

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

February 25, 2022, Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meetings of the Board of Supervisors for the Cobblestone Community Development District was held on **Tuesday, February 25, 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 & Regular Meetings of the Board of Supervisors of the Cobblestone Community Development District to order on **Friday, February 25, 2022, at 10:15 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 Lamb	District Manager, Inframark	
Angie	Meritus Community	
Erin McCormick	District Counsel, Erin McCormick Law	
Sara Moore	Bond Counsel, Bryant Miller Olive	
Saddie	Bond Underwriter, MBS Capital Markets	<i>via conference call</i>
Zeep Panaseny	M/I Homes of Tampa, LLC	
Steven Umansky	M/I Homes of Tampa, LLC	

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the Public Hearing.

49 **4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**

50 **A. Open Public Hearing on Adopting Uniform Method of Collection**

51
52 MOTION TO: Open the Public Hearing.
53 MADE BY: Supervisor Valenti
54 SECONDED BY: Supervisor Blakley
55 DISCUSSION: None further
56 RESULT: Called to Vote: Motion PASSED
57 5/0 - Motion Passed Unanimously

58
59 **B. Staff Presentations**

60
61 Mr. Lamb went over the resolution with the Board.

62
63 **C. Public Comments**

64
65 There were no public comments.

66
67 **D. Close Public Hearing on Adopting Uniform Method of Collection**

68
69 MOTION TO: Close the Public Hearing.
70 MADE BY: Supervisor Valenti
71 SECONDED BY: Supervisor Malcuit
72 DISCUSSION: None further
73 RESULT: Called to Vote: Motion PASSED
74 5/0 - Motion Passed Unanimously

75
76 **E. Consideration of Resolution 2022-30; Adopting Uniform Method of Collection**

77
78 The Board reviewed the resolution.

79
80 MOTION TO: Approve Resolution 2022-30.
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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89 **5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**

90 **A. Open Public Hearing on Adopting Uniform Rules of Procedure**

91
92 MOTION TO: Open the Public Hearing.
93 MADE BY: Supervisor Valenti
94 SECONDED BY: Supervisor Soldano
95 DISCUSSION: None further
96 RESULT: Called to Vote: Motion PASSED
97 /0 - Motion Passed Unanimously

98
99 **B. Staff Presentations**

100
101 Mr. Lamb went over the resolution with the Board.

102
103 **C. Public Comments**

104
105 There were no public comments.

106
107 **D. Close Public Hearing on Adopting Uniform Rules of Procedure**

108
109 MOTION TO: Close the Public Hearing.
110 MADE BY: Supervisor Thompson
111 SECONDED BY: Supervisor Blakley
112 DISCUSSION: None further
113 RESULT: Called to Vote: Motion PASSED
114 5/0 - Motion Passed Unanimously

115
116 **E. Consideration of Resolution 2022-31; Adopting Uniform Rules of Procedure**

117
118 The Board reviewed the resolution.

119
120 MOTION TO: Approve Resolution 2022-31.
121 MADE BY: Supervisor Malcuit
122 SECONDED BY: Supervisor Valenti
123 DISCUSSION: None further
124 RESULT: Called to Vote: Motion PASSED
125 5/0 - Motion Passed Unanimously

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129 **6. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2022 BUDGET**

130 **A. Open Public Hearing on Adopting Final Fiscal Year 2022 Budget**

131
132 MOTION TO: Open the Public Hearing.
133 MADE BY: Supervisor Valenti
134 SECONDED BY: Supervisor Thompson
135 DISCUSSION: None further
136 RESULT: Called to Vote: Motion PASSED
137 5/0 - Motion Passed Unanimously

138
139 **B. Staff Presentations**

140
141 Mr. Lamb went over the resolution with the Board.

142
143 **C. Public Comments**

144
145 There were no public comments.

146
147 **D. Close Public Hearing on Adopting Final Fiscal Year 2022 Budget**

148
149 MOTION TO: Close the Public Hearing.
150 MADE BY: Supervisor Blakley
151 SECONDED BY: Supervisor Malcuit
152 DISCUSSION: None further
153 RESULT: Called to Vote: Motion PASSED
154 5/0 - Motion Passed Unanimously

155
156 **E. Consideration of Resolution 2022-32; Adopting Final Fiscal Year 2022 Budget**

157
158 The Board reviewed the resolution.

159
160 MOTION TO: Approve Resolution 2022-32.
161 MADE BY: Supervisor Blakley
162 SECONDED BY: Supervisor Malcuit
163 DISCUSSION: None further
164 RESULT: Called to Vote: Motion PASSED
165 5/0 - Motion Passed Unanimously

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169 **7. RETURN AND PROCEED TO REGULAR MEETING**

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171 Mr. Lamb directed the Board to return and proceed to the regular meeting.

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173

174 **8. VENDOR AND STAFF REPORTS**

175 **A. District Counsel**

176 **B. District Engineer**

177 **C. District Manager**

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179 There were no additional reports from Counsel or the Engineer.

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182 **9. BUSINESS ITEMS**

183 **A. Consideration of Supplemental Engineer's Report**

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185 The Board reviewed the Supplemental Engineer's Report.

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MOTION TO: Approve the Supplemental Engineer's Report.

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MADE BY: Supervisor Valenti

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SECONDED BY: Supervisor Malcuit

190

DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion Passed Unanimously

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194 **B. Consideration of Supplement Assessment Methodology Report**

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196 The Board reviewed the Supplemental Assessment Methodology Report.

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MOTION TO: Approve the Supplemental Assessment Methodology Report.

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MADE BY: Supervisor Valenti

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SECONDED BY: Supervisor Malcuit

201

DISCUSSION: None further

202

RESULT: Called to Vote: Motion PASSED

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5/0 - Motion Passed Unanimously

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208 **C. Consideration of Resolution 2022-33; Delegation Resolution**

209 **i. First Supplemental and Second Supplemental Trust Indenture**

210 **ii. Bond Purchase Agreement**

211 **iii. Preliminary and Final Limited Offering Memorandum**
212 **iv. Continuing Disclosure Agreement**
213

214 Mr. Lamb reviewed the resolution and associated exhibits with the Board.
215

216	MOTION TO:	Approve Resolution 2022-33.
217	MADE BY:	Supervisor Valenti
218	SECONDED BY:	Supervisor Thompson
219	DISCUSSION:	None further
220	RESULT:	Called to Vote: Motion PASSED
221		5/0 - Motion Passed Unanimously

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223 **D. General Matters of the District**
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225 There were no general matters to discuss.
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228 **10. CONSENT AGENDA ITEMS**

- 229 **A. Consideration of Special Organizational Meeting Minutes December 20, 2021**
230 **B. Consideration of the Landowners Election Minutes January 21, 2022**
231 **C. Consideration of the Public Hearing & Regular Meeting Minutes January 21,**
232 **2022**
233

234 The Board reviewed the Consent Agenda items.
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236	MOTION TO:	Approve the Consent Agenda A-C.
237	MADE BY:	Supervisor Valenti
238	SECONDED BY:	Supervisor Malcuit
239	DISCUSSION:	None further
240	RESULT:	Called to Vote: Motion PASSED
241		5/0 - Motion Passed Unanimously

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244 **11. SUPERVISOR REQUESTS AND COMMENTS**
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246 There were no supervisor requests or comments.
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250 **12. AUDIENCE COMMENTS**
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252 There were no audience comments.

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13. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

301
302 *These minutes were done in summary format.
303
304 *Each person who decides to appeal any decision made by the Board with respect to any matter
305 considered at the meeting is advised that person may need to ensure that a verbatim record of the
306 proceedings is made, including the testimony and evidence upon which such appeal is to be based.
307

308 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
309 noticed meeting held on _____.

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311 _____
312
313 Signature

314
315 _____
316 Printed Name

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318 Title:
319 Secretary
320 Assistant Secretary

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Signature



Printed Name

Title:
 Chairman
 Vice Chairman

Recorded by Records Administrator



Signature

5/3/2022

Date

