

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](#)
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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.