

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
Jere L. Earlywine, District Counsel
Tonja Stewart, District Engineer
Paul Young, Inframark Field Services
Chris Wallen, Steadfast Landscape
Jason Combee, Steadfast Landscape
Nancy Hix, Accountant II

Regular Meeting Agenda Thursday, December 18, 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. Audience Comments – Three- (3) Minute Time Limit****3. Accountant Summary****4. Business Items**

A. Discussion of Pond 3 Washouts.....	Page 4
1. Inframark Pond 3 Photos	
B. Consideration of Washout Repair Proposals.....	Page 16
1. Map of Washouts	
2. Consideration of CLS Pond 3 Washout Repair Proposal #422	
3. Consideration of CLS Pond 3 Washout Repair; 2770 Sunny Pebble Loop Proposal # 423	
4. Consideration of CLS Pond 3; Slope Erosion Repair Proposal #424	
5. Consideration of Crosscreek Environmental Proposal	
a. Cobblestone CDD Aerial	
b. B.E.S.T. Installation	
c. B.E.S.T. Restoration Before & After	

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](#)
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C. Consideration of Arbitrage Rebate Counselors, LLC Proposals.....	Page 31
1. Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2022 Annual Arbitrage Calculation	
2. Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2024 Annual Arbitrage Calculation	
3. Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2025 Annual Arbitrage Calculation	
D. Consideration of Inframark Revised Pressure Washing Proposal.....	Page 34
E. Ratification of Earth Tech Compaction Grounding Agreement.....	Page 37
F. Discussion of Meeting Location Change.....	Page 57
G. Consideration of Resolution 2026-02; Removing of the Assistant Treasurer.....	Page 58

5. Consent Agenda

A. Approval of Meeting Minutes.....	Page 59
1. October 22, 2025 Regular Meeting Minutes	
2. November 17, 2025 Regular Meeting Minutes	
B. Acceptance of Financials.....	Page 67
1. October 2025	
C. Acceptance of the Check Registers.....	Page 83
1. October 2025	
D. Consideration of Operations and Maintenance Report.....	Page 84
1. October 2025	

6. Staff Reports

A. Field Inspection Report.....	Page 136
1. December Field Inspection Report	
B. Aquatics Report.....	Page 153
1. Horner Environmental Professionals Aquatic Maintenance November Service Report	
C. District Counsel	
D. District Engineer	
E District Manager	

7. Supervisor Requests**8. Audience Comments – Three- (3) Minute Time Limit****9. Adjournment**

The next meeting is scheduled for Wednesday, January 28, 2026 at 10:00 a.m.