

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

1 The EMERGENCY meeting of the Board of Supervisors of Cobblestone Community
2 Development District was held on Wednesday, October 6, 2025 at 11:03 a.m. at the SpringHill
3 Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, FL
4 34638.

5 Present and constituting a quorum were:

6 Tatiana Pagan	Chairperson
7 Aaron Spinks	Vice Chairperson
8 Lee Thompson	Assistant Secretary
9 John Blakley	Assistant Secretary
10 Jared Rossi	Assistant Secretary (via phone)

11 Also present were:

12 Bryan Radcliff	District Manager
13 Brian Lamb	VP Developer Services
14 Erin McCormick	District Counsel
15 Tyson Waag	District Engineer
16 Tonja Stewart	District Engineer
17 Paul Young	Field Services
18 Jason Combee	Steadfast Landscaping

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

FIRST ORDER OF BUSINESS

22 Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

23 There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

24 A. MEI Geotechnical Engineering Services Proposal

25 B. Cobblestone Phase 2 Pond 4 Repair Plan

26 1. Pond 4 Phase 2 Depression Photos

27 C. Cobblestone Phase 2 Depression Location Map

28 The Board reviewed and approved the proposal from MEI regarding geotechnical
29 engineering services at SW4 and instructed Ms. McCormick to draft an agreement.

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, *MEI Geotechnical Engineering Services* at SW4 proposal, at a cost of \$9,850.00, was approved. 5-0

D. RIPA Fill Pond Depression Proposal

E. RIPA Cobblestone Phase 2 – Repair Pond Depression

The Board ratified the proposal from *RIPA* for repairs to the pond depression in Phase 2.

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, RIPA Cobblestone Phase 2 – Repair Pond Depression, at a cost of \$4,545.00 and \$4,355.00, were ratified. 5-0

F. MEI Phase 1 – Pond 3 Observations

G. Phase 1 Pond 3 2025-09-25 Photos

The Board reviewed the report from *MEI* regarding the current status of Pond 3 and instructed Mr. Radcliff to obtain a proposal to determine the cause of the dewatering. The Board also instructed Ms. McCormick to provide a communication of formal notice to the adjacent developer.

FOURTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

There being none, the next order of business followed.

FIFTH 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 11:34 a.m. 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson