

Cobblestone Community Development District

Board of Supervisors:

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

Staff:

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer
Paul Young, Field Inspection Coordinator

Public Hearing & Regular Meeting Agenda Thursday, September 18, 2025 – 10:00 a.m.

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

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

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

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

1. Call to Order/Roll Call

2. Motion to Approve the Agenda

3. Public Comment Period

4. Staff Reports

A. Aquatics Inspection Report

1. Steadfast Pond Maintenance Proposal
2. Cypress Creek Aquatics – Aquatic Maintenance Agreement

B. Field Inspection Report

1. September Field Inspection Report

C. District Engineer

D. District Counsel

E. District Manager

5. Public Hearing

A. Open Public Hearing

B. Staff Presentations/Review

1. Master Report of Engineer – Phase 3

District Office:

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

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
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Passcode: 46EC3xs7

2. Master Assessment Methodology Report – Phase 3

C. Public Comment

D. Close Public Hearing

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

6. Business Items

A. Consideration of Supplemental Report of the District Engineer – Phase 3

B. Consideration of Supplemental Assessment Methodology Report – Phase 3

C. Consideration of Resolution 2025-09; Delegation Resolution

1. Preliminary Limited Offering Memorandum

2. Bond Purchase Agreement

3. Continuing Disclosure Agreement

4. Rule 15c2-12 Certificate

D. Consideration of Ancillary Documents (in Substantial Form)

1. True-Up Agreement

2. Completion Agreement

3. Collateral Assignment Agreement

4. Declaration of Consent

E. Cobblestone CDD Work Authorization Number 202

F. Ratification of Streetlight Agreement

G. Consideration of Additional Phase 2 Maintenance

1. Steadfast Fourth Addendum to the Landscape Maintenance Contract

7. Business Administration

A. Approval of Meeting Minutes (*August 27, 2025 Public Hearing & Regular Meetings*)

B. Acceptance of Financials (*August 2025*)

C. Acceptance of the Check Registers (*August 2025*)

D. Consideration of Operations and Maintenance Invoices (*August 2025*)

8. Supervisor Requests

9. Public Comment Period

10. Adjournment