

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

Regular Meeting Agenda Wednesday, October 22, 2025 – 10:00 a.m.

The 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. Public Comment Period

3. Bond Related Matters

A. Final Supplemental Assessment Methodology Report and Supplemental Assessment Resolution for Series 2025 (Assessment Area Four) Bonds

1. Presentation of *Final Supplemental Assessment Methodology Report – Phase 3, Series 2025 Bonds*, dated October 2, 2025
2. Consideration of Resolution 2026-01: Supplemental Assessment Resolution for Series 2025 (Assessment Area Four) Bonds

B. Consideration of Forms of Issuer's Counsel Documents:

1. Collateral Assignment and Assumption of Development Rights and Contract Rights Relating to the Cobblestone Project
2. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the Completion of Certain Improvements
3. Declaration of Consent (Cobblestone Community Development District Special Assessment Revenue Bonds (Assessment Area Four), Series 2025]

District Office:

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

Meeting Location:

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4. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the True-Up Payment of the Series 2025 Assessments
5. Supplement to Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by Cobblestone CDD
6. Notice of Special Assessments/Lien of Record

C. Documents Related to Construction Requisition No. 1

1. Third Amendment to the Agreement between Cobblestone Community Development District and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements – *previously approved*
2. Fourth Amendment to the Agreement between Cobblestone Community Development District and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements
3. Table Reflecting the Acquisition Costs to be Paid from Construction Requisition No.1
4. Certificate of District Engineer for Cobblestone, Phase 2 – *previously provided*
5. Certificate of District Engineer for Cobblestone Traffic Signalization Improvements
6. Developer Certification of Costs Paid for Cobblestone, Phase 2 – *previously provided*
7. Developer Certification of Costs Paid for Cobblestone Traffic Signalization
8. Bill of Sale for Cobblestone, Phase 2 – *previously accepted by the District*
9. Deed for Cobblestone, Phase 2 – *previously accepted by the District*
10. Bill of Sale for Cobblestone Traffic Signalization Improvements

D. General Matters Related to the District and/or any other items related to the Issuance of the Series 2025 Bonds and the acquisition and/or construction of the infrastructure improvements

4. Business Items

A. Pond Dewatering Discussion

1. Letter to KB Home
2. Geotechnical Services – Shallow Soils Study Pond 3
3. MEI Agreement for Testing on SW4
4. Agreement Between Cobblestone CDD & MEI Inc. for Geotechnical Engineering Services 10-13-2025

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B. Ratification of All Items Considered & Approved by the Board at the 10/06/25

Cobblestone Emergency Meeting (See Meeting Minutes of October 6, 2025 Emergency Meeting Attached)

5. Consent Agenda Items**A. Approval of Meeting Minutes****1. October 6, 2025 Emergency Meeting Minutes****6. Staff Reports****A. District Counsel****B. District Engineer****C. District Manager****7. Other Business, Updates, and Supervisor Comments****8. Adjournment****District Office:**

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