

**MINUTES OF MEETING  
BERRY BAY  
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Berry Bay Community Development District was held on Thursday, November 2, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Ryan Motko	Assistant Secretary
Kelly Evans	Assistant Secretary

Also present were:

Brian Radcliff	District Manager
Angie Grunwald	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Brooke Chapman	On-Site Field Manager
Alex	Pond Vendor

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Grunwald called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Recess to Public Hearing**

Ms. Grunwald requested the Board recess to the public hearing.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adopting Amenities Rules and Policies**

**A. Open the Public Hearing on Adopting Amenities Rules and Policies**

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor, the Public Hearing on Adopting Amenities Rules and Policies, was opened. 4-0
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- A copy of the Rules and Policies was provided to the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Rules and Regulations of the Amenities Center, was approved. 4-0

**B. Staff Presentations**

**C. Public Comments**

There being none, the next order of business followed.

**D. Close the Public Hearing on Adopting Amenities Rules and Policies**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Public Hearing on Adopting Amenities Rules and Policies, was closed. 4-0

**E. Consideration of Resolution 2024-01, Adopting Amenities Rules and Policies**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-01, Adopting Amenities Rules and Policies, was adopted. 5-0

**FIFTH ORDER OF BUSINESS**

**Return and Proceed to Regular Meeting**

Ms. Grunwald requested the Board return to the regular meeting.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion on Aquatics Vendor**

- Alex, the aquatics vendor, discussed the conditions and maintenance plan for the ponds.

**B. Ratification of Fiscal Year 2024 Developer Funding Agreement**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Fiscal Year 2024 Developer Funding Agreement, was ratified. 4-0

**C. Ratification of Aquatic Weed Control Amendment – Additional Pond**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Aquatic Weed Control Amendment – Additional Pond, was ratified. 4-0

**D. Discussion of Website Requirements**

- Ms. Grunwald assured the Board website requirements are being updated by the website developer.

**E. Discussion on New Onsite Staffing Update**

- Ms. Grunwald introduced Ms. Chapman to the Board.

**F. Discussion on Irrigation Repairs Proposal**

- Ms. Grunwald discussed the irrigation plan to research different types of annuals and other plant material.
- The proposal was rejected.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of the September 07, 2023, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures July – August 2023**
- C. Acceptance of the Financials and Approval of the Check Register for August 2023**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 4-0

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**
  - i. First Choice Aquatics Report**
  - ii. Community Inspection Report**

There being no discussions, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

- Mary, a resident, commented on adding meeting comments to her residents' blog.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the meeting was adjourned. 4-0



Angie Grunwald  
District Manager



Chairperson/Vice Chairperson