

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

August 26, 2022, Minutes of the Public Hearing and Regular Meeting

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING

The Public Hearing and Regular Meetings of the Board of Supervisors for the Cobblestone Community Development District was held on **Friday, August 26, 2022, at 10:00 a.m.** at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.

1. CALL TO ORDER

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Cobblestone Community Development District to order on **Friday, August 26, 2022, at 10:01 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Chair
Keith Malcuit	Vice-Chair
Lee Thompson	Supervisor
John Blakley	Supervisor
Brian Soldano	Supervisor

Staff Members Present:

Brian Radcliff	District Manager, Inframark
Erin McCormick	District Counsel, Erin McCormick Law

There were no audience or general public member present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments pertaining to the agenda items.

3. RECESS TO PUBLIC HEARING

Bryan Radcliff directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

47 **B. Staff Presentation**

48
49 There were no staff presentation.

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51 **C. Public Comment**

52
53 There were no public comments.

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55 **D. Consideration of Resolution 2022-36; Adopting Final Fiscal Year 2023 Budget**

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57 The Board reviewed and discussed the resolution.

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59 MOTION TO: Approve Resolution 2022-36.
60 MADE BY: Supervisor Valenti
61 SECONDED BY: Supervisor Malcuit
62 DISCUSSION: None Further
63 RESULT: Called to Vote: Motion PASSED
64 5/0 - Motion Passed Unanimously

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67 **E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

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69 MOTION TO: Close the Public Hearing.
70 MADE BY: Supervisor Blakley
71 SECONDED BY: Supervisor Thompson
72 DISCUSSION: None Further
73 RESULT: Called to Vote: Motion PASSED
74 5/0 - Motion Passed Unanimously

75
76 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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78 **A. Open the Public Hearing on Levying O&M Assessments**

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80 MOTION TO: Open the Public Hearing.
81 MADE BY: Supervisor Malcuit
82 SECONDED BY: Supervisor Valenti
83 DISCUSSION: None Further
84 RESULT: Called to Vote: Motion PASSED
85 5/0 - Motion Passed Unanimously

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87 **B. Staff Presentation**

88
89 There were no staff presentation to the Board.

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91 **C. Public Comment**

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93 There were no public comments.

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95 **D. Consideration of Resolution 2022-37; Levying O&M Assessments**
96 **i. Developer Budget Funding Agreement**

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98 The Board Adopted Resolution 2022-37, Levying O&M Assessments.
99

MOTION TO:	Adopt Resolution 2022-37 subject to modification of the debt payment assessment due date, correction of District name on page 2 of the Resolution and Approval of the Developer Funding Agreement in substantial form.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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111 **E. Close the Public Hearing on Levying O&M Assessments**
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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Malcuit
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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120 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

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122 Mr. Radcliff directed the Board to proceed to the regular meeting.

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124 **7. BUSINESS ITEMS**

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126 **A. Consideration of Resolution 2022-38; Setting FY 2023 Meeting Schedule**
127

128 The Board Adopted Resolution 2022-38, Setting the FY 2023 Meeting Schedule eliminate the
129 combining of the November and December meeting dates into a new date on December 2, 2022.
130

MOTION TO: Approve Resolution 2022-38.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Malcuit
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

137
138 **B. Consideration of Landscape Maintenance Services Proposals**
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140 Mr. Radcliff presented the three proposals for Landscape Maintenance for the District. The
141 Board Approved the proposal from Yellowstone pending an on-site inspection to clarify the
142 scope of service and solidify price.
143

MOTION TO: Approve the proposal from Yellowstone pending an
on-site inspection to clarify the scope of service and
solidify price.
MADE BY: Supervisor Blakley
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 – Motion Passed Unanimously

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153 **C. Consideration of Agreement for District Engineering Services**
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155 The Board Approved the Agreement for District Engineering Services with Stantec in
156 Substantial Form.
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MOTION TO: Approve the agreement for District Engineering
Services with Stantec in substantial form.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 – Motion Passed Unanimously

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D. General Matters of the District

There are no general matters at this time.

8. CONSENT AGENDA ITEMS

- A. Consideration of Regular Meeting Minutes July 22, 2022**
- B. Consideration of Operations and Maintenance Expenditures July 2022**
- C. Review of Financial Reports for Month Ending July 31, 2022**

The Board Approved Consent Agenda Items A – C (Regular meeting minutes from the meeting held on 07/22/2022, O&M Expenditures for July 2022, and Financials for the month ending 07/31/2022) pending reclassification of invoices for DC charged to the O&M account that should have been charged to the Construction account.

MOTION TO:	Approve the Consent Agenda items A-C.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

9. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no Board member comments at this time.

10. BOARD MEMBERS COMMENTS

There were no supervisor comments at this time.

11. PUBLIC MEMEBERS COMMENTS

There were no public comments.

213 **12. ADJOURNMENT**
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MOTION TO:	Adjourned at 10:30 A.M.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

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222 **Please note the entire meeting is available on disc.*
223
224 **These minutes were done in summary format.*
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226 **Each person who decides to appeal any decision made by the Board with respect to any matter*
227 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
228 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
229

230 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
231 **noticed meeting held on 9/23/22.**

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235 _____
236 **Signature**

237 Brian Lamb
238 _____
239 **Printed Name**

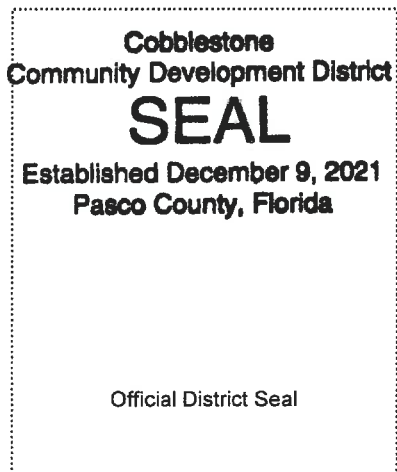
240 **Title:**
241 **Secretary**
242 **Assistant Secretary**


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235 _____
236 **Signature**

237 BETTY VALENTI
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239 **Printed Name**

240 **Title:**
241 **Chairman**
242 **Vice Chairman**



Recorded by Records Administrator


Signature
9/26/22

Date