

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, July 30, 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	Chairperson
Aaron Spinks	Vice Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary
Jared Rossi	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Brian Lamb	District Manager
Erin McCormick	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>
Tonya Stewart	District Engineer <i>(via phone)</i>
Paul Young	Field Services
Sete Zare	MBS Capital <i>(via phone)</i>
Kendall Hahn	MBS Capital <i>(via phone)</i>
Jason Combee	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. Capital Improvement Revenue Bonds, Series 2025

1. Supplement to Investment Banking Agreement

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Supplement to Investment Banking Agreement presented by Sete Zare, was approved. 5-0

2. Consideration of Updated District Engineer's Report

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, Updated District Engineer's Report, as presented by Tonya Stewart, was approved. 5-0

3. Consideration of Master Assessment Methodology Report

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Master Assessment Methodology Report, in substantial form was approved. 5-0

4. Consideration of Resolution 2025-03; Declaring Special Assessments

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Resolution 2025-03; Declaring Special Assessments for Area 4, Phase 3, was adopted. 5-0

5. Consideration of Resolution 2025-04; Setting a Public Hearing to Consider Special Assessments

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Resolution 2025-04; Setting a Public Hearing to Consider Special Assessments, for Thursday September 18, 2025 at 10:00 am at the Spring Hill Suites in Land O Lakes, FL., was adopted. 5-0

FOURTH ORDER OF BUSINESS

Recess to Public Hearings

Mr. Radcliff requested the Board recess to Public Hearing.

FIFTH ORDER OF BUSINESS

**Public Hearing on Adopting FY 2026
Proposed Operations Budget**

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Public Hearing on Adopting the Fiscal Year 2026 Proposed Operations Budget, was opened. 5-0

B. Staff Presentations

Mr. Radcliff presented the Fiscal Year 2026 Proposed Budget to the Board.

C. Public Comment

There being no members of the public present and no comments from the Board, the next item followed.

D. Consideration of Resolution 2025-05; Adopting the FY2026 Budget

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Resolution 2025-05; Adopting the FY2026 Budget, was adopted. 5-0

E. Close Public Hearing on Adopting FY2026 Proposed Budget

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Public Hearing on Adopting FY2026 Proposed Budget, was closed. 5-0

F. Consideration of Resolution 2025-06; Assessment Resolution

G. Consideration of Budget Funding Agreement Between M/I Homes of Tampa, LLC and Cobblestone CDD

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Resolution 2025-06; Assessment Resolution, was adopted, along with the Budget Funding Agreement between *MI Homes of Tampa* and Cobblestone CDD, which as agreed, was approved. 5-0

SIXTH ORDER OF BUSINESS

Recess to Public Hearing

Mr. Radcliff requested the Board recess to Public Hearing.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-07; Adoption of FY2026 Meeting Schedule

The following is the Fiscal Year 2026 CDD Meeting Schedule:

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|----------------------|-----------|
| • October 22, 2025 | 10:00 am |
| • November 20, 2025 | 10:00 am |
| • December 18, 2025 | 10:00 am |
| • January 28, 2026 | 10:00 am |
| • February 25, 2026 | 10:00 am |
| • March 25, 2026 | 10:00 am |
| • April 22, 2026 | 10:00 am |
| • May 27, 2026 | 10:00 am |
| • June 24, 2026 | 10:00 am |
| • July 22, 2026 | 10:00 am |
| • August 26, 2026 | 10:00 a.m |
| • September 23, 2026 | 10:00 a.m |

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, Resolution 2025-07; Adoption of FY 2026 Meeting Schedule with the following changes: 11/26/2025 meeting will be moved to 11/20/2025 and the 12/24/2025 meeting will be moved to 12/18/2025. All times remain at 10:00 am at the Spring Hill Suites in Land O Lakes, FL., was adopted. 5-0

B. Acceptance of FY2024 Audit

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Fiscal Year 2024 Audit, was accepted. 5-0

C. HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0152

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0152, was approved. 5-0

D. HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0153

1. 2014 Aerial Photograph

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0153, for pond number 4, was approved. 5-0

E. Discussion of Drainage Issue

Tyson Waag provided an update on the drainage issues within the community.

F. Ratification of Steadfast Alliance Proposal #SCA2021

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Steadfast Alliance Proposal #SCA2021, regarding the clearing of overgrown vegetation around a drainage pipe, was ratified. 5-0

G. Acceptance of Traffic Signal for Conveyance to the CDD and Associated Matters

1. Fourth Amendment to the Acquisition Agreement

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Fourth Amendment to the Acquisition Agreement, was approved. 5-0

2. Bill of Sale for the Traffic Signal Improvements

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Bill of Sale for the Traffic Signal Improvements, was approved. 5-0

3. Special Warranty Deed with Drainage and Access Easements and Landscape and Fence Easements Phase 2

The Board reviewed the Special Warranty Deed with Drainage and Access Easements / Landscape and Fence Easements which was approved at a prior meeting.

4. Certificate of District Engineer Acquisition of Signalization & Lighting Improvements Cobblestone CDD Special Assessment Revenue Bonds, Series 2024

The Board reviewed the Certificate of Engineer Acquisition of Signalization & Lighting Improvements. No motion necessary.

EIGHTH ORDER OF BUSINESS**Consent Agenda**

A. Approval of Meeting Minutes (*May 28, 2025 Regular Meeting Minutes*)

B. Acceptance of Financials

1. May 2025

2. June 2025

C. Acceptance of the Check Registers

1. May 2025

2. June 2025

D. Consideration of Operations and Maintenance Reports

1. May 2025

2. June 2025

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

NINTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

Mr. Radcliff presented his District Managers' Report to the Board. The Board agreed to have their financials emailed to them on the 20th of every month in addition to having them in the agenda packages.

1. Field Inspection Report (*July*)

2. Discussion of Access Company

The Field Inspections Report was presented, a copy of which was included in the agenda package. Access Company was not discussed.

TENTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments


Ms. Pagan requested a meeting be scheduled between landscape services and pond maintenance to determine the accepted maintenance line at the pond banks.

ELEVENTH ORDER OF BUSINESS

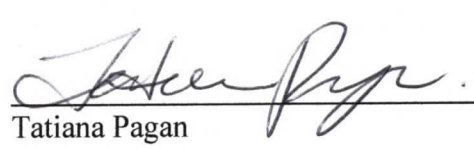
Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, the meeting was adjourned at 11:03 a.m. 5-0



Bryan Radcliff
District Manager



Tatiana Pagan
Chairperson