

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, March 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:

Tatiana Pagan	Chairperson
Aaron Spinks	Vice Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary
Jared Rossi	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>
Gary Schwartz	Field Services
Zeep Paneseny	M/I Homes <i>(via phone)</i>
Mark Roscoe	M/I Homes <i>(via phone)</i>
Chris Wallen	Steadfast Landscaping
Yovani Cordero	Steadfast Landscaping

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 Period**
 There being none, the next order of business followed.

THIRD ORDER OF BUSINESS Business Items

A. Conveyance of Phase II - Bill of Sale and Deed

i. Third Amendment to the Acquisition Agreement with M/I Homes

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Third Amendment to the Acquisition Agreement with *M/I Homes*, was approved. 5-0

ii. Special Warranty Deed for Phase 2 Tracts

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Special Warranty Deed for Phase 2 Tracts subject to review by District staff, was approved. 5-0

iii. Bill of Sale for Phase 2 Improvements

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Bill of Sale for Phase 2 Improvements subject to review by District staff, was approved. 5-0

iv. Acknowledgment Release and Assignment of Warranties from Contractor for Phase 2 Improvements

The Board acknowledged on the record the release and assignment of warranties from Contractor for Phase 2 improvements.

B. Withlacoochee River Electric Cooperative, Inc. Streetlight Agreement and Invoice

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, *Withlacoochee River Electric Cooperative, Inc.* streetlight agreement and invoice, was approved. 5-0

C. Consideration of Agreement Between the District and M/I Homes of Tampa, LLC Regarding Streetlight Deposit for Phase 2

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, agreement between the District and *M/I Homes of Tampa, LLC* regarding streetlight deposit for Phase 2, was approved. 5-0

D. Front Entrance Street Light Project Repairs

The Board reviewed the current plans for the Street Light Project and was briefed on the status/progress.

E. Consideration of Landscape Proposals

The Board discussed the proposals for repairing and revising the front entrance landscaping. Mr. Wallen from *Steadfast* informed the Board of the costs involved with replacing the damaged plant material to its original form (\$2,300) and the costs involved in redoing/redesigning (\$19,200 to the CDD and \$12,600 to *M/I Homes*).

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, a not-to-exceed amount of \$19,200 subject to any negotiations on price with the vendor, was approved. 5-0

i. Second Addendum to the Landscape Maintenance Contract

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, Second Addendum to the Landscape Maintenance Contract to be drafted by Ms. McCormick, was approved. 5-0

F. Discussion of Fishing Policy

The Board reviewed a fishing policy from another District for possible use within the community. The Board instructed Mr. Radcliff to have proposals for "No Trespassing" signage at the next meeting, and instructed Ms. McCormick to provide the revised policies with the no trespassing rules inserted.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Meeting Minutes, February 26, 2025, Regular Meeting**
- B. Acceptance of the Financials for February 2025**
- C. Acceptance of the Check Registers for February 2025**
- D. Consideration of Operation and Maintenance Expenditures February 2025**

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

i. Update Regarding Stormwater System Drainage Issues

Mr. Waag updated the Board on the stormwater system drainage issue at pond 1. He will be contacting *FDOT* in order to have them contact the neighbor where the drainage stoppage appears to be located.

Mr. Waag updated the Board that two (2) of the three (3) original road depression repairs have been completed by *ACPLM* and the third will be completed shortly. He also stated that surveys are needed for the two (2) new road depressions and will have proposals to repair them as soon as possible.

C. District Manager

Mr. Radcliff announced that the Proposed Budget meeting will be held on May 28, 2025 and the Public Hearing to Adopt the Budget will be held on July 30, 2025.

i. Steadfast Proposals

ii. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

**Other Business, Updates, and
Supervisor Comments**

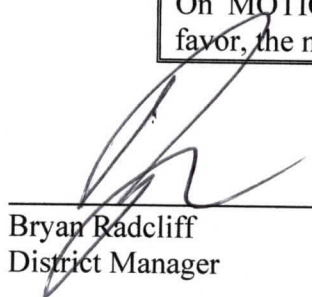
- Ms. Pagan requested follow up on a broken skimmer at the pool area.

SEVENTH ORDER OF BUSINESS

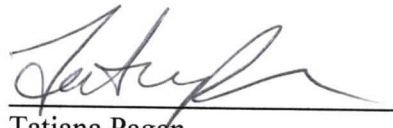
Adjournment

There being no further business,

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, the meeting was adjourned at 11:34 a.m. 5-0



Bryan Radcliff
District Manager



Tatiana Pagan
Chairperson