

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, February 26, 2025 and called to order at 10:04 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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| Aaron Spinks | Vice Chairperson |
| Lee Thompson | Assistant Secretary |
| John Blakley | Assistant Secretary |
| Jared Rossi | Assistant Secretary |

Also present were:

| | |
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| Bryan Radcliff | District Manager |
| Erin McCormick | District Counsel |
| Tonya Stewart | District Engineer (<i>via phone</i>) |
| Gary Schwartz | Field Services (<i>via phone</i>) |

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. Consideration of Streetlight Agreement

The Board TABLED the Consideration of Streetlight Agreement pending the transfer of Phase 2 from the developer to the District.

B. Approval of SWFWMD Phase 2 and Phase 3 Certification of Financial Capability of Operations & Maintenance Entities

On MOTION by Mr. Spinks seconded by Mr. Rossi, with all in favor, to have the District Manager approve the SWFWMD Certification of Financial Capability of Operations & Maintenance Entities, as discussed, was approved. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Meeting Minutes; January 29, 2025, Regular Meeting

B. Consideration of Meeting Minutes; February 3, 2025, Continued LO Meeting

C. Consideration of Operation and Maintenance Expenditures January 2025
D. Acceptance of the Financials and Approval of the Check Register for January 2025

On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. McCormick updated the Board on an agreement between the District and *MI Homes* for the use of the amenities for their Amenity Opening event planned in February.

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, amenities agreement with *MI Homes* for the Amenity Opening event planned in February, as agreed was approved. 4-0

B. District Engineer

i. Discussion of Drainage Issue

Ms. Stewart updated the Board on the on-going drainage issue within the community, she also agreed that either she or Mr. Waag, will update the Board at the next meeting regarding ownership of the area in question.

C. District Manager

Mr. Radcliff updated the Board on a new road depression that has occurred within the District.

On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, to have the additional work added to the existing proposal with ACPLM with a not-to-exceed amount of an additional \$5,000, as discussed was approved. 4-0

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

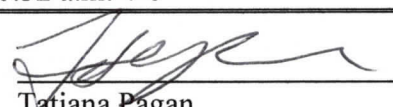
Adjournment

There being no further business,

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, the meeting was adjourned at 10:32 a.m. 4-0



Bryan Radcliff
District Manager



Tatiana Pagan
Chairperson