MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, August 27, 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	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
Paul Young	Field Services
Jason Combee	Steadfast Landscaping
Yovani Cordero	Steadfast Landscaping *(via phone)*

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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. FY2026 Goals and Objectives

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Fiscal Year 2026 Goals and Objectives, were approved. 5-0

B. Grau & Associates Audit Engagement Letter

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, *Grau & Associates* Audit Engagement Letter, was approved. 5-0

C. Discussion Regarding Change of October & November Meeting Dates

The Board moved the following meeting dates due to conflicts with the meeting room availability: October 22, 2025 to October 29, 2025 and November 20, 2025 to November 12, 2025.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Meeting Minutes *(July 30, 2025 Public Hearing & Regular Meeting Minutes)*

B. Acceptance of Financials *(July 2025)*

C. Acceptance of the Check Registers *(July 2025)*

D. Consideration of Operations and Maintenance Report *(July 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

B. District Engineer

C. District Manager

Mr. Radcliff updated the Board on clean-up from the recent road repairs and the next meeting date on September 18, 2025 which will be a public hearing for the master assessments for the Series 2025 bonds.

1. Field Inspection Report *(July)*

The Field Inspections Report was presented, a copy of which was included in the agenda package. The Board requested *Horner Environmental* (Aquatics Maintenance Vendor) attend the next meeting to review the current status of the ponds.

SIXTH ORDER OF BUSINESS **Other Business, Updates, and Supervisor Comments**

The Board requested *Steadfast* provide a proposal for pond # 4 clean up and authorized Ms. Pagan to approve outside a meeting with a not-to-exceed amount of $3,000.

On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, for *Steadfast* to provide a proposal for pond # 4 clean up and authorize Tatiana Pagan to approve outside a meeting with a not-to-exceed amount of $3,000, as agreed was approved. 5-0

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, the meeting was adjourned at 10:34 a.m. 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson