



Sweet Bay

***RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS
1-7 & COMMERCIAL
COMMUNITY DEVELOPMENT DISTRICTS 1-2***

Advanced Meeting Package

Regular Meeting

Friday

May 15, 2026

10:00 A.M., C.D.T

Location:

960 Promenade St.,

Panama City, FL 32405

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

SweetBay Residential Community Development Districts 1-7 & Commercial Community Development Districts 1-2

250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132

Board of Supervisors
**SweetBay Residential Community Development Districts 1-7 & Commercial Community
Development Districts 1-2**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the SweetBay Residential Community Development Districts 1-7 & Commercial Community Development Districts 1-2 is scheduled for **Friday, May 15, 2026, at 10:00 a.m., C.D.T. at 960 Promenade St., Panama City, FL 32405.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com . We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

SweetBay

RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS

1-7 & COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2

Meeting Date: Friday, May 15, 2026 Call-in Number: +1 (904) 348-0776
Time: 10:00 AM, C.D.T Phone Conference ID: 667 133 14#
Location: 960 Promenade St., Teams Meeting ID: 247 211 381 086 6
Panama City, FL 32405 Teams Link: [Link](#)

Agenda

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- III. Presentation of Proof of Publication(s)**
- IV. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on March 20, 2026
- V. Business Matters**
- VI. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Form 1 Submittal Reminder – July 1st
 2. Presentation of Bay County Number of Qualified Electors – F.S. 190.006
 - a. Residential 1 – 205
 - b. Residential 2 – 37
 - c. Residential 3 – 0
 - d. Residential 4 – 0
 - e. Residential 5 – 0
 - f. Residential 6 – 0
 - g. Residential 7 – 69
 - h. Commercial 1 – 0
 - i. Commercial 2 – 0
- VII. Supervisors' Requests**
- VIII. Audience Comments** *(limited to 3 minutes per individual for non-agenda items)*
- IX. Adjournment**

[Exhibit 1](#)

[Pg. 5](#)

[Exhibit 2](#)

[Pgs. 7-8](#)

[Exhibit 3](#)

[Pg. 10](#)

EXHIBIT 1

Published in Bay County
SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7 & COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the SweetBay Residential Community Development Districts 1-7 & Commercial Community Development Districts 1-2 (the " **District** ") will be held on Friday, May 15, 2026, at 10:00 a.m. C.D.T. at 960 Promenade St., Panama City, FL 32405. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

SweetBay Community Development District

David McInnes, District Manager
(321) 263-0132, Ext. 193

Publication date:

EXHIBIT 2

1 **MINUTES OF MEETING**

2 **SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7 &**
3 **COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2**

4 The Regular Meeting of the Board of Supervisors of the SweetBay Residential Community
5 Development Districts 1-7 and Commercial Community Development Districts 1-2 was held on Friday,
6 March 20, 2026 at 10:01 a.m. CDT, at 960 Promenade St, Panama City, FL 32405.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Will Randle	Board Supervisor, Chairman
11 Melissa Lupton	Board Supervisor, Vice Chairperson
12 Cheryl Duncan	Board Supervisor, Assistant Secretary

13 Also, present were:

14 David McInnes (<i>via phone</i>)	District Manager, Vesta District Services
15 Kyle Magee (<i>via phone</i>)	Kutak Rock
16 Carol Watson	Association Manager, Burg Management Company, Inc.
17 Dr. Hank Fishkind (<i>via phone</i>)	Fishkind Consulting

18

19 *The following is a summary of the discussions and actions taken at the March 20, 2026 SweetBay*
20 *Residential Community Development Districts 1-7 & Commercial Community Development Districts 1-2*
21 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
22 *emailing PublicRecords@vestapropertyservices.com.*

23 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
24 **agenda items)**

25 There being no audience comments, the next item followed.

26 **THIRD ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

27 **FOURTH ORDER OF BUSINESS – Consent Agenda**

- 28 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
29 Held on February 27, 2026

30 On a MOTION by Mr. Randle, SECONDED by Ms. Duncan, WITH ALL IN FAVOR, the Board approved
31 the Consent agenda as presented, for the SweetBay Residential Community Development Districts 1-7 and
32 Commercial Community Development Districts 1-2.

33 **FIFTH ORDER OF BUSINESS – Staff Reports**

- 34 A. District Counsel

35 Mr. Magee had nothing to report.

- 36 B. District Engineer

37 The District Engineer was not in attendance.

- 38 C. District Manager

39 Mr. McInnes had nothing to report.

40 **SIXTH ORDER OF BUSINESS – Supervisors’ Requests**

41 There being no Supervisors’ requests, the next item followed.

42 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to*
43 *3 minutes per individual)*

44 There being no audience comments, the next item followed.

45 **EIGHTH ORDER OF BUSINESS – Adjournment**

46 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
47 adjourn the meeting. There being none, Mr. Randle made a motion to adjourn the meeting.

48 On a MOTION by Mr. Randle, SECONDED by Ms. Duncan, WITH ALL IN FAVOR, the Board adjourned
49 the meeting at 10:04 a.m. CDT for the SweetBay Residential Community Development Districts 1-7 and
50 Commercial Community Development Districts 1-2

51 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
52 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
53 *including the testimony and evidence upon which such appeal is to be based.*

54 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
55 **meeting held on May 15, 2026.**

56
57
58
59

Signature

Signature

Printed Name

Printed Name

60 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 3



NINA WARD
SUPERVISOR OF ELECTIONS
Bay County, Florida



(850) 784-6100



nward@bayvotesfl.gov



www.bayvotesfl.gov



830 W. 11th Street, Panama City, FL 32401

May 5, 2026

Jackie Leger
Vesta District Services
250 International Pkwy, Ste. 208
Lake Mary, FL 32746

RE: CDD Registered Voters

Dear Jackie Leger:

Per your request, in accordance with the requirements of Florida Statute 190.006(3)(a)(2)(d), the total number of registered voters for the SweetBay Community Development Districts as of May 5, 2026, is:

Residential 1 – 205
Residential 2 - 37
Residential 3 - 0
Residential 4 - 0
Residential 5 - 0
Residential 6 - 0
Residential 7 – 69
Commercial 1 – 0
Commercial 2 - 0

If you have any questions or concerns, please contact my office.

Respectfully,

Nina Ward
Supervisor of Elections, Bay County