

Berry Bay Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Kelly Evans, Assistant Secretary
Chloe Firebaugh, Assistant Secretary

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Brooke Chapman, District Manager
Rollamay Turkoane, District Manager
Sade Smith, Clubhouse Manager

Regular Meeting Agenda

Thursday, March 05, 2026, at 2:00 p.m.

The Regular Meeting of the **Berry Bay Community Development District** will be held **March 05, 2026 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Fiscal Year 2025 Final Audit
- B. Master Report of the District Engineer – 2026 Expansion Parcel *(under separate cover)*
- C. Master Assessment Methodology Report – 2026 Expansion Parcel *(under separate cover)*
- D. Consideration of Resolution 2026-08; Declaring Special Assessments (2026 Expansion Parcel)
- E. Consideration of Resolution 2026-09; Setting Public Hearing (2026 Expansion Parcel) (April 9th)
- F. Amended/Restated Supplemental Report of the Engineer – Assessment Area 4 *(under separate cover)*
- G. Amended/Restated Supplemental Assessment Methodology Report – Assessment Area 4
- H. Acceptance of Quit Claim Bill of Sale – Village C
- I. Ratification of Special Warranty Deed – Village C

4. CONSENT AGENDA

- A. Approval of Minutes of the February 08, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance January 2026
- C. Acceptance of the Financials and Approval of the Check Register for January 2026
- D. Ratification of Down to Earth – First Addendum
- E. Ratification of Down to Earth Proposal #139680 (\$33,327.50)
- F. Ratification of Down to Earth Proposal #137520 (\$510.00)
- G. Ratification of City-Wide Cleaning L.L.C. Proposal

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report
 - ii. Lake Maintenance Service Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT