MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, July 22, 2026 at 10:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Tatiana Pagan	Chairperson
Aaron Spinks	Vice Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary
Jared Rossi	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager	
Jere Earlywine	District Counsel	*(via phone)*
Tonja Stewart	District Engineer	*(via phone)*
Paul Young	Field Services	
Seth Mendoza	*Steadfast Landscaping*	
Yovani Cordero	*Steadfast Landscaping*	
Bill Conrad	*Steadfast Landscaping*	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public/Residents Comments**

Public/Residents comments were held for the final item of this meeting.

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion of Gagne Parcel

Mr. Radcliff presented the Gagne Parcel to the Board for discussion. A conversation ensued between District Staff and the Board.

B. Ratification of Steadfast Agreement for Aquatic Maintenance Services

> On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, *Steadfast* Agreement for Aquatic Maintenance Services, was ratified. 5-0

C. Ratification of KB Homes Tampa, LLC Settlement Agreement & Mutual Release

> On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, *KB Homes* Tampa, LLC Settlement Agreement & Mutual Release, was ratified. 5-0

D. Ratification of Final Crosscreek Pond 3 Erosion Repair Proposal

> On MOTION by Mr. Thompson seconded by Mr. Blakley, with all in favor, Final Crosscreek Pond 3 Erosion Repair Proposal, was ratified. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of June 24, 2026 Regular Meeting Minutes
B. Acceptance of Financials for June 2026
C. Acceptance of the Check Registers for June 2026
D. Acceptance of Operations and Maintenance Report for June 2026

> On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel
B. District Engineer
C. District Manager

There being no reports, the next item followed.

1. Discussion of irrigation

Steadfast commented on the current status of the irrigation. The Board requested an update at the next meeting.

2. July Field Inspections Report

Mr. Young presented/reviewed the Field Inspections and Irrigation Reports, copies of which were included in the agenda package.

SIXTH ORDER OF BUSINESS BOS Requests/Comments

There being none, the next order of business followed.

SECOND ORDER OF BUSINESS Public/Residents Comments (CONTINUED)

Multiple residents commented on the recent enforcement of the parking/towing policy and subsequent towing of vehicles within the community. Also, on possible flooding due to adjacent development. And on landscape near a residents home that needed maintenance.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the meeting was adjourned at 11:09 a.m. 5-0

Bryan Radcliff	Tatiana Pagan
Assistant Secretary	Chairperson