HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Tuesday, November 10, 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 October 13, 2026 **EXHIBIT 1**

B. Acceptance of the Unaudited September 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**

Denotes Return to Agenda Link:

THIRD ORDER OF BUSINESS: **BUSINESS MATTERS** (Continued)

C. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*

1. Consideration of Premier Lakes Proposal(s)

D. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* **EXHIBIT 4**

1. OLM Inspection – Oct 22, 2026 –90%
2. Consideration of Greenview Proposal(s)

E. Golf Operations – *John Panno, Pro Shop*

1. Consideration of Proposals for Golf Course Maintenance **EXHIBIT 5**
   a. Brightview Golf Maintenance - $958,680.00
   b. Cypress Golf Course Services - $734,136 - $826,276.00
   c. International Golf Maintenance - $893,748 - $1,005,921.00

Under Separate Cover

F. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 6**

G. District Counsel – *Tracy Robin, Straley Robin Vericker*

H. District Manager – *Heath Beckett, Vesta District Services*

1. Consideration of HOA Request to Authorize Amazon Key for Business **EXHIBIT 7**

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, December 8, 2026
at 5:30 p.m.
Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz, FL 33558

AGENDA DEADLINE:
Noon – November 30, 2026

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

NINTH ORDER OF BUSINESS: **ADJOURNMENT**