenance Expenditures December 2024**
- D. Acceptance of the Financials and Approval of the Check Register for December 2024**

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

**i. Field Inspections Report**

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

**Board of Supervisors' Requests and Comments**

- Ms. Pagan requested management advise *Steadfast* to more consistently maintain the section of grass on 301.

January 29, 2025

COBBLESTONE CDD

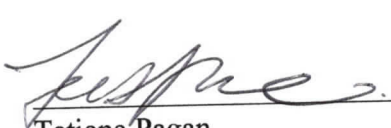
**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, the meeting was adjourned at 10:23 a.m. 5-0

  
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Bryan Radcliff  
District Manager

  
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Tatiana Pagan  
Chairperson