

Cobblestone Community Development District

Board of Supervisors:

Tatiana Pagan, Chairman
Aaron Spinks, Vice Chairman
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Jared Rossi, Assistant Secretary

Staff:

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda Monday, November 17, 2025 – 10:00 a.m.

The Regular Meeting of Cobblestone Community Development District will be held at **The Springhill Suites by Marriott Tampa Suncoast Parkway** located at **16615 Crosspointe Run, Land O' Lakes, FL 34638**.

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 288 118 779 426 2 **Call in (audio only):** +1 (646) 838-1601

Passcode: 46EC3xs7 **Phone Conference ID:** 258 297 363#

1. Call to Order/Roll Call

2. Public Comment Period

3. Accountant Summary

4. Business Items

A. Consideration of Annual Pressure Washing

1. Inframark Annual Pressure Washing Proposal

B. Cobblestone CDD & Antwan Oliver Retaining Wall Easement Agreement

C. Bill of Sale – Retaining Wall Easement

D. Earth Tech Menard Proposal for Compaction Grouting

E. Discussion of New Website Company

1. SchoolStatus Website Proposal

F. Consideration of Amended & Restated Landscape Maintenance Agreement

G. Consideration of Washout Repair

1. Pond 3 Erosion Pictures

2. Guide to Selection and Enhancement of Stormwater Pond Plants

3. Consideration of RIPA & Associates Pond Washout Repair Proposal #25-SR25

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
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4. Consideration of CLS Pond 3 Washout Repair Proposal #422

5. Consideration of CLS Pond 3 Washout Repair; 2770 Sunny Pebble Loop Proposal # 423

6. Consideration of CLS Pond 3; Slope Erosion Repair Proposal #424

H. Consideration of HB7013 - Special Districts Performance Measures and Standards

I. Discussion of DE Services

J. Discussion of DC Services

1. Erin McCormick - District Counsel Resignation Letter

K. Discussion of Landscape Services

5. Consent Agenda Items

A. Approval of Meeting Minutes

1. September 18, 2025 Public Hearing & Regular Meeting Minutes

B. Acceptance of Financials

1. September 2025

C. Acceptance of the Check Registers

1. September 2025

D. Consideration of Operations and Maintenance Invoices

1. September 2025

6. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

D. District Field Inspector

1. November Field Inspection Report

7. Other Business, Updates, and Supervisor Comments

8. Adjournment