

# 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](#)  
OR dial in for audio only (646) 838-1601  
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<b>C. Consideration of Arbitrage Rebate Counselors, LLC Proposals.....</b>	<b>Page 31</b>
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	
<b>D. Consideration of Inframark Revised Pressure Washing Proposal.....</b>	<b>Page 34</b>
<b>E. Ratification of Earth Tech Compaction Grounding Agreement.....</b>	<b>Page 37</b>
<b>F. Discussion of Meeting Location Change.....</b>	<b>Page 57</b>
<b>G. Consideration of Resolution 2026-02; Removing of the Assistant Treasurer.....</b>	<b>Page 58</b>
<b>5. Consent Agenda</b>	
<b>A. Approval of Meeting Minutes.....</b>	<b>Page 59</b>
1. October 22, 2025 Regular Meeting Minutes	
2. November 17, 2025 Regular Meeting Minutes	
<b>B. Acceptance of Financials.....</b>	<b>Page 67</b>
1. October 2025	
<b>C. Acceptance of the Check Registers.....</b>	<b>Page 83</b>
1. October 2025	
<b>D. Consideration of Operations and Maintenance Report.....</b>	<b>Page 84</b>
1. October 2025	
<b>6. Staff Reports</b>	
<b>A. Field Inspection Report.....</b>	<b>Page 136</b>
1. December Field Inspection Report	
<b>B. Aquatics Report.....</b>	<b>Page 153</b>
1. Horner Environmental Professionals Aquatic Maintenance November Service Report	
<b>C. District Counsel</b>	
<b>D. District Engineer</b>	
<b>E District Manager</b>	
<b>7. Supervisor Requests</b>	
<b>8. Audience Comments – Three- (3) Minute Time Limit</b>	
<b>9. Adjournment</b>	

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