

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, April 30, 2025 at 10:00 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 Gandarilla
Chris Wallen
Yovani Cordero
Jason Combee

District Manager
District Counsel
District Engineer (*via phone*)
Field Services
Field Services
Steadfast Landscaping
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. Discussion of Cobblestone FY2026 Preliminary Proposed Budget

Mr. Radcliff presented the Fiscal Year 2026 Preliminary Proposed Budget for review and advised the Board that the Proposed Budget Meeting will be held Wednesday, May 28, 2025 with the Public Hearing to Adopt the budget to be held Wednesday, July 30, 2025.

B. Consideration of Revised Traffic Signal Easement Agreement

The Board approved the Revised Traffic Signal Easement Agreement in substantial form subject to additional property conveyances.

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Revised Traffic Signal Easement Agreement, in substantial form, was approved. 5-0

C. Consideration of No Trespassing Signage

The Board approved the “No Trespassing” signs outlining “No Fishing”, “No Swimming” and “No Watercraft” with the colors gray for the post and green for the background.

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, No Trespassing Signage in addition to No Fishing, No Swimming and No Watercrafts, were approved. 5-0

D. Discussion of Resident's Pressure Washing Request

i. Driveway Photos

The Board reviewed a request by a resident to have his driveway pressure washed in advance of repairs to be made by the District. The Board directed Mr. Radcliff to advise the resident of the status of the repair and inform that pressure washing will be done upon completion of the repair.

E. Discussion of Phase 1 and Phase 2 DE Completion Certificates

Ms. McCormick advised the Board that Mr. Waag’s Completion Certificate for Phase II will not be available until the phase has been transferred to the District.

F. Field Inspection Report

Mr. Gandarilla presented the Field Inspection Report to the Board. Representatives from *Steadfast* requested approval for an irrigation repair.

On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in favor, the Boards designation of Tatiana Pagan to approve the proposal outside of a meeting with a not to exceed amount of \$2000, was approved. 5-0

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, a proposal for repair of wiring associated with the irrigation at the front entrance in the amount of \$1000, was approved. 5-0

G. Ratification of Aeration Proposal

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, Aeration Proposal within the common areas, was approved. 5-0

H. Update on Additional Street Repairs

This item was not discussed.

FOURTH ORDER OF BUSINESS

Consent Agenda

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

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. McCormick reviewed a shared drainage agreement that has been requested by the FDOT. The Board agreed to hold a possible Special Meeting before the regularly scheduled meeting on May 29, 2025 if necessary to approve.

B. District Engineer

There being no report, the next item followed.

C. District Manager

Mr. Radcliff advised the Board that Ms. Pagan would like to have proposals for Pool Maintenance reviewed at the next meeting and to also provide three (3) bids.

i. Field Report

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

ii. Floodplain Compensation

iii. Regrading Fences

These items were not discussed.

SIXTH ORDER OF BUSINESS

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


There being none, the next order of business followed.

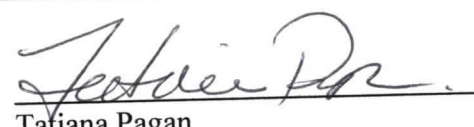
SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, the meeting was adjourned at 10:44 a.m. 5-0


Bryan Radcliff
District Manager


Tatiana Pagan
Chairperson