# COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

### **REGULAR MEETING**

### JUNE 28, 2024 AGENDA PACKAGE

If you are planning to call into the meeting. Please use Teams info below

### Click here to join the meeting

**Meeting ID:** 267 039 395 718 **Passcode:** ss6gUe Phone # 1-646-838-1601

**Pin:** 216 684 145#



2005 PAN AM CIRLE SUITE 300 TAMPA FL, 33607

# **Cobblestone Community Development Districts**

**Board of Supervisors** 

Tatiana Pagan, Chairman Vacant, Vice Chairperson John Blakley, Assistant Secretary Lee Thompson, Assistant Secretary Betty Valenti, Assistant Secretary District Staff

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

### Meeting Agenda

Friday, June 28, 2024 at 10:00 A.M.

The Regular Meeting of the Cobblestone Community Development District will be held on **Friday June 28, 2024 at 10:00 a.m.** at **The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting;

### Click here to join the meeting

Meeting ID: 267 039 395 718 Passcode: ss6gUe Phone # 1-646-838-1601 Pin: 216 684 145#

#### THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. APPOINTMENT OF OFFICER TO VACANT SEAT
- 3. ADMINISTER OATH OF OFFICE
- 4. BUSINESS ITEMS
  - A. Consideration of Resolution 2024- 09; Redesignating Officers
  - B. Consideration of Resolution 2024- 10; Adopting Policies for All Amenity Facilities
  - C. Consideration of Resolution **2024-11**; Setting a Public Hearing for Rules to Adopt Rates for Use of the Amenity Facilities and Rates for Replacement Access Cards for the Amenity Facilities
  - D. Consideration of Resolution **2024-12**; Setting a Public Hearing to Adopt an Annual User Fee for Non-Resident Use of the Amenity Facilities
  - E. Consideration of Resolution 2024-13; Adopting Towing Policies *Under separate cover*
  - F. Consideration of Addendum to Landscape Contract for Phase 1
  - G. Consideration of Addendum to the Contract for Amenities
  - H. Consideration of Pool Service Proposal
  - I. Consideration of Janitorial Service Proposals

#### 5. CONSENT AGENDA

- A. Approval of Minutes of the May 24, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures May 2024
- C. Acceptance of the Financials and Approval of the Check Register for May 2024

#### 6. STAFF REPORTS

- A. District Counsel
- B. District Manager
  - i. Field Inspection Report
- C. District Engineer
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 8. ADJOURNMENT

<sup>\*</sup>Next regularly scheduled meeting is July 26, 2024 at 10:00 A.M. The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638 at 10:00 a.m.

### **RESOLUTION 2024-09**

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Cobblestone Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statues, being situated entirely within the City of Pasco; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS,** the Board of Supervisors (hereinafter the "Board") now desires to organize by designating the Officers of the District per F.S. 190.006(6).

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown, to wit:

Tatiana Pagan	_Chair
Aaron Spinks	_Vice-Chair
Brian Lamb	_Secretary
Eric Davidson	_Treasurer
Bryan Radcliff	_Assistant Secretary
John Blakley	_Assistant Secretary
Lee Thompson	_Assistant Secretary
Betty Valenti	_Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

### PASSED AND ADOPTED THIS 28<sup>TH</sup> DAY OF JUNE 2024.

ATTEST:	COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT	
2.1.27		
Print Name:	Print Name:	
Secretary/ Assistant Secretary	Chair/ Vice Chair of the Board of Supervisors	

### **RESOLUTION 2024-10**

# A RESOLUTION OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES FOR ALL AMENITY FACILITIES AND DISTRICT PROPERTIES; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Cobblestone Community Development District (hereinafter the "District") is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is responsible for the ownership, operation and maintenance of the amenity facilities located within the District, including, but not limited to, the swimming pool facilities, pool cabana, playground, parks and restrooms (the "Amenity Facilities") and the real property owned by the District and located within the District boundaries (the "District Properties"); and

WHEREAS, the Board of Supervisors of the District has determined that it is in the best interests of the District and its residents to adopt policies governing the Amenity Facilities and District Properties; and

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT;

### Section 1. Recitals.

The provisions of the WHEREAS clauses are true and correct and are incorporated herein as dispositive.

### Section 2. Adoption of Policies for All Amenity Facilities.

The District hereby adopts the "Amenity Facilities and District Properties Policies", dated June 28, 2024, and attached hereto as Exhibit "A".

### Section 3. Effective Date.

This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of June, 2024.

### COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Tatiana Paga	n, Chair, B	oard of Su	pervisors	
Attest:				
	22		of Supervisors	

### EXHIBIT "A"

### Cobblestone Community Development District

Amenity Facilities and District Properties Policies, dated June 28, 2024

### **Cobblestone**

### Community Development District

# Amenity Facilities and District Properties Policies

June 28, 2024

### **Amenity Facilities and District Properties Policies**

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### **Amenity Facilities and District Properties Policies**

### <u>General</u>

The Cobblestone Community Development District (the "District") has adopted these Policies for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies from time to time as needed.

Violations of the Policies are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Policies and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

- 1. Adult An individual eighteen (18) years of age, or older.
- Amenity Facilities Access Cards (also referred to as "Fobs") –Amenity Facilities Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Policies strictly for the use of the Member to access the Amenity Facilities in accordance with these Policies.
- 3. Annual Pass; Annual Passholders An Annual Pass may be purchased by a non-resident of the District at the rates set by the Board of Supervisors. Annual Passholders have the right to use the Amenity Facilities and will be subject to the same Policies and Penalties as Residents within the District.
- 4. Board of Supervisors The Board of Supervisors of the Cobblestone Community Development District.
- 5. Common Areas All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
- 6. Amenity Facilities –The Amenity facilities located within the District, including, but not limited to, the swimming pool facilities, pool cabana, playground, parks and restrooms.
- 7. District Management; District Manager Those agents and representatives of the management firm hired by the District.
- 8. Guest(s) A Member who is 18 years or older shall be responsible for all Guests within the Amenity Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as

necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager. The Member will be responsible for any damages caused by the Guest while using the Amenity Facilities.

- 9. Household A house and its occupants regarded as a unit.
- 10. Member A Resident, Annual Passholder or Tenant.
- 11. Pool Cabana Covered area near the pool.
- 12. District Properties Shall mean and refer to that real property owned by the District and located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
- 13. Staff Those individuals employed by the District such as the field services manager and maintenance personnel.
- 14. Resident Any person or family owning property within the District's boundaries.
- 15. Policies Any written policies adopted, implemented and/or published by the District or its Board of Supervisors, at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the District Properties.
- 16. Tenant A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

### **Conduct Code**

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Amenity Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family, guests, and invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The District Manager has the authority to discipline within the Policies any person for conduct which, in their opinion, tends to endanger the welfare, interest or character of the District, as well as for violations of the specific Policies of the District.

As stated in the Policies, the District and/or Staff have the right to require any

person(s) to cease their conduct and/or leave the premises as a result of conduct that serves to harass or annoy other persons using or working in the Amenity Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, creates a health or safety problem, creates a hostile environment, or otherwise disturbs others and causes them to fear for their physical well-being may be reported to the local law enforcement agency by Staff members.

Anyone who observes a violation of these Policies shall bring the matter to the attention of any Staff member on duty or to District Management. Members are discouraged from trying to enforce the Policies on their own.

Staff, fellow Members and Guests are to be treated in a courteous and considerate manner. No member of the Staff shall be reprimanded or harassed in any way by a Member or Guest. All complaints regarding services rendered by any Staff member must be made to the onsite Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

### **Lease Procedures and Transfer of Privileges**

All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause indicating that the Tenant has received a copy of all District Policies and agrees to be bound by them. A Tenant may not transfer privileges to another person. Upon transferring his or her privileges to a Tenant, the homeowner no longer has any privileges to use the Amenity Facilities until such time that the District Manager is notified of termination of transfer and the Amenity Access Cards or Fobs for the Tenant are returned. In the event a home is sold, the homeowner's Amenity Access Card or Fob is to be turned in to the District Manager. The card will be deactivated and reissued to the new homeowner.

Homeowners are responsible for all charges incurred by their Tenants when such charges remain unpaid after the customary billing and collection procedure established by the District.

### **Use of Amenity Facilities**

- Amenity Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. <u>All Amenity Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.</u>
- 2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
- 3. Members and Guests may use the Amenity Facilities as follows:
  - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
  - b. The Amenity Access Card or Fob is used to access the swimming pool and bathrooms. Age restrictions apply.
  - c. When you use the Amenity Amenity Access Card or Fob, your name and time of entry are registered.
  - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
  - e. Replacement Access Cards or Fobs will be issued at a rate adopted by the Board of Supervisors per Amenity Access Card or Fob.
  - f. Hours for the Amenity Facilities are from dawn to dusk. Pasco County curfew laws may impose hour limitations which are more restrictive than this policy and applicable individuals must adhere to the most restrictive limitation.
  - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign a Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
  - h. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Amenity Facilities. This includes, but is not limited to the pool area.

- Shirts and shoes are to be worn in the Amenity Facilities, except for the swimming pool area.
- j. Proper disposal of personal trash is required.
- k. Profanity and bullying will not be tolerated.
- I. No vandalizing of Amenity Facilities.
- m. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at the playground.
- n. Diving or flips from the deck into the swimming pool is prohibitted.
- o. Fighting is prohibitted.
- p. Fireworks of any kind are prohibited in Amenity Facilities and all District Properties.
- q. Outdoor grilling is prohibited in Amenity Facilities and all District Properties.
- r. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the District Properties.
- s. Members or Guests of any age may not bring or consume alcoholic beverages within the Amenity Facilities.
- t. Illegal drugs and paraphernalia are prohibited.
- u. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. All pets must be on a leash when in any Amenity Facility.
- v. Amenity Facilities and all District Properties shall be used only for the purpose for which they are designed.
- w. Climbing gates, fences, or gaining access to the Amenity Facilities through non-traditional or unorthodox means is not allowed, and is subject to removal and/or suspension of privileges.
- Community property may not be altered or removed from any Amenity Facility without written consent from the Board of Supervisors or District Manager.
- 5. Each Member and their Guest(s), as a condition of use of the Amenity

- Facilities, assumes sole responsibility for their own property and any loss or damage to that property.
- 6. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
- 7. No person shall commit any nuisance, vandalism, nor shall any person engage in boisterous or improper behavior on or within the Amenity Facilities that interferes with or limits the enjoyment of the Amenity Facilities by Members. Anyone damaging community property, Amenity Facilities, or any District Property must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.
- 8. In accordance with the Florida Clean Air Act, smoking is prohibited within the Amenity Facilities, unless it is within the designated areas established for smoking.
- The District has the right to close any Amenity Facility. Any Amenity Facility closed by the District shall not be used in any manner until it is reopened.
- 10. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
- 11. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
- 12. Call 911 in the event of an emergency and inform the District Manager.

### **Amenity Facility Reservation Policies**

Private reservations of Amenity Facilities are prohibited.

### **District Ponds**

- 1. Swimming is not permitted in any of the ponds within the District. The District ponds are used for stormwater purposes.
- 2. The operation of motorized watercraft upon the ponds within the District is prohibited. This prohibition shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
- 3. Fishing in stormwater ponds is prohibited.

### Playground Rules (the "Park")

- 1. Park hours are from dawn to dusk.
- 2. The play structures are designed for children under the age of twelve (12).
- 3. Children under the age of twelve (12) must be supervised by an Adult at all times.
- 4. No glass containers are allowed in the Playground area.
- 5. Use of profanity and/or disruptive behavior will not be tolerated, and will subject any violator to removal and/or suspension of privileges.
- 6. Report violators, damaged equipment and unsafe conditions to the District Manager at \_\_\_\_\_\_\_.

### Swimming Pool Facility (the "Pool Facilities")

- 1. The Pool Facilities are open from dawn until dusk.
- 2. All persons using the Pool Facilities do so at their own risk. The District assumes no liability for injuries, damage or loss.
- 3. Lifeguards will not be present at the Pool Facilities.
- 4. Children under the age of sixteen (16) must be accompanied by an Adult at all times while using the Pool Facilities.
- 5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
- 6. Proper swimming attire (bathing suits only) must be worn while using the Pool Facilities.
- 7. No smoking is allowed in the Pool Facilities.
- 8. No diving is allowed.
- Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
- 10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.

- 11. No running or rough housing is allowed in the Pool Facilities. No bikes, roller skates/blades or scooters in pool area.
- 12. No animals, with the exception of qualified service animals, are allowed within the Pool Facilities.
- 13. Alcohol is prohibited at the Pool Facilities.
- 14. No glass containers of any kind are allowed in the Pool Facilities.
- 15. Radios and/or "boom boxes" may not be played at the pool. Portable electronic devices are allowed if headphones are used, subject to the other policies governing noise and nuisance.
- 16. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
- 17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
- 18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
- 19. Call 911 in the event of an emergency.
- 20. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool area immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

### **Violation of Policies**

All persons using or entering the Amenity Facilities are responsible for compliance with, and shall comply with, the Policies established for the safe operations of the Amenity Facilities.

- Suspension of Rights. The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Amenity Facilities for any of the following behaviors:
  - a. Submitting false information on any application for use of the Amenity Facilities;
  - b. Permitting the unauthorized use of an Amenity Access Card;

- c. Exhibiting unsatisfactory behavior or appearance;
- d. Failing to pay amounts owed to the District in a proper and timely manner;
- e. Failing to abide by any District Policies contained herein;
- f. Treating the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable, threatening, argumentative, or abusive manner;
- g. Failure to follow direction of the District's supervisors, staff, contractors or other representatives.
- h. Damaging or destroying District property; or
- i. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
- 2. Authority of Staff. Staff has the ability to immediately suspend and/or remove any person from one or all Amenity Facilities if any of the above-referenced behaviors are exhibited or actions committed. Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenity Facilities for a period not to exceed seven (7) days.
- 3. Authority of District Manager. The District Manager may at any time immediately restrict, suspend and/or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenity Facilities for a period greater than seven (7) days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager at: Inframark, LLC, c/o District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.
- 4. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

#### **RESOLUTION 2024 - 11**

A RESOLUTION OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") SETTING A PUBLIC HEARING TO ADOPT A FEE FOR A REPLACEMENT AMENITY FACILITY CARD/FOB, IN ACCORDANCE WITH SECTION 190.035, FLORIDA STATUTES; AUTHORIZING NOTICE OF THE PUBLIC HEARING TO ADOPT SUCH FEE; PROVIDING AN OPPORTUNITY FOR ALL OWNERS, TENANTS AND ALL OTHER INTERESTED PERSONS TO HAVE AN OPPORTUNITY TO BE HEARD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District (hereinafter the "District") is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida.

WHEREAS, the District desires to adopt a fee for a replacement Amenity Facilities Card/Fob, in accordance with Section 190.035, *Florida Statutes*; and

WHEREAS, the District desires to provide for the publication of notice of a public hearing to consider the adoption of a fee for a replacement Amenity Facilities Card/Fob, in accordance with Section 190.035, *Florida Statutes*, and the District's Rules of Procedure;

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT;

#### 1. RECITALS.

The provisions of the recitals above are true and correct and are incorporated herein as dispositive.

### 2. PROPOSED FEE FOR REPLACEMENT AMENITY FACILITIES CARD/FOB.

The District is proposing a fee for replacement Amenity Facilities Card/Fob, as set forth in Exhibit "A," attached hereto.

### 3. <u>PUBLIC HEARING TO CONSIDER A FEE FOR REPLACEMENT AMENITY FACILITIES CARD/FOB.</u>

There is hereby declared a public hearing to be held on Friday, July 26, 2024 at 10:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O-Lakes, Florida 34638, for the purpose of hearing comment and objections to the proposed fee for replacement Amenity Facilities Card/Fob, as identified in Exhibit "A," attached hereto. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of Inframark, LLC, c/o Bryan Radcliff, District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

### 3. PUBLICATION OF NOTICE OF PUBLIC HEARING.

Notice of the public hearing shall be advertised in accordance with Section 190.035, *Florida Statutes*, and the District's Rules of Procedure. The District Manager is hereby authorized and directed to place the notice in a newspaper of general circulation within Pasco County, with the publication occurring at least ten (10) days prior to the public hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice.

### 4. **EFFECTIVE DATE**.

This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of June, 2024.

### COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Name: Tatiana Pagan

As: Chair, Board of Supervisors

Attest:

Name: Bryan Radcliff

As: Secretary, Board of Supervisors

### EXHIBIT "A"

Proposed Rate Fee for Use of Amenity Facilities

### COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

### **Fee for Replacement Amenity Facilities Access Card/Fob**

The fee charged to replace any Amenity Facility Access Card/Fob shall be Twenty-Five Dollars (\$25.00) per Amenity Facility Access Card/Fob.

#### **RESOLUTION 2024 - 12**

A RESOLUTION OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") SETTING A PUBLIC HEARING TO ADOPT AN ANNUAL RATE FEE FOR USE OF THE DISTRICT'S AMENITY FACILITIES BY NON-RESIDENTS, IN ACCORDANCE WITH SECTION 190.035, FLORIDA STATUTES; AUTHORIZING NOTICE OF THE PUBLIC HEARING TO ADOPT SUCH RATE FEE; PROVIDING AN OPPORTUNITY FOR ALL OWNERS, TENANTS AND ALL OTHER INTERESTED PERSONS TO HAVE AN OPPORTUNITY TO BE HEARD; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District (hereinafter the "District") is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida.

WHEREAS, the District desires to adopt an annual rate fee for use by non-residents of the District's swimming pool facilities, playground, parks and restroom facilities (the "Amenity Facilities"), in accordance with Section 190.035, *Florida Statutes*; and

WHEREAS, the District desires to provide for the publication of notice of a public hearing to consider the adoption of an annual rate fee for non-residents, in accordance with Section 190.035, *Florida Statutes*, and the District's Rules of Procedure:

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT;

### 1. RECITALS.

The provisions of the recitals above are true and correct and are incorporated herein as dispositive.

### 2. PROPOSED ANNUAL RATE FEE FOR USE OF THE DISTRICT'S AMENITY FACILITIES.

The District is proposing an annual rate fee for non-resident use of the District's Amenity Facilities, as set forth in Exhibit "A," attached hereto.

### 3. PUBLIC HEARING TO CONSIDER AN ANNUAL RATE FEE FOR USE OF THE DISTRICT'S AMENITY FACILITIES.

There is hereby declared a public hearing to be held on Friday, July 26, 2024 at 10:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O-Lakes, Florida 34638, for the purpose of hearing comment and objections to the proposed annual rate fee for the use of the District's Amenity Facilities, as identified in Exhibit "A," attached hereto. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of Inframark, LLC, c/o Bryan Radcliff, District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

### 3. PUBLICATION OF NOTICE OF PUBLIC HEARING.

Notice of the public hearing shall be advertised in accordance with Section 190.035, *Florida Statutes*, and the District's Rules of Procedure. The District Manager is hereby authorized and directed to place the notice in a

newspaper of general circulation within Pasco County, with the publication occurring at least ten (10) days prior to the public hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice.

### 4. <u>EFFECTIVE DATE</u>.

This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of June, 2024.

### COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Name: Tatiana Pagan

As: Chair, Board of Supervisors

Attest:

Name: Bryan Radcliff

As: Secretary, Board of Supervisors

### EXHIBIT "A"

Proposed Rate Fee for Use of Amenity Facilities

## COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF NON-RESIDENT USER RATE FEES FOR THE USE OF ALL DISTRICT AMENITY FACILITIES

**ADOPTED:** \_\_\_\_\_\_, 2024

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#### **DEFINITIONS**

- "Amenity Facilities" shall mean the properties and areas owned by the District and intended for recreational use together with their appurtenant facilities and areas. These areas include but are not limited to: the swimming pool facilities, playground, parks and restrooms.
- "Amenity Facilities Policies" or "Policies" shall mean all Amenity Facilities Policies of Cobblestone Community Development District, as amended from time to time.
- "Annual Passholder" shall mean a non-Member who has paid the Annual User Rate Fee established by the District for use of the Amenity Facilities.
- "Annual User Rate Fee" shall mean the rate fee established by the District for any person that is not a Member and wishes to become an Annual Passholder. The amount of the Annual User Rate Fee is set forth herein, and that amount is subject to change based on Board action.
- **"Board of Supervisors" or "Board"** shall mean the Cobblestone Community Development District Board of Supervisors.
- "District" shall mean the Cobblestone Community Development District.
- **'District Manager''** shall mean the professional management company with which the District has contracted to provide management services to the District.
- "Family" shall mean a group of related individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.
- "Guest" shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.
- **"Member"** shall mean any Resident of the District, or any Tenant assigned Amenity Facilities Use Privileges in accordance with the Amenity Facilities Policies.
- **"Non-Member"** shall mean any person or family that does/do not own property within the District, and who is not a Tenant who has been assigned Amenity Facilities Use Privileges in accordance with the Amenity Facilities Policies of the District.

**"Tenant"** – shall mean any person or Family residing in a Resident's home pursuant to a valid rental or lease agreement.

"Resident" – shall mean any person or Family owning property within the District.

"Adult" – shall be considered any person eighteen (18) years of age or older.

"Minor" – shall be considered any person under eighteen (18) years of age.

### **ANNUAL USER FEE STRUCTURE**

The Annual User Fee for any Non-Resident is \$\frac{\$688.00 \text{ per individual or Family}}{\$}\$ which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budget for Cobblestone Community Development District. The Annual User Fee allows the use of all Amenity Facilities within the District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This Annual User Fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application for membership. Such Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation and maintenance of the Amenity Facilities; such increase may not exceed ten percent (10%) per year. This Non-Resident membership is not available for commercial or business purposes.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

### RULE AND FEE SCHEDULE ADOPTION PROCESS SUMMARY

The Rule adopting a Rate Fee Sch	dule for the Use of all Distric	t Amenity Facilities was adopted
at a noticed Public Hearing by	he Board of Supervisors for	the Cobblestone Community
Development District on	, <u>2024</u> .	

Attest:	COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Assistant Secretary	



P.O. BOX 267 SEFFNER, FL 33583 - (813) 757-6500 - FAX (813) 757-6501 - SALES@LMPPRO.COM

### ADDENDUM 1 LANDSCAPE MAINTENANCE SERVICES AGREEMENT

# FOR COBBLESTONE CDD SEE ATTACHED MAPS

LMP agrees to service additional landscaped common areas in conjunction with the specifications outlined in the landscape maintenance agreement that went into effect December 1, 2023.

This addendum will reflect an increase in the month! This will change the monthly billing from <b>\$4,498.33</b>	·
This change in normal billing is effective maintenance services agreement.	, 2024 and will remain in effect as part of the landscape
In witness whereof the parties to this agreement have the,day of, 2024.	ve signed and executed this addendum effective
Hilltop CDD Representative (Printed)	Scott A. Carlson LMP Representative (Printed)
Signature Of Hilltop CDD Representative	Signature Of LMP Representative
Title	Chief Operating Officer Title
Date	Date

Page 1 of 1



Poulos & Bennett, LLC 2602 E. Livingston St., Orlando, Fl. 32803 Tel. 407.487.2594 www.poulosandbennett.com Eng. Bus. No. 28567



P.O. BOX 267 SEFFNER, FL 33583 - (813) 757-6500 - FAX (813) 757-6501 - SALES@LMPPRO.COM

### COBBLESTONE CDD AMENITY ADDENDUM

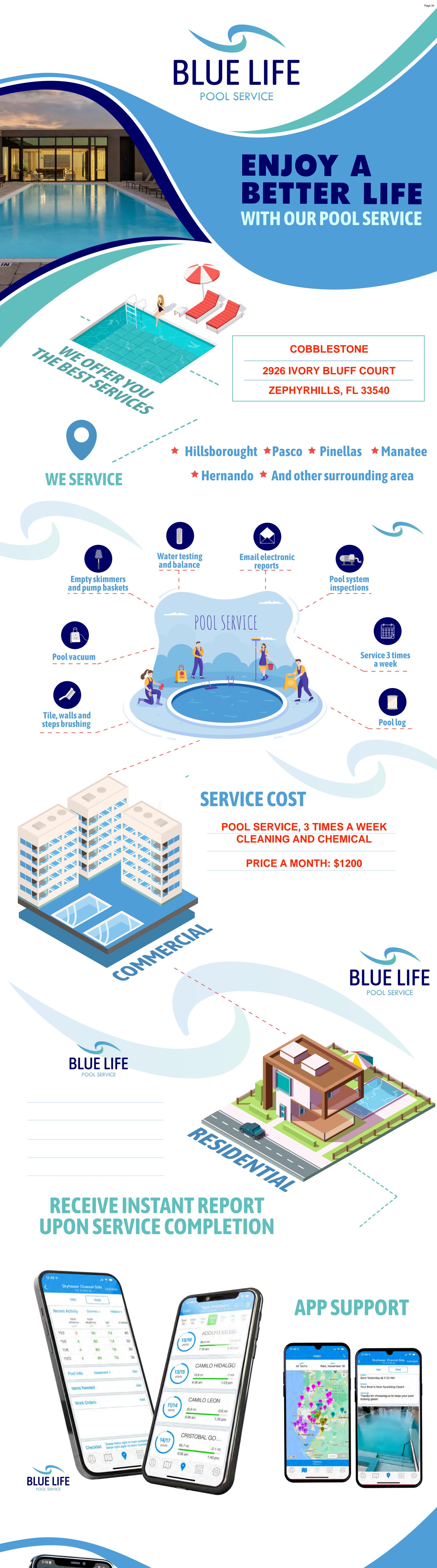
### (AMENITY IS NOT CURRENTLY FULLY LANDSCAPED)

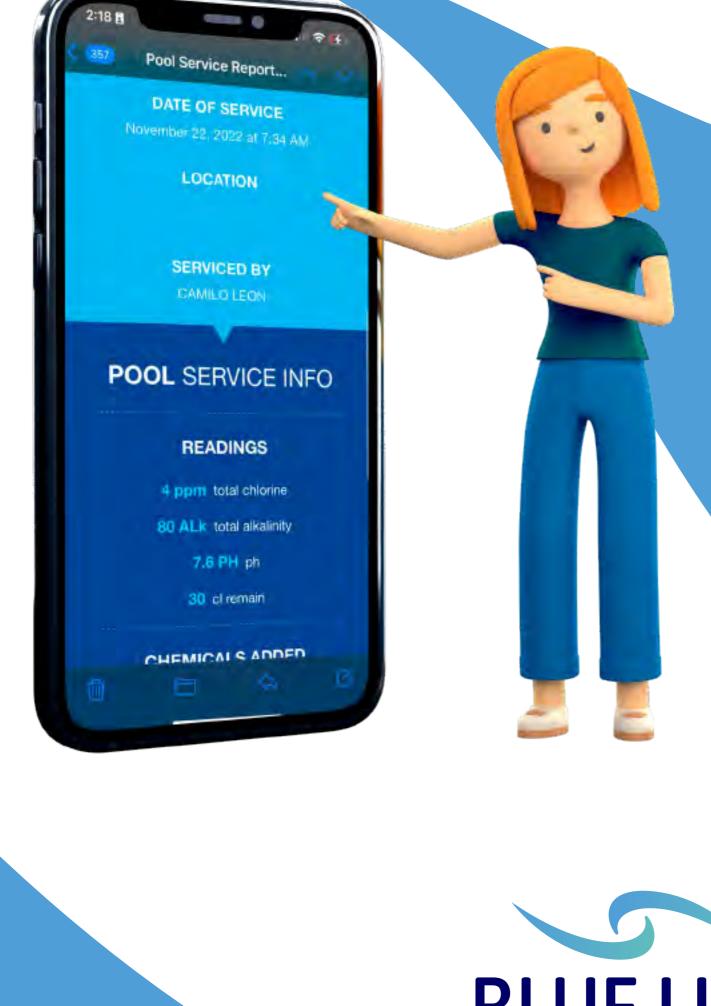
LMP agrees to service Cobblestone CDD Amenity Center in conjunction with the specifications outlined in the landscape maintenance agreement that went into effect December 1, 2023.

This addendum will reflect a projected pricing of between \$2,000.00 and \$2,500.00 per month dependent on final build-out of the Cobblestone CDD Amenity Center

This change in normal billing is effective maintenance services agreement.	, 2024 and will remain in effect as part of the landscape
In witness whereof the parties to this agreement the,day of, 2024.	have signed and executed this addendum effective
Cobblestone CDD Representative (Printed)	Scott A. Carlson LMP Representative (Printed)
Signature Of Cobblestone CDD Representative	Signature Of LMP Representative
Title	Chief Operating Officer Title
 Date	 Date

Page 1 of 1





CALL NOW!!!

iThanks for choosing us to keep your pool looking great!



\$580.00

### **ESTIMATE**

JNJ Amenity Services LLC 7804 Davie Ray Dr Zephyrhills, FL 33540 services@jnjcleanservices.com +1 (813) 781-8999



### Cobblestone CDD c/o Inframark

Bill to
Cobblestone CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Cobblestone CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

#### Estimate details

Estimate no.: 1007

Estimate date: 02/06/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Restrooms	Clean and sanitize toilets, urinals and sinks. Sweep and/or mop as needed. Remove and replace any trash inside of restrooms.  Toilet paper, paper towels, and soap is included in our service.  **extra charge for supplies if there has been vandalism.	2	\$200.00	\$400.00
2.		Pool Deck	Clean and sanitize tables. Reorganize any tables and/or chairs out of place. Clean/sanitize/polish water fountains.	1	\$100.00	\$100.00
3.		Trash	Remove and replace trash bag.  **price will vary depending on how many trash cans are at the property.	1	\$30.00	\$30.00
4.		Blower	Leaf blower will be used on pool deck as needed.  **service will only be charged if blower is used at the property during the month.	1	\$50.00	\$50.00

Total

### Note to customer

\*\*Price shown is a monthly total that is subject to change depending on how many days of service are chosen for the property.

1. All supplies will be provided by JNJ AMENITY SERVICES LLC.

- 2. Services will take place two (2) times a week, eight (8) days a month.
- 3. Days of services will be Tuesdays and Thursdays. \*\*JNJ does not provide services on weekends and/or major holidays unless it is an emergency.\*\*
- 4. Deep cleaning services are an additional cost that will be added to the invoice as needed.
- 5. This proposal has an effective date of: TBD
- 6. JNJ will provide services and the invoice will be submitted on the 1st of the following month and are payable no later than the 15th of each month.
- 7. Inframark can submit payment by check, credit card, or direct deposit. Any checks must be made out to JNJ AMENITY SERVICES LLC and sent to above address, if by mail.
- 8. In the event this proposal proves unsatisfactory by either party, it may be terminated with a 30 days written notice.

### MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the	Board of Supervisors of Cobblestone Community				
2	Development District was held on Friday	y, May 24, 2024, and called to order at 10:01 a.m. at The				
3	Residence Inn Northpointe located at 2101 Northpointe Parkway, Lutz, FL 33558.					
4						
5	Present and constituting a quorun	n were:				
6 7	Tatiana Pagan	Chairperson				
8	Stephen Bennett	Vice Chairperson				
9	Lee Thompson	Assistant Secretary				
10	John Blakley	Assistant Secretary  Assistant Secretary				
11	Betty Valenti	Assistant Secretary				
12	<b>y</b>	,, , , , , , , , , , , , , , , , ,				
13	Also present were:					
14	•					
15	Bryan Radcliff	District Manager				
16	Erin McCormick	District Counsel				
17	Frank Prete	SecuriTeam				
18						
19						
20	The following is a summary of the	he discussions and actions taken.				
21 22	FIRST ORDER OF BUSINESS					
,,						
	FIRST ORDER OF BUSINESS	Call to Order/Roll Call				
23		o order, and a quorum was established.				
23 24	Mr. Radcliff called the meeting to	o order, and a quorum was established.				
23 24 25	Mr. Radcliff called the meeting to SECOND ORDER OF BUSINESS	o order, and a quorum was established.  Business Items				
23 24 25 26	Mr. Radcliff called the meeting to SECOND ORDER OF BUSINESS A. Approval of Construction	Business Items Requisition No. 3 and Associated Documents, in				
23 24 25 26 27	Mr. Radcliff called the meeting to SECOND ORDER OF BUSINESS A. Approval of Construction Substantial Form, and Subjection	o order, and a quorum was established.  Business Items				
23 24 25 26	Mr. Radcliff called the meeting to SECOND ORDER OF BUSINESS A. Approval of Construction	Business Items Requisition No. 3 and Associated Documents, in				
23 24 25 26 27 28 29	Mr. Radcliff called the meeting to SECOND ORDER OF BUSINESS A. Approval of Construction Substantial Form, and Subjective Execution by the Chair	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and				
23 24 25 26 27 28	Mr. Radcliff called the meeting to SECOND ORDER OF BUSINESS A. Approval of Construction Substantial Form, and Subjective Execution by the Chair  On MOTION by Ms. Va	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in				
23 24 25 26 27 28 29 30	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subjective Execution by the Chair  On MOTION by Ms. Value favor, the Construction	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and				
23 24 25 26 27 28 29 30 31	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in				
23 24 25 26 27 28 29 30 31 32	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and				
23 24 25 26 27 28 29 30 31 32 33	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Chair	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and				
23 24 25 26 27 28 29 30 31 32 33 34	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha Requisition. 5-0	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and				
23 24 25 26 27 28 29 30 31 32 33 34 35	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Chai Requisition. 5-0  B. Approval of Bill of Sale for Ce	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and cirperson being authorized to execute said				
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Chai Requisition. 5-0  B. Approval of Bill of Sale for Ce	Business Items Requisition No. 3 and Associated Documents, in et to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and airperson being authorized to execute said				
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha Requisition. 5-0  B. Approval of Bill of Sale for Ce Form, and Subject to Final Re	Business Items Requisition No. 3 and Associated Documents, in et to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and airperson being authorized to execute said				
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha Requisition. 5-0  B. Approval of Bill of Sale for Ce Form, and Subject to Final Re Chair  On MOTION by Ms. Page	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and cirperson being authorized to execute said  retain Improvements for Phase 2, in Substantial view by District Counsel, and Execution by the				
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha Requisition. 5-0  B. Approval of Bill of Sale for Ce Form, and Subject to Final Re Chair  On MOTION by Ms. Pag favor, the Bill of Sale for	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and cirperson being authorized to execute said  rtain Improvements for Phase 2, in Substantial view by District Counsel, and Execution by the				
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha Requisition. 5-0  B. Approval of Bill of Sale for Ce Form, and Subject to Final Re Chair  On MOTION by Ms. Pag favor, the Bill of Sale for approved in substantial	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and cirperson being authorized to execute said  retain Improvements for Phase 2, in Substantial view by District Counsel, and Execution by the gan seconded by Mr. Blakley, with all in Certain Improvements for Phase 2, was form, subject to final review by Mr.				
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Mr. Radcliff called the meeting to  SECOND ORDER OF BUSINESS  A. Approval of Construction Substantial Form, and Subject Execution by the Chair  On MOTION by Ms. Va favor, the Construction substantial form, subject District Counsel with Cha Requisition. 5-0  B. Approval of Bill of Sale for Ce Form, and Subject to Final Re Chair  On MOTION by Ms. Pag favor, the Bill of Sale for approved in substantial	Business Items Requisition No. 3 and Associated Documents, in ct to Final Review by District staff and Counsel, and lenti seconded by Ms. Pagan, with all in Requisition No. 3, was approved in to final review by District Staff, and cirperson being authorized to execute said  rtain Improvements for Phase 2, in Substantial view by District Counsel, and Execution by the				

March 24, 2024 COBBLESTONE CDD

4.5	
45	C. Any Additional Matters Related to the Series 2024 Bonds, Construction
46	Requisition(s) for the Series 2024 Bonds, and/or the Acquisition and/or
47	Construction of Infrastructure Improvements, and General Matters Related to the
48	District, If Necessary
49	There being none, the next item followed.
50	D. Consideration of Decolution 2024 07. Ammoning EV 2025 Duenosed Dudget and
51	D. Consideration of Resolution 2024-07, Approving FY 2025 Proposed Budget and
52 53	Setting Public Hearing
	On MOTION by Mr. Thompson seconded by Ms. Pagan, with all
54 55	
55 56	in favor, Resolution 2024-07, Approving FY 2025 Proposed
57	Budget and Setting Public Hearing for Friday, July 26, 2024 at 10:00 am at the Springhill Suites by Marriot located at 16615
58	Crosspointe Run, Land O Lakes, Florida 34638, was adopted. 5-0
	Crossponite Run, Land O Lakes, Florida 34036, was adopted. 3-0
59	F. C. C. L. C. C. M. C. L. D. C. L.
60	E. Consideration of Camera Monitoring Proposals
61	
62	On MOTION by Ms. Pagan seconded by Mr. Thompson, with all
63	in favor, Camera Monitoring Proposals from Red Wire with MHD
64	in second were approved, and the District Manager and District
65	Counsel were authorized to work with vendor. 5-0
66	F. A
67	F. Announcement of Qualified Electors
68	• Mr. Radcliff announced to the Board that as of April 15, 2024 the District had 153
69	qualified electors.
70	
71	THIRD ORDER OF BUSINESS Consent Agenda
72	A. Approval of Minutes of the April 26, 2024 Public Hearing & Regular Meeting
73	B. Consideration of Operation and Maintenance Expenditures April 2024
74	C. Acceptance of the Financials and Approval of the Check Register for April 2024
75	
76	On MOTION by Ms. Pagan seconded by Ms. Valenti, with all in
77	favor, the Consent Agenda was approved. 5-0
78	
79	FOURTH ORDER OF BUSINESS Staff Reports
80	A. District Counsel
81	B. District Manager
82	There being no reports, the next item followed.
83	i. Community Inspections Report
84	• The Board requested that some declining plant life at the main entrance
85	median be replaced.
86	C. District Engineer

There being no report, the next order of business followed.

87 88 March 24, 2024

## COBBLESTONE CDD

FIFTH ORDER OF BUSINESS	Board of Supervisors' Requests or Comments
There being none, the next order of business fol	lowed.
SIXTH ORDER OF BUSINESS  • The Board accepted the resignation	BOS Resignation n of Mr. Stephen Bennett from the Board of
Supervisors of Cobblestone CDD.	
On MOTION by Mr. Thompson so favor the resignation of Mr. Stephe	econded by Ms. Pagan, with all in en Bennett, was accepted. 5-0
SIXTH ORDER OF BUSINESS There being no further business, the meeting wa	Adjournment as adjourned at 10:39 a.m.
Bryan Radcliff District Manager	Tatiana Pagan Chairperson
	There being none, the next order of business fold  SIXTH ORDER OF BUSINESS  • The Board accepted the resignation Supervisors of Cobblestone CDD.  On MOTION by Mr. Thompson so favor the resignation of Mr. Stephel  SIXTH ORDER OF BUSINESS  There being no further business, the meeting was Bryan Radcliff

## **COBBLESTONE CDD**

#### **Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
HORNER ENVIROMENTAL PROFESSIONALS, INC	219667	\$750.00		AQUATIC SERVICE - MARCH 2024
LANDSCAPE MAINTENANCE PROFESSINALS INC	184220	\$4,498.34		LANDSCAPE - JUNE 2024
Monthly Contract Subtotal		\$5,248.34		
Variable Contract				
BETTY VALENTI	BV 042624	\$200.00		SUPERVISOR FEE - 04/26/24
JOHN C. BLAKLEY	JB 042624	\$200.00		SUPERVISOR FEE - 04/26/24
LEE R. THOMPSON	LT 042624	\$200.00		SUPERVISOR FEE - 04/26/24
Variable Contract Subtotal		\$600.00		
Utilities				
PASCO COUNTY UTILITIES	2045994	\$245.84		IRRIG POTABLE - 04/04/24-05/05/24
WITHLACOOCHEE RIVER ELECTRIC	2246427 051324	\$52.44		ELECTRIC - 04/08/24-05/08/24
WITHLACOOCHEE RIVER ELECTRIC	46427-051324	\$1,406.26	\$1,458.70	PUBLIC LIGHTING
Utilities Subtotal		\$1,704.54		
Regular Services				
ERIN MCCORMICK LAW, PA	10744	\$5,832.00		GENERAL REPRESENTATION
LANDSCAPE MAINTENANCE PROFESSINALS INC	183931	\$4,233.50		LABOR / MATERIALS - LANDSCAPING ADJUSTMENTS
TIMES PUBLISHING COMPANY	341996 050124	\$128.80		AD SERVICE
Regular Services Subtotal		\$10,194.30		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$17,747.18		

Approved (with any necessary re	visions noted)	ċ
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Signature:		

#### May 2024 Meeting

# COBBLESTONE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):						
[ ] Chariman	[ ] Vice Chariman	[	] Assistant Secretary			



HORNER ENVIRONMNETAL PROFESSIONALS, INC. 28536 WALKER DRIVE WESLEY CHAPEL, FLORIDA 33544 TEL: 813-907-9500



Date	Invoice No.		
4/24/2024	219667		

Bill To

Cobblestone CDD Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Project Name: Cobblestone

Billing Period: March 2024

#### **Service Description**

Monthly application of approved aquatic herbicides for the control of nuisance/exotic vegetation and the removal of trash/debris from the ponds (not including construction trash/debris).

Client coordination as needed

**Balance Due:** \$750.00



PO Box 267 Seffner, FL 33583

> 813-757-6500 813-757-6501

# **Invoice**

Date	Invoice #		
6/1/2024	184220		

<b>B</b> :11	
-	
пш	

Cobblestone CDD c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

ı	Property Information				

# Services for the month of June 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	4,498.34	4,498.34
CONTRACT EFFECTIVE DATE: DECEMBER 1 2023			

			Total	\$4,498.34
Questions regarding this invoice? Please e-mail arpayments@Imppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Net 30	7/1/2024	Balance Due	\$4,498.34

BV 042624

Cobblestone CDD

MEETING DATE: April 26, 2024

DMS Staff Signature Bryan Radeliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		Salary Waived	\$0.00
Stephen Bennett		Salary Waived	\$0.00
John Blakley		Salary Accepted	\$200.00
Lee Thompson		Salary Accepted	\$200.00
Betty Valenti		Salary Accepted	\$200.00

JB 042624

Cobblestone CDD

MEETING DATE: April 26, 2024

DMS Staff Signature Bryan Radeliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		Salary Waived	\$0.00
Stephen Bennett		Salary Waived	\$0.00
John Blakley		Salary Accepted	\$200.00
Lee Thompson		Salary Accepted	\$200.00
Betty Valenti		Salary Accepted	\$200.00

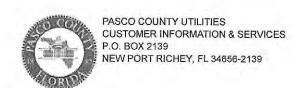
LT 042624

Cobblestone CDD

MEETING DATE: April 26, 2024

DMS Staff Signature Bryan Radeliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		Salary Waived	\$0.00
Stephen Bennett		Salary Waived	\$0.00
John Blakley		Salary Accepted	\$200.00
Lee Thompson		Salary Accepted	\$200.00
Betty Valenti		Salary Accepted	\$200.00



LAND O' LAKES **NEW PORT RICHEY** DADE CITY

(813) 235-6012 (727) 847-8131 (352) 521-4285



UtilCustServ@MyPasco.net Pay By Phone: 1-855-786-5344

14-92910

COBBLESTONE CDD

Service Address: 2 INCH RECLAIM METER

Bill Number:

20405994 5/21/2024

Billing Date: Billing Period:

4/4/2024 to 5/6/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023. Please visit bit.ly/pcurates for details.

count #	Customer
217610	01400688
se use the 15-digit i	number below when
se use the 15-digit i aking a payment th	

121761001400688

	26 (40)	Prev	ious	Cur	rent		Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Irrig Potable	200753358	4/4/2024	2442	5/6/2024	2485	32	43

	Usage History			Transactions	
		Irrigation			
May 2024		43	Previous Bill		436.00
April 2024		97	Past Due		436.00
March 2024		81	Current Transactions		
February 2024		85	Irrigation		
January 2024		118	Water Base Charge		60.77
December 2023		105	Water Tier 1	43.0 Thousand Gals X \$3.29	141.47
November 2023		139	Adjustments		
October 2023		180	Late Payment Charge		43.60
September 2023		231	Total Current Transactions		245.84
August 2023		177			210.01
July 2023		256	TOTAL BALANCE DUE		\$681.84
June 2023		409	*Past due balance is delinquent ar disconnect.	nd subject to further fees and immedia	ate



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Account # 1217610 Customer# 01400688 Past Due 436.00 **Current Transactions** 

☐ Check this box if entering change of mailing address on back. MAY 2 3

**Total Balance Due** \$681.84 **Due Date** 6/7/2024

10% late fee will be applied if paid after due date

245.84

Round-Up Donations to Charity Amount Enclosed

☐ Check this box to participate in Round-Up.

COBBLESTONE CDD 2005 PANAM CI SUITE 300 TAMPA FL 33607

PASCO COUNTY UTILITIES **CUSTOMER INFORMATION & SERVICES** P.O. BOX 2139 NEW PORT RICHEY, FL 34656-2139



Your Touchstone Energy Cooperative P.O. Box 278 • Dade City, Florida 33526-0278 Account Number Meter Number

Customer Name

2246427 341575369

Customer Number 20142019 COBBLESTONE CDD

Cycle 08

Bill Date Amount Due Current Charges Due

05/13/2024 52.44 06/04/2024

Page 48

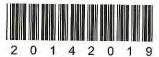
District Office Serving You One Pasco Center

Service Address Service Description Service Classification

3106 GALL BLVD **ENTRY MONUMENT** General Service Non-Demand

Com	parative	Usage Ir	formation
		Ave	erage kWh
Pe	eriod	<u>Days</u>	Per Day
May	2024	30	3
Apr	2024	31	3
Aug	2023	29	3

**BILLS ARE DUE** WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

See Reverse Side For More Information

From			ELE To	CTRIC SER	VICE	***************************************	
<u>Date</u> <u>1</u> 04/08	Reading 2049	<u>Date</u> 05/08	Reading 2142	Multiplier	Dem. Reading	KW Demand	kWh Used
Previous Payment	Balan	ce					109.88
Balance :	Forwar	d			.10	09.88CR	0.00
Customer	Charg	e			3	39.16	
Energy Cl Fuel Adjı						4.67	
FL Gross				03800		3.53 1.21	
State Tax						3.38	
Pasco Cou	inty T	аж				0.49	
Total Cur		Charge	s				52.44
Total Due	•			Please	Pay		52.44

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Your Touchstone Energy Cooperative P.O. Box 278 • Dade City, Florida 33526-027

Use above space for address change ONLY.

District: OP08

2246427

COBBLESTONE CDD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008

իկիդակիկաիկրիգիմորհրդովիմոկնիգոյն

**OP08** 

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Bill Date: 05/13/2024

Current Charges Due Date	06/04/2024
TOTAL CHARGES DUE	52.44
Total Charges Due After Due Date	57.44



#### Erin McCormick, Esq.

#### **Cobblestone CDD**

Teresa Farlow 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Email: districtinvoices@inframark.com, teresa.farlow@inframark.com

Invoice Date	Invoice Number
05/13/2024	10744
Terms	Service Through

Date	Ву	Services	Hours	Amount	
03/15/2024 Erin R McCormick		Coordinate with Aysha Torres and Bryan Radcliff regarding Agenda for Cobblestone CDD meeting; multiple emails concerning above; revise Agenda; telephone conference with Aysha Torres regarding appointment of new Supervisor for Cobblestone CDD; review of revised Agenda and email to Aysha Torres regarding above;	1.50	\$ 607.50	
03/19/2024	Erin R McCormick	Review of email from Bryan Radcliff to Tatiana Pagan regarding rules and regulations for amenity facilities; emails to and from Bryan Radcliff and Tatiana Pagan regarding Board members; telephone conference with Tatiana Pagan regarding above	0.30	\$ 121.50	
03/19/2024	Erin R McCormick	Review of draft Agenda package from Aysha Torres, provide comments to Aysha Torres, Bryan Radcliff and Leah Popelka; telephone conference with Aysha Torres;	0.80	\$ 324.00	
03/22/2024	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting	2.50	\$ 1,012.50	
04/17/2024	Erin R McCormick	Emails to and from Bryan Radcliff and Aysha Torres regarding Agenda for upcoming Board meeting;		\$ 162.00	
04/18/2024 Erin R McCormick Prepare draft Agenda for Cobblestone CDD Board meeting; review of email from Sete Zare regarding above and respond; prepare email to working team members and Developer reps and transmit draft Agenda for review and comment;		2.50	\$ 1,012.50		
04/19/2024	Erin R McCormick	Finalize and transmit Agenda to Aysha Torres for distribution and posting to District website;	0.50	\$ 202.50	
04/23/2024	Erin R McCormick	Review of email from Aysha Torres regarding documents needed for April 26th Agenda packages;	0.40	\$ 162.00	
04/25/2024	Erin R McCormick	Coordination with Aysha Torres regarding documents and Agenda package and finalization of documents;	2.80	\$ 1,134.00	

#### **Cobblestone CDD**

Brittany Crutchfield 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Email: districtinvoices@inframark.com, teresa.farlow@inframark.com

Invoice Date	Invoice Number		
05/13/2024	10744		
Terms	Service Through		
	04/29/2024		

04/26/2024	Erin R	Prepare for, travel to and attend Board of Supervisors meeting; follow up	2.70	\$ 1,093.50	
	McCormick	with Bryan Radcliff from CDD meeting			

Total Hours	14.40 hrs
Total Work	\$ 5,832.00
Total Invoice Amount	\$ 5,832.00
Previous Balance	\$ 1,035.24
3/26/2024 Payment - Check	(\$1,035.24)
Balance (Amount Due)	\$ 5,832.00



Corporate Office PO Box 267 Seffner, FL 33583

813-757-6500 813-757-6501

# Invoice

Date	Invoice #		
5/9/2024	183931		

Bill To:
Cobblestone CDD c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Information						

Estimate #	
88628	

Work Order#							

PO / PA # 102600,102601

Description			Qty	Rate	Amount
Provide labor and material to install all new plant material at Cobblestone CDD main entrance median. All debris associated with this project will be gathered and removed upon completion. All work includes, clean-up, removal, and disposal of debris generated during the course of work.					
Perennial Peanut Colden Claud 4 CAL			160	10.75	4 720 00
Perennial Peanut 'Golden Glory' 1 GAL Coontie Palm 7 GAL				96.75	1,720.00 580.50
Gold mound Duranta 7 GAL			6 10	96.75 96.75	967.50
Arboricola - Dwarf Schefflera 7 GAL			6	96.75	580.50
Irrigation Modifications/ Adjustments			1	150.00	150.00
Bed Prep			1	85.00	85.00
Mulch			20	7.50	150.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due	e Date	Payments/Credits	\$0.00
If naving by avadit and places add a 20/ processing for			3/2024	Balance Due	\$4,233.50

# Tampa Bay Times

Times Publishing Company **DEPT 3396** PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

#### ADVERTISING INVOICE

Advertising Run Dates	Adve	Advertiser Name		
05/ 1/24	COBBLESTONE CDD			
Billing Date	Sales Rep	Customer Account		
05/01/2024	Deirdre Bonett	320362		
Total Amount D	Oue	Ad Number		
\$128.80		0000341996		

#### PAYMENT DUE UPON RECEIPT

Start	Stop Ad Number Product Placement Description PO Number		Description PO Number	Ins.	Size	Net Amount		
05/01/24	05/01/24	0000341996	Times	Legals CLS	Meeting Change	1	2x53 L	\$124.80
05/01/24	05/01/24	0000341996	Tampabay.com	Legals CLS	Meeting Change AffidavitMaterial	1	2x53 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Ti

**DEPT 3396** PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355 ADVERTISING INVOICE

<b>Advertising Run Dates</b>	Adve	ertiser Name		
05/ 1/24	COBBLESTONE CDD			
Billing Date	Sales Rep	Customer Account		
05/01/2024	Deirdre Bonett	320362		
Total Amount D	Due	Ad Number		
\$128.80		0000341996		

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

**COBBLESTONE CDD** 

2005 PAN AM CIRCLE, SUITE 300 **TAMPA, FL 33607** 

REMIT TO:

**Times Publishing Company DEPT 3396** PO BOX 123396 DALLAS, TX 75312-3396

0000341996-01

# Tampa Bay Times Published Daily

#### STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE**: **Meeting Change** was published in said newspaper by print in the issues of: 5/ **1/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .05/01/2024

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced



# NOTICE OF REGULAR BOARD "CHANGE IN MEETING LOCATION" COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cobblestone Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Cobblestone Community Development District has been changed to be held at on the following locations, dates and times;

April 26, 2024 was continued to May 10, 2024 to be held at the offices of Inframark located at 2654 Cypress Ridge Blvd, Wesley Chapel, Florida 33544 at 10:00 am

May 24, 2024 Regular meeting will be held at the Residence Inn Northpointe located at 2101 Northpointe Parkway, Lutz, FL 33558 at 10:00 a.m

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The regular meetings may be continued to a date, time, and place to be specified on the record at such meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Bryan Radcliff District Manager

Run Date 05/01/2024

0000341996-1

# Cobblestone Community Development District

Financial Statements (Unaudited)

Period Ending May 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of May 31, 2024 (In Whole Numbers)

	c	BENERAL	RIES 2022-1 BT SERVICE	DEBT	SERVICE	RIES 2024 ST SERVICE	CAP PRO	ECTS	ERIES 2022-2 CAPITAL PROJECTS	C	RIES 2024 CAPITAL ROJECTS	GENERAL ED ASSETS	LC	GENERAL DNG-TERM	
ACCOUNT DESCRIPTION		FUND	 FUND		UND	 FUND	FU	ND	 FUND		FUND	 FUND	D	EBT FUND	TOTAL
<u>ASSETS</u>															
Cash - Operating Account	\$	28,314	\$ -	\$	-	\$ -	\$	-	\$ -	\$	-	\$ -	\$	- \$	28,314
Due From Developer		21,405	-		-	-		-	-		-	-		-	21,405
Due From Other Funds		-	3,051		2,607	-		-	-		1,814,660	-		-	1,820,318
Investments:															
Acquisition & Construction Account		-	-		-	-		758	-		445,664	-		-	446,422
Construction Fund		-	-		-	-		27	888		-	-		-	915
Cost of Issuance Fund		-	-		-	-		-	-		10,250	-		-	10,250
Reserve Fund		-	113,343		63,789	91,024		-	-		-	-		-	268,156
Revenue Fund		-	85,962		45,456	22		-	-		-	-		-	131,440
Utility Deposits - TECO		62,895	-		-	-		-	-		-	-		-	62,895
Fixed Assets															
Construction Work In Process		-	-		-	-		-	-		-	5,173,784		-	5,173,784
Amount To Be Provided		-	-		-	-		-	-		-	-		5,875,000	5,875,000
TOTAL ASSETS	\$	112,614	\$ 202,356	\$	111,852	\$ 91,046	\$	785	\$ 888	\$	2,270,574	\$ 5,173,784	\$	5,875,000 \$	13,838,899
LIABILITIES  Accounts Payable	\$	200	\$ -	\$	-	\$ -	\$	-	\$ -	\$	-	\$ -	\$	- \$	200
Accounts Payable - Other		1,564	-		-	-		_	-		-	-		-	1,564
Loan Payable		62,895	-		-	-		_	-		-	-		-	62,895
Bonds Payable		-	-		-	-		_	-		-	-		5,826,035	5,826,035
Due To Other Funds		5,642	-		-	22	1,	814,651	3		-	-		-	1,820,318
Deferred Inflow of Resources		21,405	-		-	-		-	-		-	-		-	21,405
TOTAL LIABILITIES		91,706	-		-	22	1,	814,651	3		-	-		5,826,035	7,732,417
FUND BALANCES  Restricted for:															
Debt Service		-	202,356		111,852	91,024		_	-		-	-		-	405,232
Capital Projects		-	-					_	885		2,270,574	-		-	2,271,459
Unassigned:		20,908	-		-	-	(1,	813,866)	-		-	5,173,784		48,965	3,429,791
TOTAL FUND BALANCES		20,908	202,356		111,852	91,024	(1,	813,866)	885		2,270,574	5,173,784		48,965	6,106,482
TOTAL LIABILITIES & FUND BALANCES	\$	112,614	\$ 202,356	\$	111,852	\$ 91,046	\$	785	\$ 888	\$	2,270,574	\$ 5,173,784	\$	5,875,000 \$	13,838,899

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	EAR TO DATE VARIANCE ACTUAL FAV(UNFA			YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Special Assmnts- Tax Collector	\$ 94,174	\$ 93,883	\$	(291)	99.69%
Special Assmnts- CDD Collected	-	74,636		74,636	0.00%
Developer Contribution	468,493	22,125		(446,368)	4.72%
TOTAL REVENUES	562,667	190,644		(372,023)	33.88%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	7,200	3,000		4,200	41.67%
ProfServ-Dissemination Agent	2,083	2,917		(834)	140.04%
ProfServ-Info Technology	500	350		150	70.00%
ProfServ-Recording Secretary	2,000	600		1,400	30.00%
ProfServ-Trustee Fees	-	4,086		(4,086)	0.00%
District Counsel	9,500	14,222		(4,722)	149.71%
District Engineer	9,500	-		9,500	0.00%
Administrative Services	3,750	2,625		1,125	70.00%
Management & Accounting Services	4,000	-		4,000	0.00%
District Manager	20,834	14,583		6,251	70.00%
Accounting Services	14,500	5,950		8,550	41.03%
Website Compliance	1,800	1,500		300	83.33%
Postage, Phone, Faxes, Copies	500	280		220	56.00%
Rentals - General	500	350		150	70.00%
Public Officials Insurance	2,500	2,340		160	93.60%
Legal Advertising	3,500	4,065		(565)	116.14%
Miscellaneous Services	250	148		102	59.20%
Bank Fees	200	-		200	0.00%
Financial & Revenue Collections	2,625	300		2,325	11.43%
Website Administration	2,000	700		1,300	35.00%
Office Supplies	100	-		100	0.00%
Dues, Licenses, Subscriptions	175	558		(383)	318.86%
Total Administration	88,017	58,574		29,443	66.55%
Electric Utility Services					
Electricity - General	12,000	1,790		10,210	14.92%
Electricity - Streetlights	75,000	9,992		65,008	13.32%
Total Electric Utility Services	87,000	11,782		75,218	13.54%
Water Utility Services					
Utility - Water	4,500	5,306		(806)	117.91%
Total Water Utility Services	 4,500	 5,306		(806)	117.91%
. J.a. Hator Junty Jor Flood	 1,000	 3,000		(000)	117.0170

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage/Solid Waste Services				
Garbage - Recreational Facility	2,800	_	2,800	0.00%
Total Garbage/Solid Waste Services	2,800		2,800	0.00%
Stormwater Control				
Aquatic Maintenance	18,000	5,250	12,750	29.17%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,500	5,250	13,250	28.38%
Other Physical Environment				
Insurance - General Liability	3,200	2,860	340	89.38%
Insurance -Property & Casualty	30,000	-	30,000	0.00%
R&M-Other Landscape	5,000	4,464	536	89.28%
Landscape - Annuals	14,000	2,900	11,100	20.71%
Landscape - Mulch	18,500	2,722	15,778	14.71%
Landscape Maintenance	215,300	57,330	157,970	26.63%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	12,000	1,247	10,753	10.39%
Entry & Walls Maintenance	1,500		1,500	0.00%
Total Other Physical Environment	309,500	71,523	237,977	23.11%
Road and Street Facilities				
Roadway Repair & Maintenance	1,500		1,500	0.00%
Total Road and Street Facilities	1,500		1,500	0.00%
Parks and Recreation				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,500	-	7,500	0.00%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	12,000	=	12,000	0.00%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	1,000	-	1,000	0.00%
Recreation / Park Facility Maintenance	7,500	-	7,500	0.00%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	-	2,000	0.00%
Special Events	500	1,131	(631)	226.20%
Dog Waste Station Service & Supplies	1,500	150	1,350	10.00%
Pool Permits	350		350	0.00%
Total Parks and Recreation	48,850	1,281	47,569	2.62%

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contingency				
Misc-Contingency	2,000		2,000	0.00%
Total Contingency	2,000		2,000	0.00%
TOTAL EXPENDITURES	562,667	153,716	408,951	27.32%
Excess (deficiency) of revenues				
Over (under) expenditures		36,928	36,928	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(16,020)		
FUND BALANCE, ENDING		\$ 20,908		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 Series 2022-1 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	8,435	\$	8,435	0.00%
Special Assmnts- Tax Collector	Ψ 223,100	Ψ	225,464	Ψ	2,364	101.06%
TOTAL REVENUES	223,100		233,899		10,799	104.84%
EXPENDITURES						
Debt Service						
Principal Debt Retirement	70,000		75,000		(5,000)	107.14%
Interest Expense	153,100		151,910		1,190	99.22%
Total Debt Service	223,100		226,910		(3,810)	101.71%
TOTAL EXPENDITURES	223,100		226,910		(3,810)	101.71%
Excess (deficiency) of revenues						
Over (under) expenditures			6,989		6,989	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			195,367			
FUND BALANCE, ENDING		\$	202,356			

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 Series 2022-2 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED YEAR TO DA BUDGET ACTUAL		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
DEVENUES				
REVENUES Interest - Investments	\$ -	ф 4.00 <b>7</b>	Ф 4.00 <del>7</del>	0.000/
	*	\$ 4,267	\$ 4,267	0.00%
Special Assmnts- Tax Collector	127,578	127,184	(394)	99.69%
Special Assmnts- CDD Collected	552	-	(552)	0.00%
TOTAL REVENUES	128,130	131,451	3,321	102.59%
EXPENDITURES  Debt Service				
Principal Debt Retirement	40,000	40,000	-	100.00%
Interest Expense	88,130	88,130	-	100.00%
Total Debt Service	128,130	128,130	<u>-</u>	100.00%
TOTAL EXPENDITURES	128,130	128,130	-	100.00%
Excess (deficiency) of revenues  Over (under) expenditures		3,321	3,321	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		108,531		
FUND BALANCE, ENDING		\$ 111,852	•	

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 Series 2024 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
ACCOUNT DESCRIPTION	BODOLI	ACTUAL	TAV(ONTAV)	ADOI 1ED BOD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	91,024	91,024	0.00%
TOTAL FINANCING SOURCES (USES)	-	91,024	91,024	0.00%
Net change in fund balance	\$ -	\$ 91,024	\$ 91,024	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 91,024		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 Series 2022-1 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED YEAR TO DATE BUDGET ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES						
Interest - Investments	\$ _	\$	27	\$	27	0.00%
TOTAL REVENUES	-		27		27	0.00%
EXPENDITURES  Construction In Progress						
Construction in Progress	-		1,814,651		(1,814,651)	0.00%
Total Construction In Progress	 -		1,814,651		(1,814,651)	0.00%
TOTAL EXPENDITURES	 -		1,814,651		(1,814,651)	0.00%
Excess (deficiency) of revenues  Over (under) expenditures			(1,814,624)		(1,814,624)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			758			
FUND BALANCE, ENDING		\$	(1,813,866)			

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 Series 2022-2 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	418	\$	418	0.00%
TOTAL REVENUES		-		418		418	0.00%
<u>EXPENDITURES</u>							
TOTAL EXPENDITURES		-		-		-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				418		418	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				467			
FUND BALANCE, ENDING			\$	885			

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 Series 2024 Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	98	\$ 98	0.00%
TOTAL REVENUES	-		98	98	0.00%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Trustee Fees	-		11,950	(11,950)	0.00%
Bond Counsel	-		117,500	(117,500)	0.00%
Disclosure Council	-		7,500	(7,500)	0.00%
District Manager	-		37,500	(37,500)	0.00%
Postage, Phone, Faxes, Copies			2,250	 (2,250)	0.00%
Total Administration	-		176,700	(176,700)	0.00%
TOTAL EXPENDITURES	-		176,700	(176,700)	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	<u>-</u>		(176,602)	(176,602)	0.00%
OTHER FINANCING SOURCES (USES)	 _				
Interfund Transfer - In	-		2,447,176	2,447,176	0.00%
TOTAL FINANCING SOURCES (USES)	-		2,447,176	2,447,176	0.00%
Net change in fund balance	\$ 	\$	2,270,574	\$ 2,270,574	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			_		
FUND BALANCE, ENDING		\$	2,270,574		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
ACCOUNT DESCRIPTION	BODGET	ACTUAL	TAV(ONTAV)	ADOFTED BOD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-			0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		5,173,784		
FUND BALANCE, ENDING		\$ 5,173,784		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 General Long-Term Debt Fund (950) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		48,965		
FUND BALANCE, ENDING		\$ 48,965		

## **Bank Account Statement**

Cobblestone CDD

Bank Account Statement: Bank Account No.: 4096, Statement No.: 24-05

Currency Code

Statement Date	05/31/24	Statement Balance	36,600.72
Balance Last Statement	49,807.92	<b>Outstanding Bank Transactions</b>	0.00
Statement Ending Balance	36,600.72	Subtotal	36,600.72
		Outstanding Checks	-8,286.54
G/L Balance at 05/31/24	28,314.18	Bank Account Balance	28,314.18

Transaction Date	Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	24-05						
04/30/24	Bank Account Ledger Entry	1204	Check for Vendor V00003		1	-150.00	-150.00
04/30/24	Bank Account Ledger Entry	1205	Check for Vendor V00006		1	-3,676.00	-3,676.00
04/30/24	Bank Account Ledger Entry	1207	Check for Vendor V00029		1	-4,798.34	-4,798.34
04/30/24	Bank Account Ledger Entry	1209	Check for Vendor V00024		1	-1,485.08	-1,485.08
05/01/24	Bank Account Ledger Entry	BD00004	Deposit No. BD00004		1	1,727.96	1,727.96
05/16/24	Bank Account Ledger Entry	1210	Check for Vendor V00011		1	-200.00	-200.00
05/16/24	Bank Account Ledger Entry	1211	Check for Vendor V00012		1	-200.00	-200.00
05/16/24	Bank Account Ledger Entry	1212	Check for Vendor V00013		1	-3,825.00	-3,825.00
05/16/24	Bank Account Ledger Entry	1214	Check for Vendor V00019		1	-200.00	-200.00
05/16/24	Bank Account Ledger Entry	1215	Check for Vendor V00020		1	-436.00	-436.00
05/16/24	Bank Account Ledger Entry	1216	Check for Vendor V00029		1	-4,798.34	-4,798.34
05/20/24	Bank Account Ledger Entry	BD00005	Deposit No. BD00005		1	4,228.00	4,228.00
05/22/24	Bank Account Ledger Entry	1217	Check for Vendor V00006		1	-128.80	-128.80
05/22/24	Bank Account Ledger Entry	1218	Check for Vendor V00029		1	-4,233.50	-4,233.50
05/29/24	Bank Account Ledger Entry	BD00006	Deposit No. BD00006		1	4,967.90	4,967.90
					Total	-13,207.20	-13,207.20

**Outstanding Payments** 

		Document		S	tatement
Posting Date	<b>Document Type</b>	No.	Description		Amount
			-		

Quantity 0 Total

Tuesday, June 18, 2024 Page 2

## **Bank Account Statement**

Cobblestone CDD

**Outstanding Checks** 

Posting Date	Document Type	Check No.	Description		Statement Amount
05/16/24	Payment	1213	Check for Vendor V00018		-750.00
05/30/24	Payment	1219	Check for Vendor V00007		-5,832.00
05/30/24	Payment	1220	Check for Vendor V00024		-1,458.70
05/30/24	Payment	1221	Check for Vendor V00020		-245.84
	Quantity	4	-	Total	-8,286.54

# COBBLESTONE INSPECTION REPORT. 6/10/24, 9:33 AM

**Cobblestone CDD.** 

Monday, June 10, 2024

**Prepared For Board of supervisors.** 

49 Issue Identified





## **Cobble Creek Boulevard.**

Assigned To LMP.

The North & South entrance and exit is clean and looks good.



#### **Cobble Creek Boulevard.**

Assigned To LMP.

The weeds in the annuals is not acceptable. Remove the weeds. The annual change out will take place in the month of June.



## **Cobble Creek Boulevard.**

Assigned To LMP.

The turf on the boulevard and median is healthy and looks good.



#### **Cobble Creek Boulevard.**

Assigned To LMP.

The South side entrance sign is clean and looks good. The monument was pressure cleaned this month.



301.
Assigned To LMP.
Heading South on the street looks good overall.



301.
Assigned To LMP.
Rake and remove the dead leaves.



**301.** Assigned To LMP.

The weeds in the bed need to be treated and scuffed.



**301.** Assigned To LMP.

The hardwood trees need to be shaped, and offer the fence line.



**301.** Assigned To LMP.

Tree fence line clearance is needed.



**301.** Assigned To MI Homes.

There is a MI banner pole down on the North side entrance.



**301.** Assigned To LMP.

There is no edging. There needs to be a hard edge line.



**Cobble Creek Boulevard.** 

Assigned To LMP.

Remove and scuff the median bed weeds.



Assigned To LMP.

Remove the invasive plant growing through the Trinets.



#### **Cobble Creek Boulevard.**

Assigned To LMP.

Invasive plant needs to be removed.



Assigned To LMP.

Remove the tree suckers.



# **Cobble Creek Boulevard.**

Assigned To LMP.

Treat and hand pull the weeds in the Peanut plants.



Assigned To LMP.

Treat the white clover growing through the Peanut plants.



# **Cobble Creek Boulevard.**

Assigned To LMP.

Remove the tree suckers.



Assigned To LMP.

Remove the invasive plant.



# **Cobble Creek Boulevard.**

Assigned To LMP.

Treat and scuff the bed weeds.



Assigned To LMP.

The North side entrance sign is clean and looks good.



#### **Cobble Creek Boulevard.**

Assigned To LMP.

The turf was damaged due to some type of construction. Send an estimate to replace the turf.



Assigned To LMP.

Treat and hand pull the weeds in the Peanut plants.



# **Cobble Creek Boulevard.**

Assigned To LMP.

Treat and scuff the bed weeds.



SW 1 pond.

Assigned To Horner.

The pond is heavily receded, but looks good overall.



SW 1 pond.

Assigned To LMP.

Trim closer to the ponds edge.



#### **SE** Perimeter fence.

Assigned To LMP.

Treat and remove the invasive grass growing through the hedge plants.



#### **SE** Perimeter fence.

Assigned To LMP.

Treat and scoff the invasive grass and weeds. There is no edging. There needs to be a hard edge.



SW 2 pond.

Assigned To Horner.

The pond is heavily receded, but looks good overall.



**SE Perimeter fence.** 

Assigned To LMP.

Spray the fence line weeds.



# **SE Perimeter fence.**

Assigned To LMP.

Trim the overgrowth hanging on the fence.



SW 2. pond.

Assigned To LMP.

Cut drip line. The drip line needs to be buried.



**SW 2 pond.**Assigned To LMP.

Cut drip line. Bury the drip line.



**Cobble Creek Boulevard.** 

Assigned To District manager.

The amenity center looks good.



Assigned To LMP.

The pool build is in progress. The pavers are clean and look good.



SW 2 pond.

Assigned To Horner.

The pond is dry.



Assigned To LMP.

Berry the drip line.



# **Cobble Creek Boulevard.**

Assigned To LMP.

Bury the drip line. Remove the weeds & suckers.



Assigned To LMP.

The turf is dry due to no irrigation, and the weather conditions.



# **Cobble Creek Boulevard.**

Assigned To District manager. The mailboxes are clean and look good.



**Cobble Creek Boulevard.** 

Assigned To LMP.

Remove the bricks.



SW 3 pond.

Assigned To Horner.

There is planktonic algae and duckweed in the heavily receded pond.



# **East fence line.**

Assigned To LMP.

Tree and scuff the weeds.



**East fence line.** 

Assigned To LMP.

There is no edging and this area looks to be neglected.



East fence line.

Assigned To LMP.

The entire area needs to be maintained. The plants are looking dry as well.



**East fence line.** 

Assigned To LMP.

Needs to be maintained.



Sunny Pebble Loop fence line.

Assigned To LMP.

Trim the overgrowth on the top of the fence.



Sunny Pebble Loop.

Assigned To LMP.

Trim back to preserve overgrowth.



# **Sunny Pebble Loop.**

Assigned To LMP.

Trim back to preserve overgrowth.

Response from Horner: Service was completed on all ponds for cobblestone on 6/11/24 for Algae, shoreline vegetation and Duckweed. Please allow 10-14 days for results.