

SweetBay Residential Community Development District 7



***Agenda Package
Regular Meeting***

***Friday
October 16, 2026
10:00 a.m. CDT***

***Meeting Location:
960 Promenade St.,
Panama City, FL 32405***

Note: The Agenda 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 District 7

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

Board of Supervisors
SweetBay Residential Community Development District 7

Dear Board Members:

The Regular Board Meeting of the Board of Supervisors of the SweetBay Residential Community Development District 7 is scheduled for **Friday, October 16, 2026, at 10:00 a.m. CDT** at the **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

Cc: Attorney
Engineer
District Records

SweetBay Residential Community Development District 7

Board of Supervisors

Will Randle, Chairman
Melissa Lupton, Vice Chairman
Jessica Renella, Assistant Supervisor
Cheryl Duncan, Assistant Supervisor
Mark Moody, Assistant Supervisor

Staff

David McInnes, District Manager
Wesley Haber, District Counsel
Jonathan Sklarski, District Engineer
Etc.

Meeting Agenda (16-October-2026, 10:00 AM C.D.T)

Call-in Number: +1 (929) 205-6099
Meeting ID: 667 133 14#
Teams Meeting ID: 247 211 381 086 6
Teams Link: [Link](#)

1. **Call to Order/Roll Call**
2. **Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
3. **Business Items**
 - A. Consideration & Adoption of **Resolution 2027-01**, Canvassing & Certifying Landowner Election Results
 - B. Consideration & Adoption of **Resolution 2027-02**, Designating Officers
4. **Adjournment**

[Exhibit 1](#)
[Pgs. 5-6](#)

[Exhibit 2](#)
[Pg. 8-9](#)

EXHIBIT 1

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 7 COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the SweetBay Residential Community Development District 7 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Bay County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District until such time as the Board of Supervisors can be elected by qualified electors of the District; and

WHEREAS, such landowners meeting was held on October 16, 2026 at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 7 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	_____ Votes
_____	Seat 2	_____ Votes
_____	Seat 3	_____ Votes
_____	Seat 4	_____ Votes
_____	Seat 5	_____ Votes

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following terms of office:

_____	Seat 1	4-year term
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_____	Seat 2	4-year term
_____	Seat 3	2-year term
_____	Seat 4	2-year term
_____	Seat 5	2-year term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of October 2026.

ATTEST:

**SWEETBAY RESIDENTIAL
COMMUNITY DEVELOPMENT
DISTRICT 7 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 2

RESOLUTION 2027-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE SWEETBAY RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT 7 DESIGNATING THE
OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS SweetBay Residential Community Development District 7 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Panama City, Florida; and

WHEREAS the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of SweetBay Residential Community Development District 7:

1. The following persons were elected to the offices shown to wit:

_____	is appointed Chairman
_____	is appointed Vice Chairman
<u>David McInnes</u>	is appointed Secretary
<u>Christine Richie</u>	is appointed Treasurer
<u>Jacquelyn Leger</u>	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
<u>Patricia Kehr</u>	is appointed Assistant Treasurer
<u>Scott Smith</u>	is appointed Assistant Treasurer

PASSED AND ADOPTED THIS 16TH DAY OF OCTOBER, 2026.

ATTEST

**SWEETBAY RESIDENTIAL
COMMUNITY DEVELOPMENT
DISTRICT 7**

Secretary/Assistant Secretary

Chairman / Vice Chairman