



HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Tuesday, October 13, 2026
Time: 5:30 p.m.
Location: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, Florida 33558

[Join via Computer or Mobile App](#)
Dial-in Number: 1-904-348-0776
Phone Conference ID: 684 257 747#
(Mute/Unmute: *6)
(Raise/Lower Hand: *5)

Agenda

The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS:

ROLL CALL

Supervisors	Present	Teams	Absent
Shelley Grandon (1-C)			
Jeffrey Witt (2)			
David Hubbard (3)			
Russ Rossi (4-VC)			
James Kelbaugh (5)			

Staff/Vendors

Heath Beckett, Vesta
Michael Bush, Vesta
Tracy Robin, Straley Robin Vericker
Tyson Waag, Stantec
John Panno, Heritage Harbor Golf Course
Charles Conover, Double Bogeys Tavern & Grille
David Gilleland, Double Bogeys Tavern & Grille
Alex Kurth, Premier Lakes
Adam Rhum, Greenview Landscape
Tom Prickett, Rayco Industries

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – Agenda Items
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 8, 2026 [EXHIBIT 1](#)
- B. Acceptance of the Unaudited August 2026 Financial Statements [EXHIBIT 2](#)

FOURTH ORDER OF BUSINESS:

BUSINESS MATTERS

- A. District Engineer – *Tyson Waag, Stantec*
 - 1. Status of Reclaimed Water Meter Project – *Tom Prickett, Rayco Industries*
- B. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* [EXHIBIT 3](#)
- C. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*
 - 1. Consideration of Premier Lakes Proposal(s)



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THIRD ORDER OF BUSINESS: BUSINESS MATTERS (Continued)

- D. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* **EXHIBIT 4**
 - 1. OLM Inspection – Sep 24, 2026 –90%
- E. Golf Operations – *John Panno, Pro Shop*
- F. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 5**
- G. District Counsel – *Tracy Robin, Straley Robin Vericker*
- H. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Approval of FY 2026 Report of Achieved Goals and Objectives **EXHIBIT 6**
 - 2. Consideration of Envera Proposal for Replacement of Security-Related Monitoring Equipment - \$1,974.00 *Under Separate Cover*

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS (Includes Next Meeting Agenda Items)

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – Non-Agenda Items and New Business (Limited to 3 Minutes Per Person)

SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

	In Person	Virtually	Not
Shelley Grandon (1-C)			
Jeffrey Witt (2)			
David Hubbard (3)			
Russ Rossi (4-VC)			
James Kelbaugh (5)			

**Tuesday, November 10, 2026
at 5:30 p.m.**
Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz, FL 33558

**AGENDA DEADLINE:
Noon – November 2, 2026**

EIGHTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY (To be Included in the Meeting Minutes)

NINTH ORDER OF BUSINESS: ADJOURNMENT