

**MINUTES OF MEETING  
COBBLESTONE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, May 28, 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  
Paul Young  
Chris Wallen  
Yovani Cordero  
Bob Bowling

District Manager  
District Counsel  
District Engineer (*via phone*)  
Field Services  
Steadfast Landscaping  
Steadfast Landscaping  
Cooper Pools

*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 (CONTINUED)**

**D. Proposals for Pool Maintenance**

The Board reviewed proposals for Pool Maintenance. Mr. Bob Bowling from *Cooper Pools* addressed the Board. Discussion ensued. The Board then dismissed Mr. Bowling and discussed all proposals.

1. Alchemy Commercial Pool Service
2. BA Bunch Aquatics Pool Service
3. Cooper Pools Service

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, *ACPLM* revised proposal in the amount of \$33,889, pending a decision from Ms. Pagan, was approved. 5-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Meeting Minutes (*April 30, 2025 Regular Meeting Minutes*)
- B. Acceptance of Financials (*April 2025 Financials*)
- C. Acceptance of the Check Registers (*April 2025 Check Register*)
- D. Consideration of Operations and Maintenance Report (*April 2025 O&M Report*)

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
- B. District Engineer
- C. District Manager
  - i. Field Inspections Report

Mr. Paul Young was introduced as the new Field Services Manager and presented his report, a copy of which was included in the agenda package. It was agreed that Mr. Young and representatives from *Steadfast* and *Sunrise* will meet on May 29, 2025 to review irrigation and landscape issues on site.

**SIXTH ORDER OF BUSINESS**

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

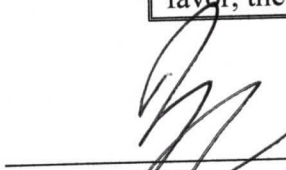
Ms. Pagan requested a "Bulletin Board" be installed at the Clubhouse, a lock on the closed door and research on a missing umbrella at the pool area.

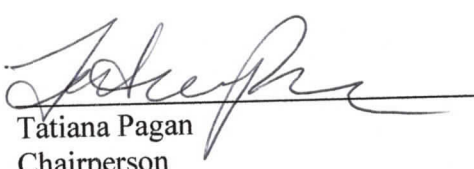
**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Thompson seconded by Mr. Blakley, with all in favor, the meeting was adjourned at 11:08 a.m. 5-0

  
Bryan Radcliff  
District Manager

  
Tatiana Pagan  
Chairperson