

**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, September 18, 2025 and called to order at 10:03 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
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Brian Lamb	VP Developer Services
Erin McCormick	District Counsel
Jason Combee	Steadfast Landscaping
Zete Zare	MBS Capital
Kendall Hahn	MBS Capital
Christopher Roe	Bryant Miller Olive
Misty Taylor	Bryant Miller Olive

*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**

**Motion to Approve the Agenda**

This item was not discussed. No Motion.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

**A. Open Public Hearing**

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, the Public Hearing for the Series 2025 Special Assessment Bonds, was opened. 3-0
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**B. Staff Presentations/Review**

**1. Master Report of Engineer – Phase 3**

**2. Master Assessment Methodology Report – Phase 3**

Mr. Lamb presented the Master Report of the Engineer and the Master Assessment Methodology Report to the Board.

**C. Public Comment**

There being no members of the public present, the next item followed.

**D. Close Public Hearing**

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Public Hearing for the Series 2025 Special Assessment Bonds, was closed. 3-0

**E. Consideration of Resolution 2025-08; Equalizing and Levying Assessments**

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, Resolution 2025-08; Equalizing and Levying Assessments, was adopted. 3-0

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2025-09; Delegation Resolution**

- 1. Preliminary Limited Offering Memorandum**
- 2. Bond Purchase Agreement**
- 3. Continuing Disclosure Agreement**
- 4. Rule 15c2-12 Certificate**

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, Resolution 2025-09; Delegation Resolution, was adopted. 3-0

**B. Consideration of Ancillary Documents (in Substantial Form)**

Ms. McCormick presented the following agreements to the Board:

- 1. True-Up Agreement**
- 2. Completion Agreement**
- 3. Collateral Assignment Agreement**
- 4. Declaration of Consent**

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Ancillary Documents; True Up agreement, Completion agreement, Collateral Assignment agreement and Declaration of Consent, in substantial form, were approved. 3-0

**C. Cobblestone CDD Work Authorization Number 202**

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Stantec CDD work authorization number 202 for Assessment Area 4, was approved. 3-0

**D. Ratification of Streetlight Agreement**

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Streetlight Agreement for Phase 2, was ratified. 3-0

**E. Consideration of Additional Phase 2 Maintenance**

**1. Steadfast Fourth Addendum to the Landscape Maintenance Contract**

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, *Steadfast* fourth Addendum to the Landscape Maintenance contract was approved with instructions for Erin McCormick to revise the existing landscape maintenance contract to encompass the scope, as discussed. 3-0

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Inspection Report**

**1. Steadfast Pond Maintenance Proposal**

**2. Cypress Creek Aquatics – Aquatic Maintenance Agreement**

The Board reviewed pond maintenance proposals from *Steadfast* and *Cypress Creek Aquatics* in addition to the existing contract with *Horner*. The Board **TABLED** all proposals and instructed Mr. Radcliff to continue to work with *Horner* and improve communication.

**B. Field Inspection Report**

**1. September Field Inspection Report**

Mr. Young presented the September Field Inspections Report, a copy of which was included in the agenda package. The Board instructed Mr. Radcliff to follow up on all items needing to be addressed.

**C. District Engineer**

**D. District Counsel**

There being no reports, the next item followed.

**E. District Manager**

Mr. Radcliff confirmed with the Board that the October 29, 2025 meeting date has been confirmed with the hotel but that the November date was not available. The Board requested Mr. Radcliff to inquire about the availability of a reservation date within the first two weeks in November.

**SEVENTH ORDER OF BUSINESS**

**Business Administration**

- A. Approval of Meeting Minutes (*August 27, 2025 Public Hearing & Regular Meetings*)
- B. Acceptance of Financials (*August 2025*)
- C. Acceptance of the Check Registers (*August 2025*)
- D. Consideration of Operations and Maintenance Invoices (*August 2025*)

On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, the Business Administration/Consent Agenda, was approved. 3-0

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There being none, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next order of business followed.

**TENTH 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 11:04 am. 3-0

  
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Bryan Radcliff  
District Manager

  
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Tatiana Pagan  
Chairperson