

# 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  
Kelly Dattler, Administrative Assistant III

## Regular Meeting Agenda Wednesday, January 28, 2026 – 10:00 a.m.

The Regular Meeting of Cobblestone Community Development District will be held at **Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.**

**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. Consideration of Revised Pressure Washing Scope of Service
- B. Consideration of Stormwater Pipe Clean-Out Proposal
- C. Consideration of KB Homes Legal Matter
- D. Discussion of Updates on Pond Erosion/Dewatering
- E. Discussion of Depression Repair
- F. Consideration of Steadfast Proposal for Pool Equipment Rock Touch Up
- G. Consideration of Steadfast Proposal for Mailbox Tree Replacement
- H. Consideration of Transferring General Funds from Truist to Valley Bank

### 5. Consent Agenda

#### A. Approval of Meeting Minutes

#### 1. December 18, 2025 Regular Meeting Minutes

**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

**B. Acceptance of Financials**

1. November 2025

2. December 2025

**C. Acceptance of the Check Registers**

1. November 2025

2. December 2025

**D. Consideration of Operations and Maintenance Report**

1. November 2025

2. December 2025

**6. Staff Reports**

**A. Field Inspection Report**

1. January Field Inspection Report

**B. District Counsel**

**C. District Engineer**

**D. District Manager**

**7. Supervisor Requests**

**8. Audience Comments – *Three- (3) Minute Time Limit***

**9. Adjournment**

*The next meeting is scheduled for February 25, 2026 at 10:00 a.m.*