

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, Clubhouse Manager

Regular Meeting Agenda

Thursday, December 18, 2025 at 2:00 p.m.

The Regular Meeting of the **Berry Bay Community Development District** will be held **December 18, 2025 at 11:00 a.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: 270 779 761 238 11 **Passcode:** W8CR7RX7

Dial-in by phone +1 646-838-1601 **Pin:** 506 749 731#

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. Supplemental Engineer Report

B. Supplemental Methodology Report

C. Consideration of Resolution 2026-03; Delegated Award

i. Consideration of Supplemental Trust Indenture

ii. Consideration of Master Trust Indenture

iii. Contract of Purchase

iv. Preliminary Limited Offering Memorandum

v. Continuing Disclosure Agreement

D. Other Items Related to the Series 2026 Bonds

E. Consideration of SchoolNow CDD Website Proposal

F. Consideration of Annual Arbitrage Reporting Proposal

i. Berry Bay CDD - \$17,760,000 Special Assessment Bonds, Series 2021 (Area One)

ii. Berry Bay CDD - \$6,430,000 Special Assessment Bonds, Series 2023 (Area Two)

iii. Berry Bay CDD - \$2,435,000 Special Assessment Bonds, Series 2024 (Area Three)

G. Consideration of Resolution 2026-04; Designation of Officers

4. CONSENT AGENDA

A. Approval of Minutes of the November 06, 2025, Regular Meeting

B. Consideration of Operation and Maintenance October 2025

C. Acceptance of the Financials and Approval of the Check Register for October 2025

D. Ratification of Grau & Associates Audit Engagement Letter

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