

# 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, February 25, 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 Landscape Buffer Maintenance**
    1. Photos
    2. Steadfast Landscape Buffer Proposal
  - B. Discussion of Winter Damaged Landscape Proposals**
    1. Steadfast Frost Damage Report
    2. Frost Damage Proposals
  - C. Consideration of FDOT Storm Drain Agreement**
  - D. Discussion of KB Homes Dewatering**
  - E. Consideration of Pond 3 Erosion Repairs**
    1. CLS Proposal for Pond 3 FES & Eroded Slope Repairs

**District Office:**

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

**Meeting Location:**

In person: 2740 Cypress Ridge Blvd. Wesley Chapel, FL  
Participate remotely: Microsoft Teams [Join the meeting now](#)  
OR dial in for audio only (646) 838-1601  
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**2. RIPA Proposals**

**F. Acceptance of Annual Arbitrage Reports for:**

- 1. April 1, 2022 to April 1, 2023**
- 2. April 1, 2023 to April 1, 2024**
- 3. April 1, 2024 to April 1, 2025**

**5. Consent Agenda**

**A. Approval of Meeting Minutes**

- 1. January 28, 2026 Regular Meeting Minutes**

**B. Acceptance of Financials**

- 1. January 2026**

**C. Acceptance of the Check Registers**

- 1. January 2026**

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

- 1. January 2026**

**6. Staff Reports**

**A. Field Inspection Report**

- 1. February 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 March 25, 2026 at 10:00 a.m.*