

**HARBOUR ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Tuesday, June 27, 2023**

**Remote Participation:**

Call in (audio only) 1 (646) 838-1601  
Conference ID 562622539#



2654 Cypress Ridge Boulevard  
Wesley Chapel, Florida 33544  
(407) 566-1935

# Agenda

## Harbour Isles Community Development District

**Board of Supervisors**

Betty Fantauzzi, Chairman  
 Bryce Bowden, Vice Chairman  
 Marilyn Boyer, Assistant Secretary  
 Glenn Clavio, Assistant Secretary  
 Bob Nesbitt, Assistant Secretary

**Staff:**

Angel Montagna, District Manager  
 Vivek Babbar, District Counsel  
 Stephen Brletic, District Engineer  
 Paul Ramsewak, Onsite Manager

### Meeting Agenda Tuesday, June 27, 2023 – 11:00 a.m.

---

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 4. Staff Reports and Updates**
  - A. Field Manager: Monthly Report (*sent in separate email*)
  - B. SŌLitude Lake Management
    - i. Monthly Report..... Page 7
    - ii. Fish Stocking ..... Page 22
    - iii. Midge Sampling ..... Page 30
  - C. Trimac Outdoor
  - D. District Counsel
  - E. District Engineer
  - F. Onsite Property Manager
    - i. Monthly Report..... Page 38
    - ii. Proposal #126887421 for Cleanout Valve (*Alvarez Plumbing & A/C*) ..... Page 44
    - iii. Ratification of Proposal #1070027 for New Electrical Boxes (*Electric Today*)..... Page 48
    - iv. Proposal for Termite Treatments on All Piers (*Nvirotect*)..... Page 51
    - v. Proposal #1062 to Install Fox Tail Palms (*Oasis Palms*) ..... Page 54
  - G. Homeowner’s Association
  - H. District Manager
- 5. Consent Agenda**
  - A. Minutes from the May 23, 2023, Meeting ..... Page 57
  - B. Financial Statements (*May 2023*) ..... Page 63
- 6. Discussion Items**
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

*The next meeting is scheduled for Tuesday, July 25, 2023*

**District Office:**

**Inframark**  
 2654 Cypress Ridge Blvd., Suite 101  
 Wesley Chapel, Florida 33544  
[www.HarbourIslesCDD.org](http://www.HarbourIslesCDD.org)

**Meeting Location:**

**Harbour Isles Clubhouse**  
 121 Spindle Shell Way  
 Apollo Beach, Florida 33572  
 Call In: 1-646-838-1601, 562622539#

# **Section 4**

## **Staff Reports and Updates**

# **Subsection 4A**

## **Field Manager: Monthly Report**

# **JUNE 2023 FIELD INSPECTION REPORT**

**HARBOUR ISLES CDD**

**Saturday, 10 June 2023**

**Prepared For Prepared For Board Of Supervisors**

**66 Issues Identified**

Leo Lluberés

Inframark Management Services





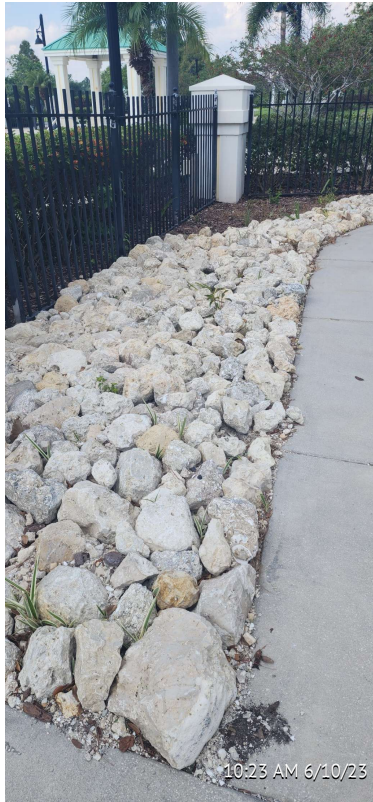
### Item 1

Bed edging is not occurring per the scope of work, along with treating the beds for weeds as needed.



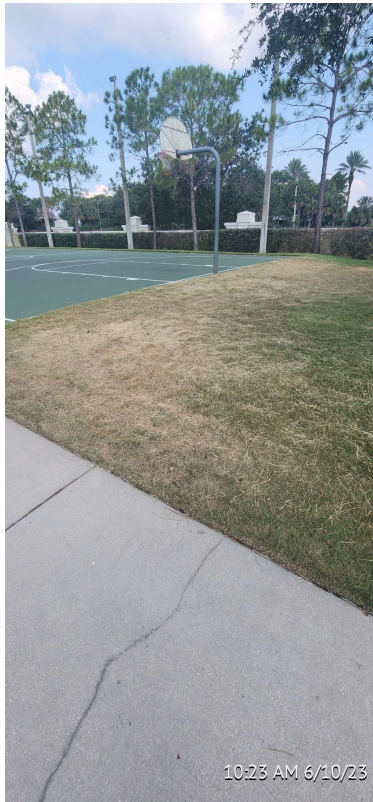
### Item 2

This area is drying out, along with treating the beds for weeds as needed.



### Item 3

Weed control is needed in the Rock beds.



### Item 4

Warranty work is needed on the turf in front of the basketball court.





### Item 5

Bed edging is not occurring per the scope of work, along with treating the beds for weeds as needed.



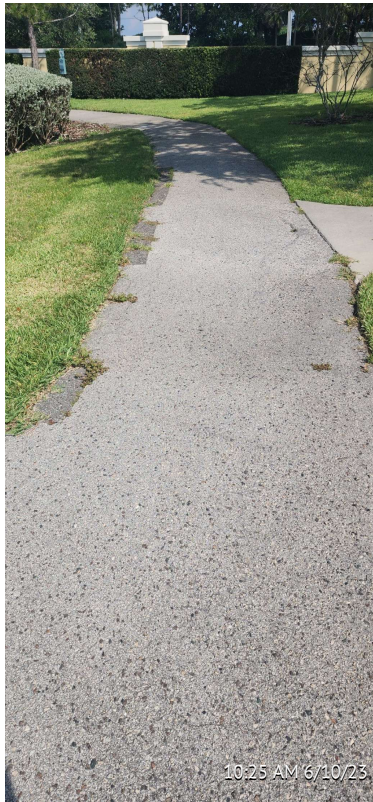
### Item 6

Debris must be cleaned up and removed from the beds during weekly service.



### Item 7

The turf is burning out the area needs attention.



### Item 8

Crack Weeds on the sidewalks need to be treated and hand pulled



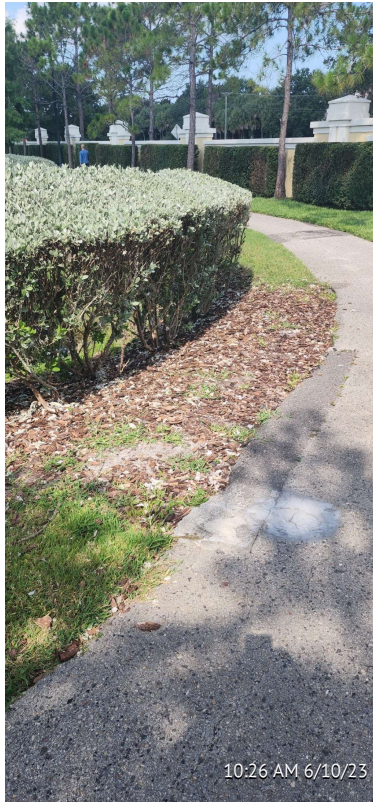
**Item 9**

We control needed in the silver Buttonbush hedge by the pond.



**Item 10**

Treat bed for weeds as needed



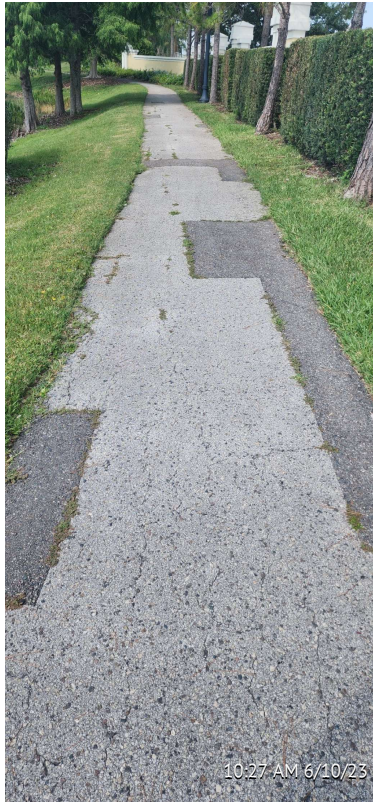
### Item 11

Treat bed for weeds as needed



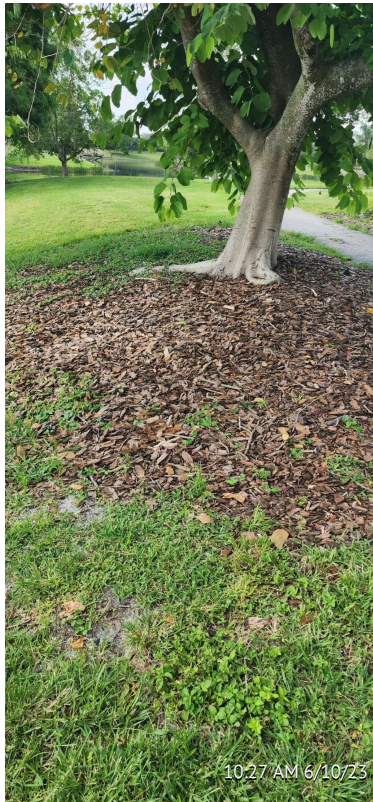
### Item 12

Edging irrigation valve boxes during weekly visits and making sure the lids are secure during each visit.



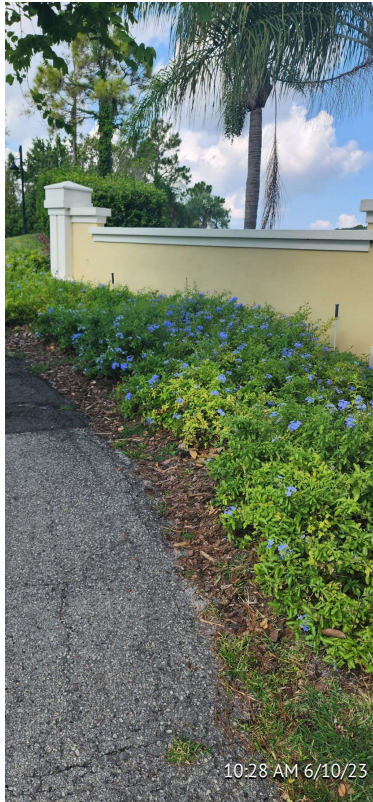
**Item 13**

Crack weeds need to be treated as required per SOW.



**Item 14**

Treat bed for weeds as needed.



**Item 15**

Weeds in the Blue Daze need to be treated and hand-pulled.



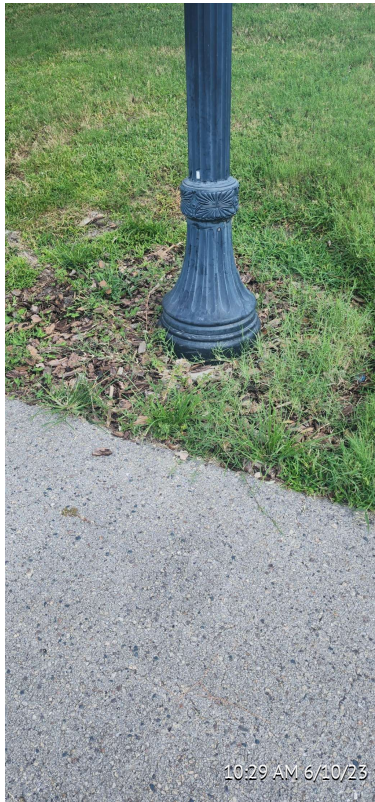
**Item 16**

Edging irrigation valve boxes during weekly visits and making sure the lids are secure during each visit.



**Item 17**

Needs attention



**Item 18**

Area needs to be treated for weeds



### Item 19

Edging irrigation valve boxes during weekly visits and making sure the lids are secure during each visit.

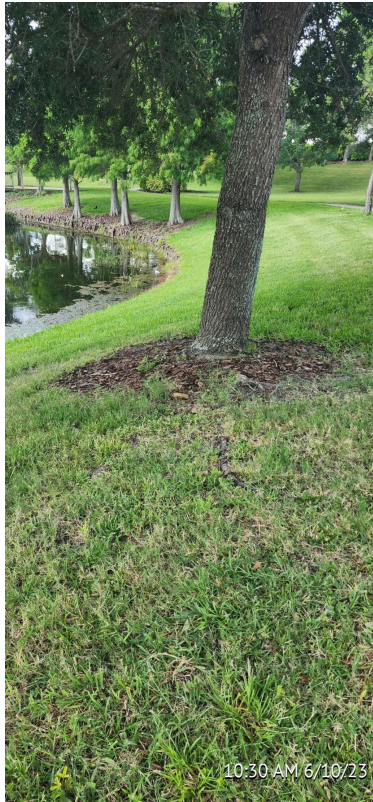
Also, the turf needs some attention.



### Item 20

The highlighted area was missed during routine mowing.





**Item 21**

Bed area needs to be treated for weeds as necessary.



**Item 22**

Routine mowing was missed alongside of the wall.



### Item 23

Edging around the bed and treating weeds need to occur during every visit.



### Item 24

Bed edging is not occurring per the scope of work, along with treating the beds for weeds as needed.



**Item 25**

Please treat the beds for weeds as needed.



**Item 26**

Active fire ants' nest needs to be treated along with surrounding weed. Please treat them as required.



### Item 27

Edging around the bed and treating weeds need to occur during every visit



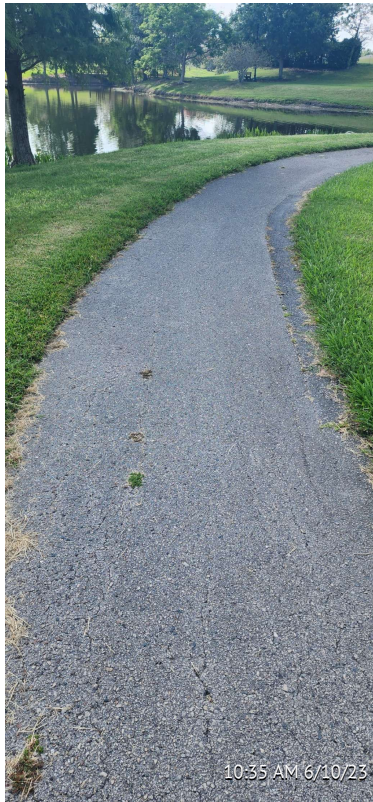
### Item 28

Edging around the bed and treating weeds need to occur during every visit



### Item 29

Edging around the bed and treating weeds need to occur during every visit. Also, blowback the mulch from the sidewalk.



### Item 30

Please address or crack weeds and treat as needed



**Item 31**

Edging around the bed and treating weeds need to occur during every visit



**Item 32**

Edging around the bed and treating weeds need to occur during every visit



### Item 33

Edging around the bed and treating weeds need to occur during every visit



### Item 34

Viburnum needs on the been by the boardwalk.



**Item 35**

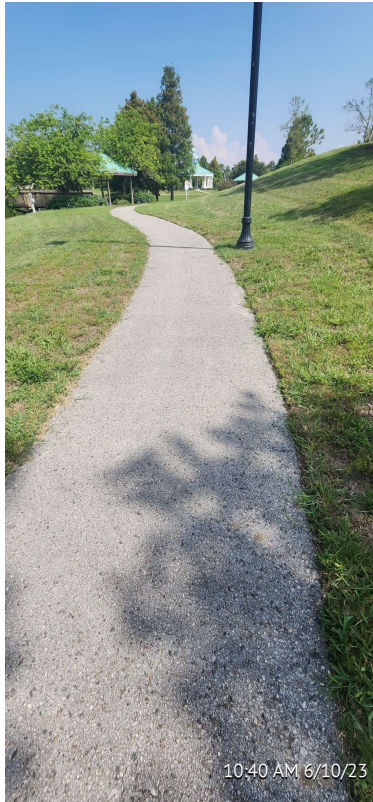
Edging around the bed and treating weeds need to occur during every visit



**Item 36**

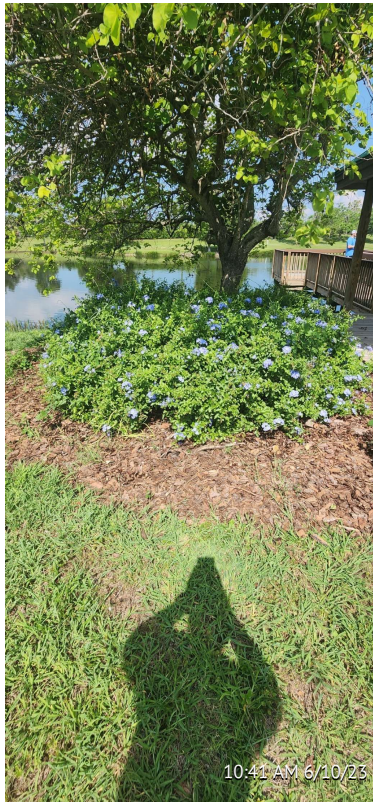
treating weeds need to occur during every visit





**Item 37**

Edging is needed along the sidewalks.



**Item 38**

Edging around the bed and treating weeds need to occur during every visit



### Item 39

Edging around the bed and treating weeds need to occur during every visit



### Item 40

The area needs attention. We need to have irrigation inspected in this area.



**Item 41**

Edging around the bench and treating weeds need to occur during every visit.



**Item 42**

Viburnum needs on the been by the boardwalk.



### Item 43

This area needs attention most likely it would be covered by warranty we need to re-sod this area. Also Edging irrigation valve boxes during weekly visits and making sure the lids are secure during each visit.



### Item 44

Viburnum needs on the been by the boardwalk.



**Item 45**

Debris must be cleaned up and removed from the beds during weekly service.



**Item 46**

There are weeds in the volleyball court needing to be pulled and sprayed, not lying trimmed.



**Item 47**

Viburnum needs on the been by the boardwalk.



**Item 48**

Edging irrigation valve boxes during weekly visits and making sure the lids are secure during each visit.



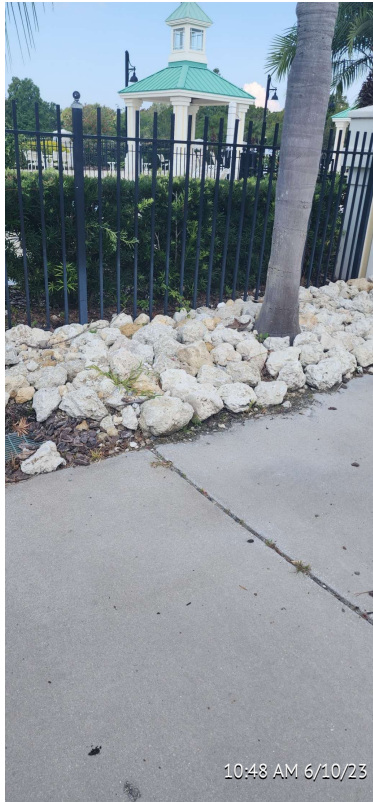
**Item 49**

Within the playground mulch, there are pockets of weeds growing. Please treat as needed.



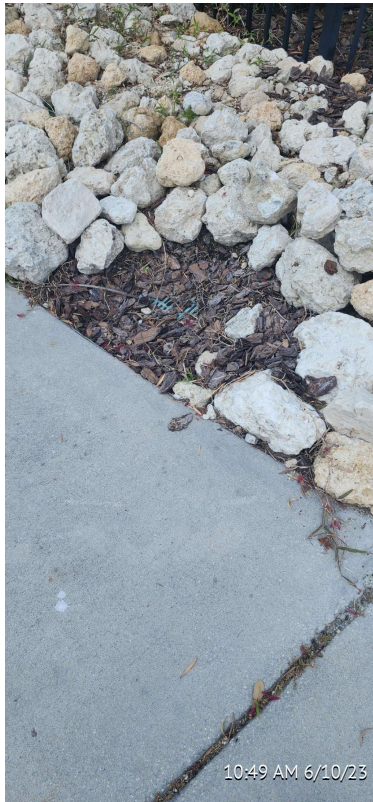
**Item 50**

Within the playground mulch, there are pockets of weeds growing. Please treat as needed.



**Item 51**

Weed control is needed in the Rock beds.



**Item 52**

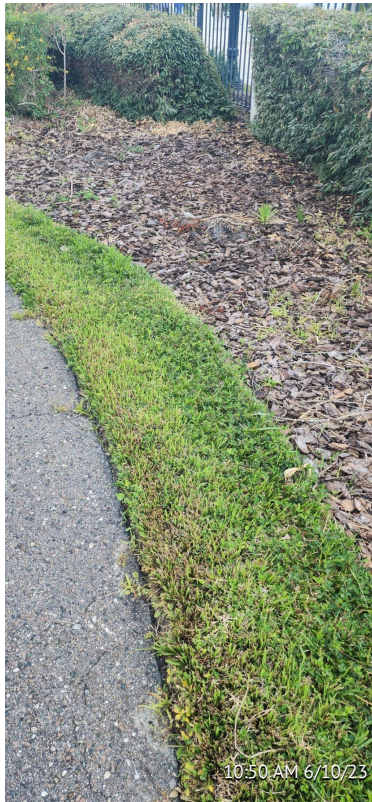
Debris needs to be cleaned away from any drains on every visit.





### Item 53

Crack Weeds on the sidewalks need to be treated and hand pulled



### Item 54

Bed edging is not occurring per the scope of work, along with treating the beds for weeds as needed.



**Item 55**

Alongside the pool. Bed edging is not occurring per the scope of work, along with treating the beds for weeds as needed.



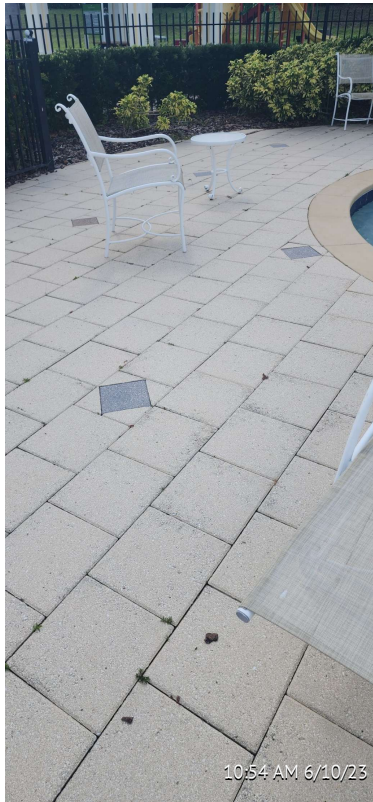
**Item 57**

Needs new pool sign



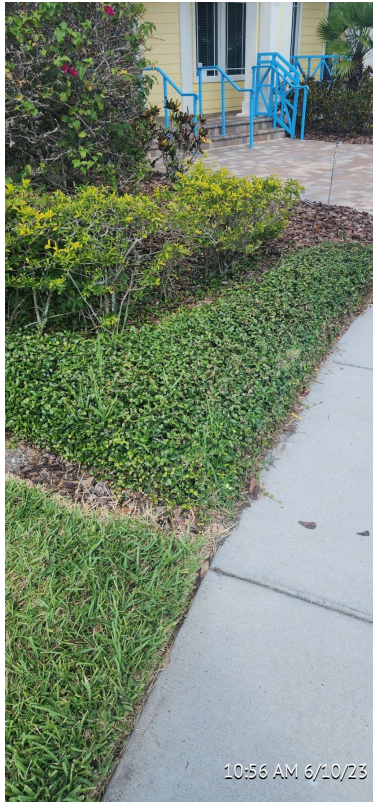
**Item 58**

Crack Weeds in the pool area need to be treated and hand-pulled.



**Item 59**

Crack Weeds in the pool area need to be treated and hand-pulled.



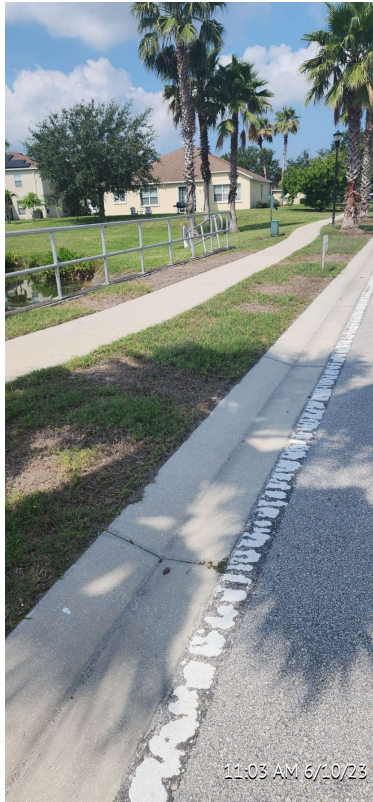
### Item 60

Bed edging is not occurring per the scope of work, along with treating the beds for weeds as needed, and needs to be hand pulled.



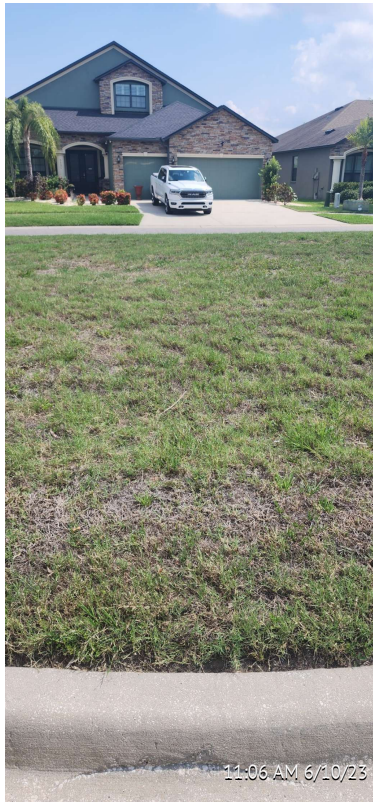
### Item 61

slipper key on the side has completely died out. This should be covered under the warranty



**Item 62**

Slipper key on the side has completely died out. This should be covered under the warranty.



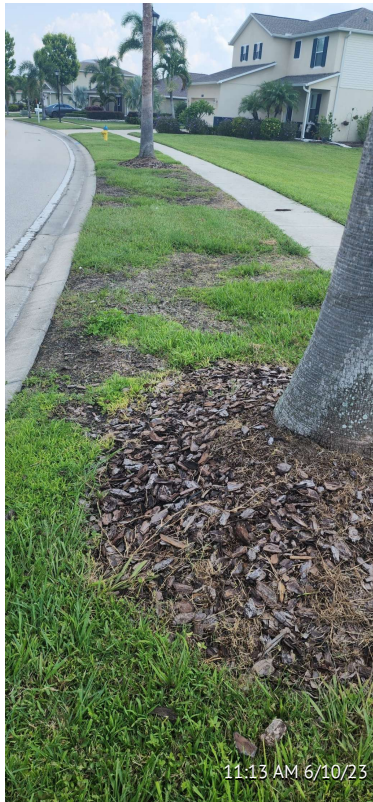
**Item 63**

Moon Shell Dr, this area needs attention. The sod is drying out and is getting patchy.



**Item 64**

Slipper key & Moon Shell is entirely dead and need to be resodded.



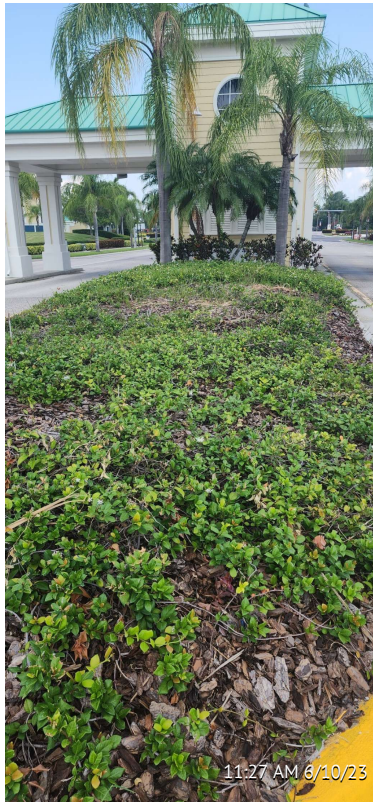
**Item 65**

Buttery Shell dr, this area needs attention.



### Item 66

Royal bonnet & sandy shell should be covered under warranty. The turf in this area has died not sure if this is in the works.



### Item 67

Debris must be cleaned up and removed from the beds during weekly service

# **Subsection 4B**

# **SŌLitude Lake Management**



# **Subsection 4B(i) Monthly Report**

# SOLITUDE LAKE MANAGEMENT



## Harbour Isles CDD Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2023-06-12

**Prepared for:**

Ms. Angel Montagna, District Manager  
Inframark  
2654 Cypress Ridge Boulevard, Suite #101  
Wesley Chapel, Florida 33544

**Prepared by:**

Mitchell Hartwig, Project Manager, Aquatic Biologist

Sun City Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

**TABLE OF CONTENTS**

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 1-3	3
PONDS 4-6	4
PONDS 7-9	5
PONDS 10-12	6
PONDS 13-15	7
PONDS 16-18	8
PONDS 19-21	9
PONDS 22,23,MF	10
PONDS MA, MC	11
<b>MANAGEMENT/COMMENTS SUMMARY</b>	11-12
<b>SITE MAP</b>	13

# Harbour Isles CDD Waterway Inspection Report

2023-06-12

## Site: 1

### Comments:

Normal growth observed  
Open water looks good, some shoreline weeds present and recent grass clippings within the site.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



June, 2023



June, 2023

## Site: 2

### Comments:

Normal growth observed  
Open water looks good, minor shoreline weeds present.  
Fountain is operational.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



June, 2023



June, 2023

## Site: 3

### Comments:

Normal growth observed  
Some growth of algae around site and some floating weeds mixed into the area. Will treat on next routine visit.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



June, 2023



June, 2023

# Harbour Isles CDD Waterway Inspection Report

2023-06-12

4

**Comments:**

Normal growth observed  
Some growth of algae around site and some floating weeds mixed into the area. Will treat on next routine visit.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



June, 2023



June, 2023

5

**Comments:**

Normal growth observed  
Open water looks good, some shoreline weeds present.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



June, 2023



June, 2023

6

**Comments:**

Normal growth observed  
Some bottom algae observed within the site. Open water looks good, and some littoral Alligatorweed growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



June, 2023



June, 2023

# Harbour Isles CDD Waterway Inspection Report

2023-06-12

## Site: 7

### Comments:

Normal growth observed  
Patches of algae seen around the site and some floating weeds, likely bleed over from site 3/4. Open water looks good.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



June, 2023



June, 2023

## Site: 8

### Comments:

Normal growth observed  
Water looks pretty good, some Alligatorweed growth from the wetland again, will be treated on next routine visit.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



June, 2023



June, 2023

## Site: 9

### Comments:

Normal growth observed  
Small patches of Hydrilla seen within the canal of site 9. Open water looks good and some grasses seen near the western end of site.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



June, 2023



June, 2023

# Harbour Isles CDD Waterway Inspection Report

2023-06-12

## Site: 10

### Comments:

Normal growth observed  
Some algae present in the site but overall looks good.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



June, 2023



June, 2023

## Site: 11

### Comments:

Treatment in progress  
Shoreline weeds have recently been treated at the site, open water looks good. Some submersed present in the site.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



June, 2023



June, 2023

## Site: 12

### Comments:

Site looks good  
Open water looks good, minor growth of shoreline weeds in site.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



June, 2023



June, 2023

# Harbour Isles CDD Waterway Inspection Report

2023-06-12

## Site: 13

**Comments:**

Treatment in progress

Open water looks good, some submersed vegetation present in the site and minor shoreline weeds.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



June, 2023



June, 2023

## Site: 14

**Comments:**

Treatment in progress

Waterway looks good, some shoreline weeds protruding out of the riprap. Open water looks good.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



June, 2023



June, 2023

## Site: 15

**Comments:**

Normal growth observed

Littoral area of site 15 looks in great shape. Some submersed algae present in the site.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



June, 2023



June, 2023



# Harbour Isles CDD Waterway Inspection Report

2023-06-12

## Site: 16

### Comments:

Normal growth observed

Open water looks good, some growth of algae present, (left photo on right side of native plants).

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



June, 2023



June, 2023

## Site: 17

### Comments:

Normal growth observed

Some submersed vegetation present in the site, open water looks good and some algae present.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



June, 2023



June, 2023

## Site: 18

### Comments:

Normal growth observed

Some algae and submersed vegetation present in site 18. Open water looks good.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



June, 2023



June, 2023

# Harbour Isles CDD Waterway Inspection Report

2023-06-12

## Site: 19

**Comments:**

Treatment in progress

Continued treatment of the submersed vegetation in process, multiple areas of positive treatment zones.

**Action Required:**

Routine maintenance next visit

**Target:**

Sub-surface algae



June, 2023



June, 2023

## Site: 20

**Comments:**

Normal growth observed

Some submersed vegetation in site and floating weeds in the canal area. Thalia beginning to come back.

**Action Required:**

Routine maintenance next visit

**Target:**

Alligatorweed



June, 2023



June, 2023

## Site: 21

**Comments:**

Normal growth observed

Hydrilla around some of the site currently being treated. Open water looks good and shoreline weeds look recently treated.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



June, 2023



June, 2023

# Harbour Isles CDD Waterway Inspection Report

2023-06-12

## Site: 22

### Comments:

Normal growth observed

Some submersed algae present in the site. Open water looks good. Minor growth of shoreline weeds present.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



June, 2023



June, 2023

## Site: 23

### Comments:

Site looks good

Ditch dried up and minor weed present.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



June, 2023



June, 2023

## Site: MF

### Comments:

Normal growth observed

Alligatorweed growing on either side, interior has some weeds sprouting up in several areas. Positive treatment on BP in the area.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



June, 2023



June, 2023

# Harbour Isles CDD Waterway Inspection Report

2023-06-12

**Site:** MA

**Comments:**

Normal growth observed  
 Area is very dried out, open water looks good and floating weeds have subsided. Some wildside growth present in the site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

June, 2023

June, 2023

**Site:** MC

**Comments:**

Treatment in progress  
 Some BP observed in different area of the site and good native growth.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

June, 2023

June, 2023

## Management Summary

The waterway inspection for Harbour Isles CDD was completed on June 12th, 2023 for all sites.

Water levels are pretty low in some areas of the community but there has been some more growth of algae seen in several of the sites i.e. site 3, 4, 6, 7, 10, 16, 17 and 22. As we move into summer more these areas have some routine growth of algae and nothing that looks out of the ordinary. There has been some of the floating weeds observed in the site behind the clubhouse (site 3) that has been observed in site 4 as well as 7. These will be hit on the next routine visit.

Wetland MA has even less water now in the site leaving puddles of water around and a very soft sediment that is mucky to trek through. Several of the floating primrose around the site has been treated as well as other floating weeds in the site appear to of subsided more. We have made some more progress on the eastern side of site 20 and will continue to do so in the coming treatments while the water level hasn't been drastically increased yet.

The Thalia is starting to come to life more as the season progresses and growing taller and taller. Overall, the sites are looking pretty healthy with mostly routine weeds growing that will be treated appropriately.

Wildlife Observed: Gallinules, Great Blue Heron, Turtles, Ducks

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

## Harbour Isles CDD Waterway Inspection Report

2023-06-12

Site	Comments	Target	Action Required
1	Normal growth observed	Surface algae	Routine maintenance next visit
2	Normal growth observed	Torpedograss	Routine maintenance next visit
3	Normal growth observed	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Torpedograss	Routine maintenance next visit
6	Normal growth observed	Surface algae	Routine maintenance next visit
7	Normal growth observed	Alligatorweed	Routine maintenance next visit
8	Normal growth observed	Alligatorweed	Routine maintenance next visit
9	Normal growth observed	Submersed vegetation	Routine maintenance next visit
10	Normal growth observed	Species non-specific	Routine maintenance next visit
11	Treatment in progress	Submersed vegetation	Routine maintenance next visit
12	Site looks good	Torpedograss	Routine maintenance next visit
13	Treatment in progress	Species non-specific	Routine maintenance next visit
14	Treatment in progress	Torpedograss	Routine maintenance next visit
15	Normal growth observed	Submersed vegetation	Routine maintenance next visit
16	Normal growth observed	Shoreline weeds	Routine maintenance next visit
17	Normal growth observed	Sub-surface algae	Routine maintenance next visit
18	Normal growth observed	Surface algae	Routine maintenance next visit
19	Treatment in progress	Sub-surface algae	Routine maintenance next visit
20	Normal growth observed	Alligatorweed	Routine maintenance next visit
21	Normal growth observed	Shoreline weeds	Routine maintenance next visit
22	Normal growth observed	Surface algae	Routine maintenance next visit
23	Site looks good	Species non-specific	Routine maintenance next visit

# Harbour Isles CDD Waterway Inspection Report

2023-06-12

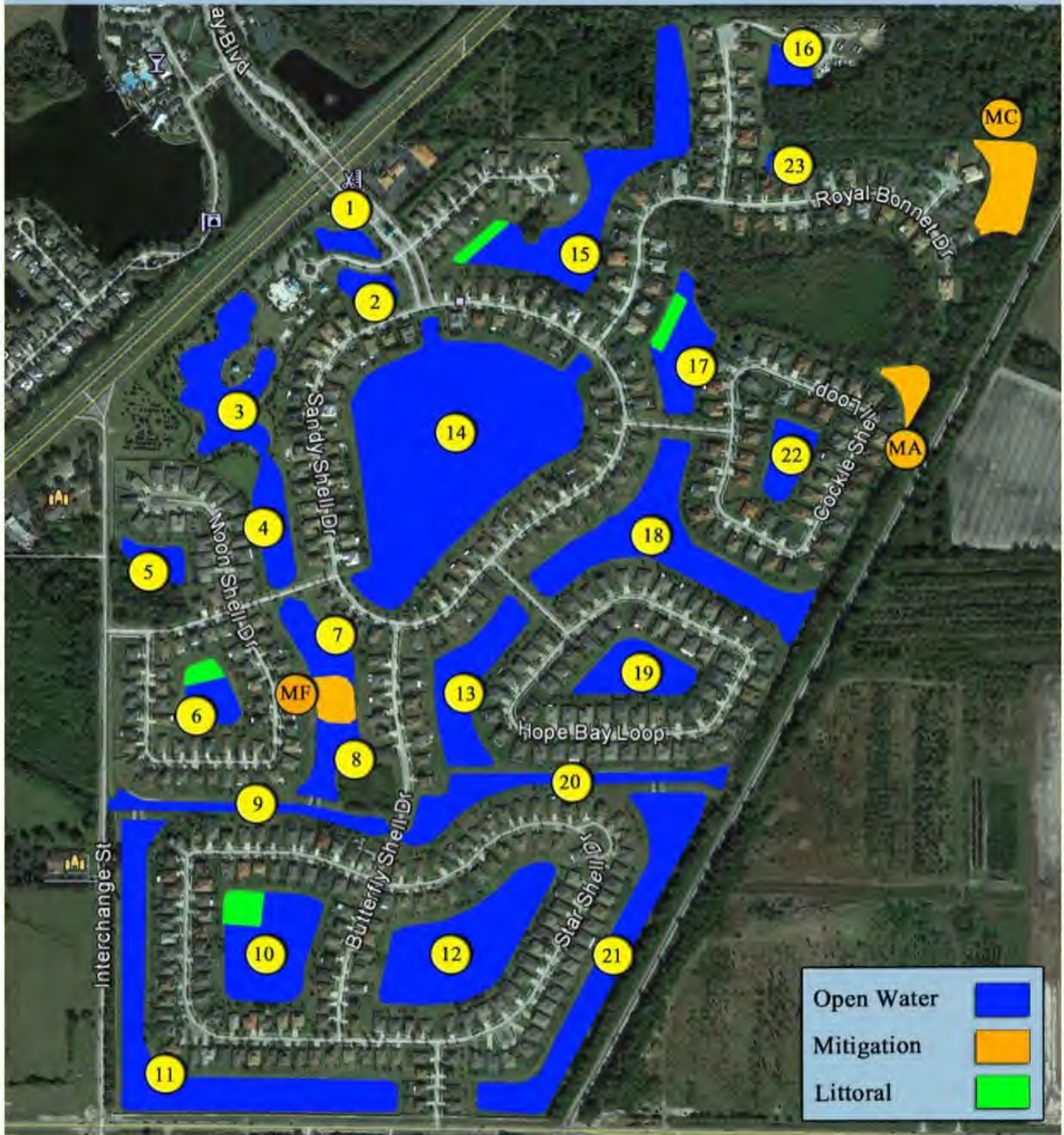
Site	Comments	Target	Action Required
Mf	Normal growth observed	Alligatorweed	Routine maintenance next visit
Ma	Normal growth observed	Species non-specific	Routine maintenance next visit
Mc	Treatment in progress	Species non-specific	Routine maintenance next visit

**SOLITUDE**  
LAKE MANAGEMENT  
A KBR GROUP COMPANY  
Restoring Balance. Enhancing Beauty.

# Harbour Isles CDD

## Apollo Beach, FL

Call 888.480.LAKE



# **Subsection 4B(ii)**

## **Fish Stocking**



## **SERVICES CONTRACT**

CUSTOMER NAME: Harbour Isles  
SUBMITTED TO: Angel Montagna  
CONTRACT DATE: May 24, 2023  
SUBMITTED BY: Jason Jaszak  
SERVICES: Fish Stocking

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$19,751.00**. **Price is valid for 60 days from the contract date.** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. **FORCE MAJEURE.** The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. **ANTI-CORRUPTION AND BRIBERY.** Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. **FUEL/TRANSPORTATION SURCHARGE.** Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. **E-Verify.** Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SŌlitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌlitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Harbour Isles CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**Customer's Address for Notice Purposes:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

\_\_\_\_\_

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



**SCHEDULE A - SERVICES**

**FISH STOCKING**

Fish Stocking Services:

1. The following types and sizes of fish will be stocked in the waterbody:

<u>Pond</u>	<u>Quantity</u>	<u>Species</u>	<u>Size</u>
14	3,600	Bluegill	2.5-3.5"
	9,000	Redear Sunfish	2.5-3.5"
17	460	Bluegill	2.5-3.5"
	690	Redear Sunfish	2.5-3.5"
18	1,300	Bluegill	2.5-3.5"
	1950	Redear Sunfish	2.5-3.5"

2. Price includes the cost, delivery, and tempered release of all the above specified fish.
3. If the specified sizes of fish are unavailable, Contractor will notify the client and gain their approval prior to modifying the order.
4. Price includes any application, permit, or processing fees required by the State (if applicable).

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



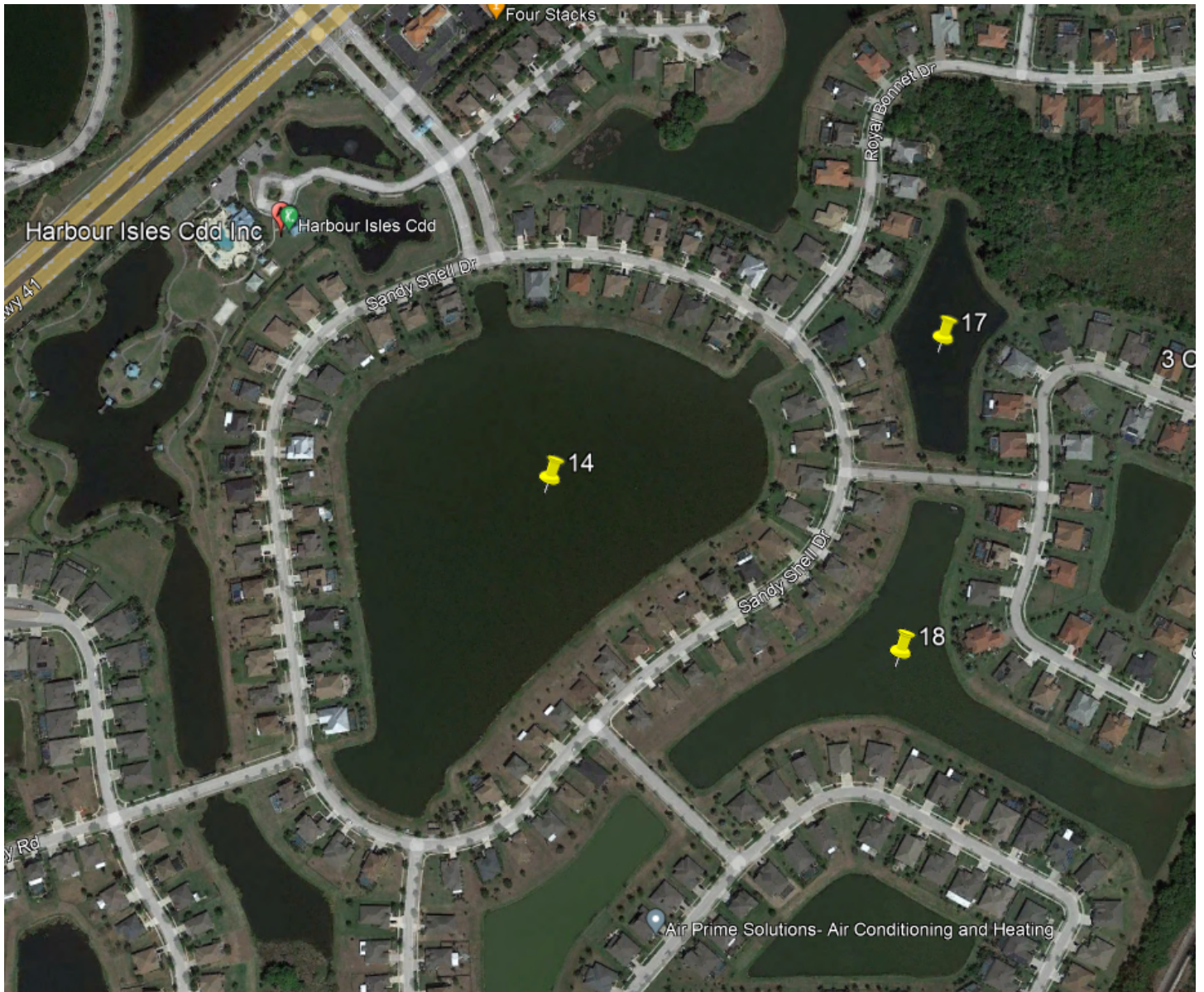
Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SŌLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

# **Subsection 4B(iii)**

## **Midge Sampling**



## **SERVICES CONTRACT**

CUSTOMER NAME: Harbour Isles CDD  
SUBMITTED TO: Angel Montagna  
CONTRACT DATE: May 24, 2023  
SUBMITTED BY: Jason Jaszak  
SERVICES: Midge Sampling (Ponds 17, 18 and 14)

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$1,900.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. **FORCE MAJEURE.** The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. **ANTI-CORRUPTION AND BRIBERY.** Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. **FUEL/TRANSPORTATION SURCHARGE.** Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. **E-Verify.** Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SŌlitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌlitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Harbour Isles CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



## **SCHEDULE A - SERVICES**

**Midge sampling on ponds 17, 18 and 14. Sediment samples will be pulled from each pond along with a dissolved oxygen and temperature profile to check for stratification.**

### Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

### Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

### General Qualifications:

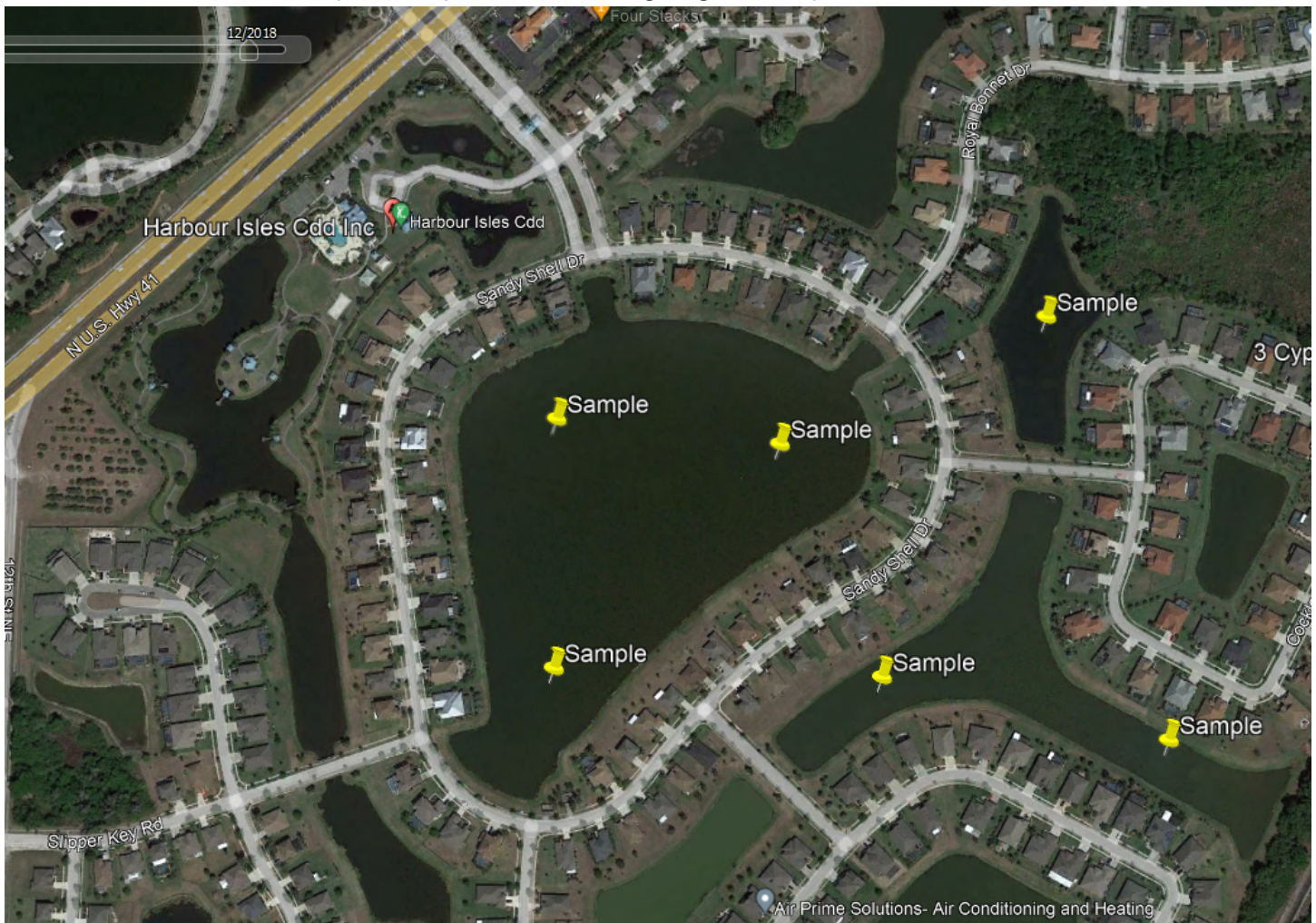
1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.



**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

# **Subsection 4F**

## **Property Manager**

# **Subsection 4F(i)**

## **Monthly Report**



**PROPERTY MANAGER**

121 Spindle Shell Way  
Apollo Beach, Florida 33572  
Office Phone: (813) 507-4510  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)



**May 23<sup>rd</sup> to June 27<sup>th</sup>, 2023 Clubhouse Operations/Maintenance Updates:**

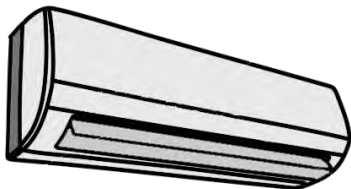
**VENDORS:**

- **SOLITUDE LAKE MANAGEMENT/VERTEX INC:**



- Treating Alligator weeds, Hydrilla, duckweeds and Azolla in all ponds.
- Doing bi-weekly treatments in all ponds.

- **ABM AIR CONDITIONING:**



- **TRIMAC OUTDOORS**



- Mowed areas on Common Property weekly.
- **PENDING:** Spraying weeds on berm beds around the back of Clubhouse.
- **PENDING:** Cutbacks on the edge of mowing: Train track and Slipper Key Rd.
- **PENDING:** Working on Irrigation issues around the Clubhouse and other common areas.

- **CONSTRUCTION MANAGEMENT SERVICES:**

- **COMPLETED:** Installed wood top corners, for three Cabanas around pool deck and kiddies playgrounds.

- **OASIS PALMS AND LANDSCAPING:** **PENDING:** Proposal to install two 14" Fox Tail palm trees.



**PROPERTY MANAGER**

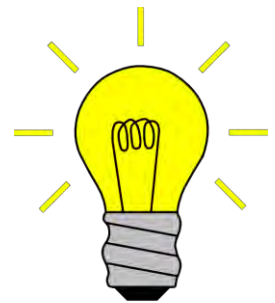
**121 Spindle Shell Way  
Apollo Beach, Florida 33572  
Office Phone: (813) 507-4510  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)**



- **FITNESS REV: PENDING:** Second quarter Routine PM checks for 2023.



- **ELECTRIC TODAY:**
- Replaced hot water heater in Gym.
- Replaced ground lights on landscape areas on Spindle Shell Way.
- **PENDING:** Proposal to replace eight gooseneck lights around Clubhouse deck.
- **PENDING:** Proposal to replace electrical box, to install gooseneck lights.



- **HAWKINS ELECTRIC: PENDING:**
- **HURRICANE PRESSURE WASH:**
- **BIG AND LITTLE WINDOWS WASHING SERVICES LLC.**



- **KAY LIAN CLEANING SERVICES:** Cleans the Gym, restrooms and around the pool deck, twice every week.
- Scheduled to clean and seal tiles in both Clubhouse and Gym restrooms.



**PROPERTY MANAGER**

121 Spindle Shell Way  
 Apollo Beach, Florida 33572  
 Office Phone: (813) 507-4510  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)



- **NVIROTECT:**  
**COMPLETED:** June 2023. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse.



- 11. SUNCOAST POOLS:** Cleaned and check chlorine levels in both pools, three times a week.



- 12. SECURITEAM:** Repaired boat storage gate.



**.Rapid Response:** Monitoring cameras by pool deck and gym.

- 13. HILLSBOROUGH COUNTY:**



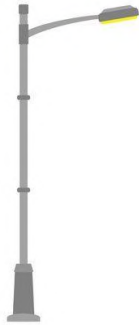
- **PENDING: Revised**-Two sidewalk bumps on Hammock View Lane and Slipper Key Rd. Case# SR# 583177 . NEW request- 12/14/22.
- **PENDING:** schedule to get all streets striping. Renewed request, December, 2022. Case# 420677. Project manager schedule for **May or June, 2023.**
- **PENDING:** Request for cutting back bushes behind fence, by RV/Boat Storage Facility.
- **PENDING:** Request for repairing street in front of 312, 314 and 316 Royal Bonnet Dr.
- **PENDING:** Request to replace bump pads on Spindle Shell Way, Cockle Shell Loop and corner of Sandy Shell Dr. and Royal Bonnet Dr.

**PROPERTY MANAGER**

121 Spindle Shell Way  
Apollo Beach, Florida 33572  
Office Phone: (813) 507-4510  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)



14. **TECO:** Reported two Street lights on in the Community.



**15. PROPERTY MANAGEMENT STAFF:**

- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Took old broken pool furniture to the County dump.
- Patch pot hole by RV/Boat Storage Facility gate.

**16. Green Works Inc:**



- **PENDING:** quarterly injections for 2023, on palm trees.

**17. Site Masters:**

**18. FINN OUTDOOR:**

**19. Florida Wild Life:**



**PROPERTY MANAGER**

**121 Spindle Shell Way  
Apollo Beach, Florida 33572  
Office Phone: (813) 507-4510  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)**



**20. FDOT:**



**Incident Report**

. No Incident Report.

**Resident Relations**

**Rentals/ Events**

. No rental this month.

**Security/ Emergencies**

None.

**Improvements/ Ongoing:**

# **Subsection 4F(ii)**

## **Proposal #126887421 for Cleanout Valve**



**1623 S. 51st Street  
Tampa, FL 33619-5327**

Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520  
Plumbing #CFC019219 / Air Conditioning #CAC1813675

**BILL TO**

Harbour Isles  
9428 Camden Field Parkway  
Riverview, FL 33578 USA

<b>ESTIMATE</b>	<b>ESTIMATE DATE</b>
126887421	Jun 08, 2023

**JOB ADDRESS**

Harbour Isles  
121 Spindle Shell Way  
Apollo Beach, FL 33572

**Job:**

**ESTIMATE DETAILS**

Install 2- way clean-out : Alvarez Plumbing and A/C proposes to install a 2-way cleanout on sewer line in the front on the gym in the landscaping . First we will run and locate sewer line to find exact location, mark, then dig to add cleanout. Clean out will be tested and backfilled. All work to be done during normal working hours. No nights or weekends. Any unforeseen issues to be addressed at time of finding. Pool and gym bathrooms will need to shut down for a period of time. All finish landscaping to be done by others.

<b>SUB-TOTAL</b>	\$2,575.00
<b>TOTAL</b>	\$2,575.00

Thank you for choosing Alvarez Plumbing & Air Conditioning

**CUSTOMER AUTHORIZATION**

THIS IS AN ESTIMATE FOR PROPOSED SERVICES. The summary above is furnished by Alvarez Plumbing & Air Conditioning as a good faith estimate of work to be performed at the location described above. This estimate is based on our evaluation of known circumstances and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after work has begun. I understand that a 50% deposit is required prior to commencement and that the final cost of the work may differ from this estimate, perhaps materially.

THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized above and agree to pay the full amount for all work performed. I understand that Alvarez Plumbing & Air Conditioning will not be responsible for damage, if any, to water, gas, electric, or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees or roots, etc. Alvarez Plumbing & Air Conditioning reserves the right to file a Construction Lien. All materials remain the property of Alvarez Plumbing & Air Conditioning until paid in full. Alvarez Plumbing & Air Conditioning reserves the right to remove and repossess any materials not paid for at the conclusion of work. All invoices not paid in thirty days will accrue interest at the highest rate allowed by law. If placed for collections, the customer will be responsible for all attorney fees, court cost and collection fees. Alvarez Plumbing & Air Conditioning shall not be liable for events of force majeure during the execution of this contract, or any issues, errors, omissions, or deletions caused by the Architect or Engineer.

This estimate for work is valid for thirty (30) days from the date of the Estimate.

Sign here

Date

---





Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

# **Subsection 4F(iii)**

## **Ratification of Proposal #1070027 for New Electrical Boxes**



Quote #1070027 for Job #4396440	
<b>Bill To</b>	<b>Harbour Isles CDD</b> 121 Spindle Shell Way Apollo Beach, FL 33572
<b>Service Address</b>	121 Spindle Shell Way Apollo Beach, FL 33572

## proper boxes for gooseneck ligts

Install proper light box mounts so lights will be installed properly

### QUOTE SUMMARY

Qty	Item	Safeguard Savings Plan Monthly		Non-Member	
		Per Unit	Total	Per Unit	Total
8	DL-2 E - Difficulty Level 2 Electrical	\$100	\$800	\$103	\$824
<i>Proper plaster rings to safely support gooseneck fixtures.</i>					
				Subtotal	\$824
				Tax	\$0
				Total	\$824
				<b>You could have saved:</b>	<b>\$24</b>

### NOTES

Date	Note
06/08/2023 1:30 PM	Arrived at property for board approved work. Replaced 6 landscape lights with diagnostic that revealed power loss occurred due to rusted out connection. Verified existing lights were damaged and replaced 6 landscape lights.  Installed 7 led recess trims at pool house.  Left revised estimate for 8 gooseneck lights at pool house I was unable to install due to unsafe electrical practices that were used on original installation. All fixtures will require appropriate lighting box to install lights in a safe manner.

We're here for you if you have any questions:

Call **(813) 653-4221** or email

[service@homeserviceheroes.com](mailto:service@homeserviceheroes.com)

Home Service Heroes  
235 W Brandon Blvd #639  
Brandon, FL 33511

License #: EC13007848, CAC043881, CFC1430628

Thank You for choosing Electric Today's Home Service Heroes!  
Electrical - Air Conditioning - Plumbing



# **Subsection 4F(iv)**

## **Proposal for Termite Treatments**



**Systemic Baiting Subterranean Termite Service Agreement**  
**16210 North Florida Avenue - Lutz, Florida 33549**  
**www.Nvirotect.com - 813.968.7031**

Date of Installation \_\_\_\_\_

Service Location	
Name: _____	
Address: _____	
City: _____	State: _____ Zip: _____
Phone1: _____	Cell: _____
Subdivision: _____	
Contact Person: _____	
Email: _____	

Billing Information	
Name: _____	
Address: _____	
City: _____	State: _____ Zip: _____
Phone1: _____	Cell: _____
Contact Person: _____	
Email: _____	

Structure(s) to be treated include \_\_\_\_\_ Linear Feet \_\_\_\_\_

Location of Notice of Treatment \_\_\_\_\_  Commercial  Residential

Number of Stations Installed \_\_\_\_\_  Sentricon Always Active Baiting System

This is a  **Post Construction** or  **Pre Construction** Subterranean Termite Service Agreement ("Agreement") between NVIROTECT Pest Control Services, Inc. ("Company") and the above-named Customer to service the above referenced Structure(s) for a period of one (1) year for Eastern Subterranean Termites (*Reticulitermes*) and Formosan Subterranean Termites (*Coptotermes Formosanus*), hereinafter referred to in the plural as "Subterranean Termites," **aerial infestations excluded**. In consideration for the payment(s) of the installation and monitoring fees and tax (if required) set forth below and subject to the general terms and conditions provided within this Agreement, Company will install and monitor a systemic baiting system around the first floor level of the Structure(s) in accordance with the manufacture's specifications for the system utilized. Company will monitor and maintain the installed system on a biannual basis. At times, it may become necessary to spot treat certain areas of the Structure(s) with a conventional liquid termiticide. If applied, such spot treatment will be conducted at no additional cost to the Customer. Customer acknowledges that this Agreement is offered for **Retreatment Only**. The term "**Retreatment Only**" means that the Company's only obligation in the event of an active infestation or damage claim will be to continue to inspect and treat the Structure(s) in accordance with the manufacture's specifications for the systemic baiting system or termiticide utilized subject to the terms, limitations, conditions and exclusions set forth in this Agreement.

The initial treatment provided under this Agreement is intended to  **Prevent** (*Pre or Post Construction*) or  **Correct** (*Post Construction Only*) an infestation of Subterranean Termites.

**PAYMENT TERMS:** A down payment against the Total Price is due upon Customer's execution of this Agreement. The remaining balance is due at the time that Company renders the services provided in this Agreement.

Initial Installation Price	\$ _____	<b>Total Price</b>	\$ _____
Sales Tax	\$ _____	Less Down Payment	\$ _____
		Unpaid Balance	\$ _____

Company will perform a visual inspection of the Structure(s) at Company's discretion or upon Customer's request. The inspection will be of readily accessible areas only and may not include attics or crawl spaces. Company will not open any walls, remove any floor coverings or move any furniture, equipment or other obstructions during the inspection to access or inspect any portion of the Structure(s). Customer acknowledges and accepts that this visual inspection of the readily accessible areas of the Structure(s) is a reasonable inspection for the purposes of this Agreement.

Customer may renew this Agreement for \_\_\_\_\_ ( ) **additional year(s)** by paying an annual **renewal fee** of \$ \_\_\_\_\_, on or before each anniversary date of this Agreement. For purposes of this Agreement, the parties agree that "**anniversary date**" is defined as that day that falls exactly one year from the Date of Installation indicated above. Customer's failure to pay the annual renewal fee in accordance with this Agreement will render this Agreement voidable, at the election of Company, but shall not relieve Customer from the obligation and requirement to provide payment for all amounts due and owing pursuant to this Agreement.

**By signing this Agreement, Customer hereby acknowledges that Customer has read and fully understands all terms, disclaimers, limitations, conditions and exclusions contained on the front and back of this Agreement that affect Company's obligations to re-treat the Structure(s) under the terms of this Agreement. Customer specifically understands that Company and Customer are bound only by the terms of this Agreement and not by any other representation(s) whether oral, written, or otherwise.**

**BUYER'S RIGHT TO CANCEL:**

If this is a home solicitation sale and Customer does not want the goods or services, Customer may cancel this Agreement by giving written notice of cancellation to Company before midnight of the third business day after the day Customer signed this Agreement.

_____	_____	_____
Date	Customer/Customer's Agent Print Name	Signature
_____	_____	_____
Date	Nvirotect Pest Control Services, Inc.	Signature

## **GENERAL TERMS AND CONDITIONS**

Company and Customer agree to the following Terms and Conditions:

### **1. SPECIFIC EXCLUSIONS FOR RE-TREATMENT SERVICE:**

Company's only obligation is to continue to service and maintain the installed systemic baiting system in accordance with the manufacturer's specifications under the terms, limitations, conditions and exclusions set forth in this Agreement. Accordingly, Customer agrees that this Agreement does not cover, and Company shall not be responsible or liable for, any of the following:

- a. Damage of **any** nature to the Structure(s) and/or its/their contents, decks, fences or appurtenances resulting from Subterranean Termites, or any other insect, pest, or wood-destroying organisms, including aerial infestations.
- b. Damage and/or remedial treatments, service or maintenance resulting from a disruption of the installed systemic baiting system, any applied conventional liquid termiticide treatment or from infested wood and/or furniture being introduced into Structure(s) after the system is installed.
- c. Personal expenses or economic damages such as lodging, meals, transportation, medical, gas, utilities, etc.; or reimbursement for loss of quiet enjoyment, loss of use or diminution in value of the Structure(s); or any indirect, special, or consequential damages, including loss of anticipated or actual profits, income or business opportunities.
- d. Damage caused by Company to trees, shrubs, flowers, sprinkler systems or portions of Structure(s) that interfere with the services provided under this Agreement.

These specific exclusions are in addition to any and all other exclusions, disclaimers, limitations, or conditions contained within this Agreement.

### **2. LIMITATION ON LIABILITY:**

In the event that any of the exclusions in Paragraph 1 above do not apply for any reason, Company's liability for any claim whatsoever is limited to the Total Price indicated on the front of this Agreement. This Agreement is not intended to benefit any person or entity other than the named Customer or subsequent Transferee.

### **3. DUTY TO AVOID CONDUCTIVE CONDITIONS:**

Customer agrees to cooperate with Company during the term of this Agreement by avoiding and eliminating those conditions or factors that might contribute to a Subterranean Termite infestation or disrupt the installed systemic baiting system surrounding the perimeter of the Structure(s). These conditions include, but are not to be limited to, construction defects, wood, trash, direct wood to soil contact, tree stumps, standing water or above ground moisture accumulations caused by any natural or man-made source. Such moisture accumulations include, but are not to be limited to, condensation, leaks from exterior walls, windows, doors, roofs, skylights, chimneys, gutters, down spouts, plumbing, plumbing fixtures, sprinkler systems, air conditioning and heating systems (including condensate drains and duct work) or inadequate ventilation. Customer agrees to notify Company of and to eliminate the aforementioned conditions under and within an eighteen (18) inch area around the perimeter of the foundation of the Structure(s). Company is not responsible for any subsequent service, re-treatments or damage to the Structure(s), or its contents, resulting from any conditions conducive to a Subterranean Termite infestation that caused or contributed to such infestation or damage. Customer agrees to eliminate any conducive conditions identified within sixty (60) days of Company's written notification. Customer's failure to eliminate the conducive condition within sixty (60) days will render this Agreement voidable by Company.

### **4. MODIFICATIONS OR ALTERATIONS TO STRUCTURE(S):**

This Agreement only covers the Structure(s) identified above as of the date of this Agreement. The Customer shall provide notification to Company, in writing, prior to any alteration, addition, modification or change to the Structure(s) or any disruption of the installed systemic baiting system surrounding the perimeter of the Structure(s), to include, but not limited to, a disruption, removal or addition to the soil surrounding the foundation of the Structure(s). The Company shall have the right to terminate this Agreement if Customer fails to provide written notice of any alteration, addition, modification or change to the Structure(s) or disruption of the installed systemic baiting system. Any additional treatment, service or maintenance required because of any alteration, addition, modification or change to the Structure(s) or disruption of the installed systemic baiting system will be provided by Company at Customer's expense. Customer agrees that Company shall have the right to charge an additional fee or increase the renewal fee stated on the front page of this Agreement, or both, as a result of such alteration, addition, modification or change to the Structure(s) that occurs during while this Agreement is in effect.

### **5. CHANGE IN LAW:**

Should any federal, state or local law or regulation change regarding the Agreement, treatment or services, Company is authorized to take any action necessary to bring itself into compliance with said laws. If Company cannot modify its Agreement, treatments or services to comply with such change in the law, then Company reserves the right to immediately terminate this Agreement.

### **6. TERMINATION/OWNERSHIP OF SYSTEM COMPONENTS:**

Company's responsibilities, duties, obligations, and any liabilities under this Contract shall be terminated if Company is prevented or delayed from fulfilling any of its duties, obligations or responsibilities under the terms of this Agreement by reasons or circumstances beyond its control or by the Customer's interference or refusal to provide Company with access to Structure(s). Customer has no rights to any of the components of the installed systemic baiting system, except a right to use the system's components while this Agreement is in effect. All components of the installed systemic baiting system are and remain the property of Company and/or the manufacturer of the system. Following the expiration or termination of this Agreement, or Company's election to discontinue using the installed system, Customer agrees to provide Company, the manufacturer and/or their agents with access to the property upon which the Structure(s) is/are located in order to retrieve all of the system's components.

### **7. CHEMICAL SENSITIVITY:**

If Customer or an occupant of the Structure(s) knows, or believes, that he or she may be sensitive to pesticides, written notice must immediately be provided to the Company prior to treatment or re-treatment of any area of the Structure(s). Company reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide this notification represents Customer and occupants' assumption of the risk and waiver of any claims against Company in connection with such sensitivity. Customer further agrees to indemnify, protect and hold harmless Company from any and all chemical sensitivity claims, causes, actions, judgments, costs, attorney's fees, expenses and losses of every kind and character, whether direct or indirect, brought by Customer or other occupants (including invitees and licensees) to the Property, if Customer fails to provide the above written notice.

### **8. BINDING ARBITRATION:**

Customer and Company agree that any and all controversies or claims between them, their principals, agents, representatives, successors, or assigns, arising in any way out of, or relating to, this Agreement to include the subject Structure(s) or Property and any services performed, shall be settled solely and exclusively by arbitration. Such arbitration shall be conducted in Lutz, Florida, using the substantive law of Florida governing the issue or claim in dispute and in accordance with the Voluntary Binding Arbitration provisions of Section 44.104, Florida Statutes. The arbitrator shall be independent, mutually agreed upon, and to the greatest extent possible, be knowledgeable in pest control and building construction matters by education, experience, licensing and training to deal with the issues and claims presented. The decision of the arbitrator shall be a final and binding resolution of the disagreement, which may be entered as a judgment by any court of competent jurisdiction. Neither party shall sue the other where the basis of the suit is or arises out of this Agreement, other than for (1) enforcement of the arbitrator's decision, or (2) appointment of an arbitrator if one cannot be mutually agreed upon. The parties specifically agree that the sole and exclusive venue of any suit shall be Orange County, Florida. **All costs, expenses, and fees of arbitration and settling a controversy shall be borne equally by the parties.**

This arbitration provision shall survive cancellation, expiration, or termination of this Agreement.

### **9. TRANSFERABILITY:**

This Agreement is transferable to a new owner of Structure(s) upon written notice to Company; however, Company reserves the right to charge a transfer fee and adjust the annual renewal fee upon transfer of ownership.

### **10. SEVERABILITY:**

Customer agrees that if any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Agreement shall remain in full force and effect.

### **11. NON-PAYMENT:**

Notwithstanding any provision in this Agreement to the contrary, Company is entitled to bring civil suit and claim damages, interest, attorney's fees, and costs for issues arising from this Agreement relating to the collection of unpaid amounts. In the event that Customer fails to pay any sum due and owed under the terms of this Agreement, Company has the right to automatically terminate this Agreement.

# **Subsection 4F(v)**

## **Proposal #1062 to Install Fox Tail Palms**



**propmgt@harbourislesfl.com**

---

**From:** Oasis Palms and Landscaping, llc <quickbooks@notification.intuit.com>  
**Sent:** Tuesday, May 30, 2023 4:34 PM  
**To:** propmgt@harbourislesfl.com  
**Subject:** Estimate 1062 from Oasis Palms and Landscaping, llc

Dear Harbour Isles Cdd,

Please review the estimate below. Feel free to contact us if you have any questions.  
We look forward to working with you.

Thanks for your business!  
Oasis Palms and Landscaping, llc

----- Estimate -----

1017 Bal Harbour Dr  
Apollo Beach, FL 33572 US  
(813) 433-3376  
www.oasispalmsandlandscaping.com

Estimate #: 1062  
Date: 05/30/2023  
Exp. Date: \$1,050.00

-----  
Address:

Harbour Isles Cdd  
-----

Activity	Service	Qty	Rate	Amount
14' Single Trunk Foxtail palm	Landscapin	2	525.00	1,050.00

-----  
Total: \$1,050.00

# **Section 5**

## **Consent Agenda**

# **Subsection 5A**

## **Minutes**

1 **MINUTES OF MEETING**  
2 **HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The regular meeting of the Board of Supervisors of the Harbour Isles Community Development  
5 District was held Tuesday, May 23, 2023, at 11:00 a.m., at 121 Spindle Shell Way, Apollo Beach,  
6 Florida 33572.

7  
8 Present and constituting a quorum were the following:  
9

- |    |                                  |                     |
|----|----------------------------------|---------------------|
| 10 | Betty Fantauzzi                  | Chairman            |
| 11 | Bryce Bowden                     | Vice Chairman       |
| 12 | Marilyn Boyer <i>(via phone)</i> | Assistant Secretary |
| 13 | Glenn Clavio                     | Assistant Secretary |
| 14 | Bob Nesbitt                      | Assistant Secretary |

15  
16 Also present, either in person or via communication media technology, were the following:  
17

- |    |                                     |                                |
|----|-------------------------------------|--------------------------------|
| 18 | Angel Montagna                      | District Manager               |
| 19 | Vivek Babbar                        | District Counsel               |
| 20 | Stephen Brletic                     | District Engineer              |
| 21 | Paul Ramsewak                       | Onsite Manager                 |
| 22 | Brett Perez                         | Area Field Director, Inframark |
| 23 | Jason Jaszak                        | SOLitude Lake Management       |
| 24 | Residents and Members of the Public |                                |

25  
26 *This is not a certified or verbatim transcript, but rather represents the context and summary of*  
27 *the meeting.*  
28

29 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

30 Ms. Montagna called the meeting to order at 11:00 a.m.

31 Ms. Montagna called the roll and indicated a quorum was present for the meeting.

32  
33 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

34 The *Pledge of Allegiance* was recited.

35  
36 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

37 Audience members spoke on the following issues: water on the conservation looks nice,  
38 alligator weed needs to be treated, water is very shallow, Trimac to provide an update on plantings  
39 in the area, and request for irrigation on Cockle Shell and Royal Bonnet.

40  
41 **FOURTH ORDER OF BUSINESS** **Staff Reports and Updates**

42 **A. Field Manager**

43 Mr. Perez reviewed the field report included in the agenda package.

44 Discussion ensued regarding irrigation break on Hope Bay Loop, revisit pricing for wire  
45 installation, weed control, trimming, and dog stations.

46 The Board requested a proposal from Ballenger for the irrigation issue on Royal Bonnet and  
47 Sandy Shell, which staff will obtain.

48 **B. SŌLitude Lake Management**

49 Mr. Jaszczak reviewed the regular report included in the agenda package.

50 Discussion ensued regarding new equipment or hand treatment will take place May 25  
51 depending on weather, Mobi always being down, new equipment needs to be used to get work  
52 complete per the contract, revisit midge fly issue, fish stocking, midge testing on ponds 14, 17,  
53 and 18, and proposals needed for stocking fish and addressing midge flies.

54 **C. Trimac Outdoor (“Trimac”)**

55 Discussion ensued regarding outstanding items, lack of consistency, no progress made on the  
56 improvement plan, need installation date for all warranty concerns by May 26, Jonathan is the new  
57 branch manager, Johan is the new project manager, bigger crew will be servicing the District,  
58 Trimac requested another 30 days to turn things around, \$3,000 will be withheld from the May  
59 invoice, the cutback approved for \$15,000 has not been completed, Trimac will hold pricing for  
60 fiscal year 2024, and June 27 is the deadline for Trimac to get caught up per the scope.

61 The Board agreed to replace the two trees taken out of the clubhouse parking lot with fox tail  
62 palms.

63 **D. District Counsel**

64 Discussion ensued regarding ethics training required for Supervisors beginning January 2024.

65 Further discussion ensued regarding a resident letter received, staff has no authority to make  
66 decisions or spend monies not budgeted without Board direction, HOA reached out to the attorney  
67 and indicated they would send a list of topics which list was never received and no further contact  
68 received from the HOA, and inaccurate statements made that the District is not willing to work  
69 with the HOA.

70 **E. District Engineer**

71 Discussion ensued regarding repairs taking place May 31 and June 1, parking lot will need to  
72 be closed for the repairs, striping will occur June 2, and the lot may need to be temporarily closed.

73 Further discussion ensued regarding work needing to be done on ponds 16 and 20.

74

75

76

77

78

79

On MOTION by Mr. Clavio seconded by Mr. Bowden, with all in favor, unanimous approval was given to the proposal from Cross Creek to provide work on ponds 16 and 20, in the amount of \$3,995.00.

80

81

82

**F. Onsite Property Manager’s Report**

**i. Monthly Report**

Mr. Ramsewak reviewed the regular report included in the agenda package.

83 **ii. Proposal #1070 from Construction Management for Pressure Washing the**  
84 **Boardwalk**

85 Discussion ensued regarding proposal #1070 to pressure wash the boardwalk.

86  
87 On MOTION by Ms. Fantauzzi seconded by Mr. Clavio, with all in  
88 favor, unanimous approval was given to proposal #1070 from  
89 Construction Management for pressure washing the boardwalk, in  
90 the amount of \$1,325.00.

91  
92 **iii. Proposal #995548 from Electric Today for Electrical Work by the Pool**

93 Discussion ensued regarding proposal #995548 for electrical work by the pool.

94 This proposal was tabled.

95 **iv. Proposal #1026203 from Electric Today for Electrical Work for Landscape**  
96 **Lights**

97 Discussion ensued regarding proposal #1026203 for landscape lighting.

98  
99 On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in  
100 favor, unanimous approval was given to proposal #1026203 from  
101 Electric Today to provide landscaping lighting, in the amount  
102 \$2,149.43.

103  
104 **v. Proposal #1026225 from Electric Today for Electrical Work for Wiring**

105 Discussion ensued regarding proposal #1026225 for additional landscape wiring and lighting.

106  
107 On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all  
108 in favor, unanimous approval was given for Electric Today to  
109 provide additional landscaping wiring and lighting, in an amount not  
110 to exceed \$3,000.00.

111  
112 **vi. Proposal #1026278 from Electric Today for Electrical Work at the Clubhouse**

113 Discussion ensued regarding proposal #1026278 to provide LED trim for the recessed lights

114 at the clubhouse.

115  
116 On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in  
117 favor, unanimous approval was given to proposal #1026278 from  
118 Electric Today to provide LED trim for recessed lights at the  
119 clubhouse, in the amount of \$732.11.

120  
121 **vii. Proposal from Securiteam for Bathroom Access Control**

122 Discussion ensued regarding the proposal for bathroom access control.

123 This proposal was tabled.

124 **viii. Proposal from Kay-Lian Eco Cleaning Services for Clubhouse Cleaning**

125 Discussion ensued regarding the proposal for clubhouse cleaning.

126

127 On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all  
128 in favor, unanimous approval was given to the proposal from Kay-  
129 Lian Eco Cleaning Services for clubhouse cleaning, in the amount  
130 of \$1,250.00.

131  
132 **G. Homeowner’s Association Report**

133 Discussion ensued regarding an event July 2, and staff will send the event policy to the HOA.

134 **H. District Manager – Number of Registered Voters: 1,126**

135 Ms. Montagna entered into the record the number of registered voters in the District as of April  
136 15, 2023.

137  
138 **FIFTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2024 Proposed**  
139 **Budget**

140 **A. Proposed Fiscal Year 2024 Budget**

141 Discussion ensued regarding the proposed budget, and the budget process.

142 Further discussion ensued regarding budget line items, increases, impacts to assessments, and  
143 whether or not to increase assessments for fiscal year 2024.

144 The Board approved an increase of 8.5%, as proposed.

145 **B. Resolution 2023-03, Approving the Budget and Setting a Public Hearing Thereon**

146 Ms. Montagna read Resolution 2023-03 into the record by title.

147  
148 On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, with all in  
149 favor, unanimous approval was given to Resolution 2023-03,  
150 approving the budget for fiscal year 2024 and setting the public  
151 hearing for Tuesday, August 22, 2023, at 11:00 a.m.

152  
153 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

154 **A. Acceptance of the April 25, 2023, Meeting Minutes**

155 **B. Acceptance of the April 2023 Financials**

156 Ms. Montagna reviewed the consent agenda items included in the agenda package.

157  
158 On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all  
159 in favor, unanimous approval was given to the consent agenda, as  
160 presented.

161  
162 **SEVENTH ORDER OF BUSINESS** **Discussion Items**

163 There being none, the next order of business followed.

164  
165 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

166 There being none, the next order of business followed.

167  
168 **NINTH ORDER OF BUSINESS** **Audience Comments**

169 There being none, the next order of business followed.

170 **TENTH ORDER OF BUSINESS**

**Adjournment**

171

172

On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, the meeting was adjourned at 2:28 p.m.

173

174

175

176

177

---

Angel Montagna, Secretary

---

Betty Fantauzzi, Chairman



# **Subsection 5B**

## **Financials**

**HARBOUR ISLES**  
**Community Development District**

*Financial Report*

*May 31, 2023*

Prepared By



**HARBOUR ISLES**

Community Development District

---

**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2 - 5
Debt Service Funds .....	6
<b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Assessments Collection - Schedule .....	7
Cash and Investment Report .....	8
Bank Reconciliation .....	9
Check Register .....	10 - 12

**HARBOUR ISLES**  
**Community Development District**

**Financial Statements**

(Unaudited)

**May 31, 2023**

**HARBOUR ISLES**

Community Development District

**Governmental Funds****Balance Sheet**  
May 31, 2023

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>RESERVE FUND</b>	<b>DEBT SERVICE FUND - SERIES 2021</b>	<b>TOTAL</b>
<b>ASSETS</b>				
Cash - Checking Account	\$ 107,027	\$ -	\$ -	\$ 107,027
Cash with Fiscal Agent	100,000	-	-	100,000
Due From Other Funds	-	248,222	12,523	260,745
Investments:				
Money Market Account	733,374	-	-	733,374
Revenue Fund	-	-	73,551	73,551
Prepaid Items	820	-	-	820
Deposits	-	23,040	-	23,040
Utility Deposits - TECO	18,687	-	-	18,687
<b>TOTAL ASSETS</b>	<b>\$ 959,908</b>	<b>\$ 271,262</b>	<b>\$ 86,074</b>	<b>\$ 1,317,244</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 131,202	\$ -	\$ -	\$ 131,202
Accrued Expenses	13,700	-	-	13,700
Due To Other Funds	260,745	-	-	260,745
<b>TOTAL LIABILITIES</b>	<b>405,647</b>	<b>-</b>	<b>-</b>	<b>405,647</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	820	-	-	820
Deposits	18,687	23,040	-	41,727
<b>Restricted for:</b>				
Debt Service	-	-	86,074	86,074
<b>Assigned to:</b>				
Operating Reserves	154,042	-	-	154,042
<b>Unassigned:</b>	<b>380,712</b>	<b>248,222</b>	<b>-</b>	<b>628,934</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 554,261</b>	<b>\$ 271,262</b>	<b>\$ 86,074</b>	<b>\$ 911,597</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 959,908</b>	<b>\$ 271,262</b>	<b>\$ 86,074</b>	<b>\$ 1,317,244</b>

**HARBOUR ISLES**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2023

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b>REVENUES</b>				
Interest - Investments	\$ 1,133	\$ 14,145	\$ 13,012	1248.46%
Interest - Tax Collector	-	550	550	0.00%
Rental Income	16,000	28,662	12,662	179.14%
Special Assmnts- Tax Collector	944,189	940,053	(4,136)	99.56%
Special Assmnts- Discounts	(37,768)	(36,170)	1,598	95.77%
Other Miscellaneous Revenues	500	56	(444)	11.20%
Facility Revenue	200	50	(150)	25.00%
<b>TOTAL REVENUES</b>	<b>924,254</b>	<b>947,346</b>	<b>23,092</b>	<b>102.50%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	12,000	8,800	3,200	73.33%
FICA Taxes	918	673	245	73.31%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	16,634	3,366	83.17%
ProfServ-Legal Services	20,000	11,201	8,799	56.01%
ProfServ-Mgmt Consulting	50,003	33,335	16,668	66.67%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	3,233	3,367	(134)	104.14%
Auditing Services	4,200	3,700	500	88.10%
Website Hosting/Email services	4,000	1,552	2,448	38.80%
Postage and Freight	500	226	274	45.20%
Insurance - General Liability	3,337	3,337	-	100.00%
Public Officials Insurance	3,256	3,291	(35)	101.07%
Legal Advertising	1,000	487	513	48.70%
Misc-Assessment Collection Cost	18,884	18,078	806	95.73%
Bank Fees	500	632	(132)	126.40%
Misc-Web Hosting	1,000	375	625	37.50%
Miscellaneous Expenses	500	657	(157)	131.40%
Annual District Filing Fee	175	175	-	100.00%
<b>Total Administration</b>	<b>149,106</b>	<b>111,520</b>	<b>37,586</b>	<b>74.79%</b>
<b>Electric Utility Services</b>				
Electricity - Streetlights	120,000	87,087	32,913	72.57%
Utility Services	22,000	16,038	5,962	72.90%
<b>Total Electric Utility Services</b>	<b>142,000</b>	<b>103,125</b>	<b>38,875</b>	<b>72.62%</b>

**HARBOUR ISLES**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	2,500	2,647	(147)	105.88%
<b>Total Garbage/Solid Waste Services</b>	<b>2,500</b>	<b>2,647</b>	<b>(147)</b>	<b>105.88%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	6,000	2,159	3,841	35.98%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>2,159</b>	<b>3,841</b>	<b>35.98%</b>
<b><u>Stormwater Control</u></b>				
Midge Fly Treatment	8,000	-	8,000	0.00%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	8,700	5,800	2,900	66.67%
R&M Lake & Pond Bank	50,000	100,400	(50,400)	200.80%
Fountain Maintenance	2,328	1,579	749	67.83%
Aquatic Maintenance	25,704	17,136	8,568	66.67%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
<b>Total Stormwater Control</b>	<b>97,732</b>	<b>124,915</b>	<b>(27,183)</b>	<b>127.81%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - Property	25,603	25,693	(90)	100.35%
Insurance - General Liability	3,945	3,876	69	98.25%
R&M-Irrigation	20,000	5,325	14,675	26.63%
Landscape Maintenance	150,000	81,102	68,898	54.07%
Landscape Replacement	20,000	21,666	(1,666)	108.33%
Landscape Replacement-Annuaals	6,000	-	6,000	0.00%
Annual Mulching	20,000	-	20,000	0.00%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Misc-Hurricane Expense	-	14,516	(14,516)	0.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
<b>Total Other Physical Environment</b>	<b>251,548</b>	<b>152,178</b>	<b>99,370</b>	<b>60.50%</b>
<b><u>Security Operations</u></b>				
Contracts-Security Services	30,636	9,078	21,558	29.63%
R&M-Security Cameras	1,000	293	707	29.30%
Guard & Gate Facility Maintenance	3,000	3,943	(943)	131.43%
<b>Total Security Operations</b>	<b>34,636</b>	<b>13,314</b>	<b>21,322</b>	<b>38.44%</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	15,500	6,837	8,663	44.11%
<b>Total Contingency</b>	<b>15,500</b>	<b>6,837</b>	<b>8,663</b>	<b>44.11%</b>

**HARBOUR ISLES**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b><u>Parks and Recreation</u></b>				
ProfServ-Pool Maintenance	10,800	8,600	2,200	79.63%
Field Services	7,800	5,200	2,600	66.67%
Clubhouse - Facility Janitorial Service	5,400	5,895	(495)	109.17%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	121,624	73,304	48,320	60.27%
Contracts-Pest Control	2,000	1,288	712	64.40%
Telephone/Fax/Internet Services	5,109	4,385	724	85.83%
R&M-Pools	1,500	-	1,500	0.00%
R&M-Fitness Equipment	2,500	4,174	(1,674)	166.96%
R&M-Dock	500	-	500	0.00%
Maintenance & Repairs	50,000	50,565	(565)	101.13%
Athletic/Park Court/Field Repairs	500	-	500	0.00%
Furniture Repair/Replacement	5,000	12,848	(7,848)	256.96%
Trail/Bike Path Maintenance	500	4,680	(4,180)	936.00%
Playground Equipment and Maintenance	1,000	-	1,000	0.00%
Access Control	500	312	188	62.40%
Office Supplies	2,500	888	1,612	35.52%
Dog Waste Station Supplies	2,000	1,288	712	64.40%
<b>Total Parks and Recreation</b>	<b>225,233</b>	<b>173,427</b>	<b>51,806</b>	<b>77.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>924,255</b>	<b>690,122</b>	<b>234,133</b>	<b>74.67%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	257,224	257,225	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(15,000)	(15,000)	0.00%
Contribution to (Use of) Fund Balance	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(15,000)</b>	<b>(15,000)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 242,224	\$ 242,225	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>312,038</b>	<b>312,038</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 312,038</b>	<b>\$ 554,262</b>		



**HARBOUR ISLES**

Community Development District

**Reserve Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	15,000	15,000	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>15,000</b>	<b>15,000</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 15,000	\$ 15,000	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>256,262</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 271,262</b>		

**HARBOUR ISLES**

Community Development District

*Debt Service Fund - Series 2021*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
Special Assmnts- Tax Collector	312,608	311,239	(1,369)	99.56%
Special Assmnts- Discounts	(12,504)	(11,975)	529	95.77%
<b>TOTAL REVENUES</b>	<b>300,104</b>	<b>299,268</b>	<b>(836)</b>	<b>99.72%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	6,252	5,985	267	95.73%
<b>Total Administration</b>	<b>6,252</b>	<b>5,985</b>	<b>267</b>	<b>95.73%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	226,000	226,000	-	100.00%
Interest Expense	68,308	68,308	-	100.00%
<b>Total Debt Service</b>	<b>294,308</b>	<b>294,308</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>300,560</b>	<b>300,293</b>	<b>267</b>	<b>99.91%</b>
Excess (deficiency) of revenues Over (under) expenditures	(456)	(1,025)	(569)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(456)	-	456	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(456)</b>	<b>-</b>	<b>456</b>	<b>0.00%</b>
Net change in fund balance	\$ (456)	\$ (1,025)	\$ 343	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>87,099</b>	<b>87,099</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 86,643</b>	<b>\$ 86,074</b>		

**HARBOUR ISLES**  
**Community Development District**

Supporting Schedules

May 31, 2023

**HARBOUR ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied FY23				\$ 1,256,797	\$ 944,189	\$ 312,608
Allocation %				100.00%	75.13%	24.87%
11/02/22	\$ 13,679	\$ 710	\$ 279	\$ 14,667	\$ 11,019	\$ 3,648
11/15/22	\$ 71,586	\$ 3,044	\$ 1,461	\$ 76,091	\$ 57,164	\$ 18,926
11/22/22	\$ 51,664	\$ 2,197	\$ 1,054	\$ 54,915	\$ 41,256	\$ 13,659
11/29/22	\$ 87,667	\$ 3,727	\$ 1,789	\$ 93,183	\$ 70,005	\$ 23,178
12/5/22	\$ 852,326	\$ 36,194	\$ 17,394	\$ 905,914	\$ 680,583	\$ 225,332
12/12/22	\$ 14,948	\$ 609	\$ 305	\$ 15,862	\$ 11,916	\$ 3,945
01/05/23	\$ 36,867	\$ 1,365	\$ 752	\$ 38,985	\$ 29,288	\$ 9,697
02/03/23	\$ 9,696	\$ 202	\$ 198	\$ 10,096	\$ 7,585	\$ 2,511
03/09/23	\$ 9,501	\$ 98	\$ 194	\$ 9,793	\$ 7,357	\$ 2,436
04/05/23	\$ 28,899	\$ -	\$ 590	\$ 29,489	\$ 22,154	\$ 7,335
05/05/23	\$ 2,251	\$ -	\$ 46	\$ 2,297	\$ 1,726	\$ 571
<b>TOTAL</b>	<b>\$ 1,179,084</b>	<b>\$ 48,145</b>	<b>\$ 24,063</b>	<b>\$ 1,251,292</b>	<b>\$ 940,053</b>	<b>\$ 311,239</b>
% COLLECTED				100%	100%	100%
<b>TOTAL OUTSTANDING</b>				<b>\$ 5,505</b>	<b>\$ 4,136</b>	<b>\$ 1,369</b>

**HARBOUR ISLES**

Community Development District

*All Funds*

**Cash and Investment  
May 31, 2023**

<b>GENERAL FUND</b>						
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>	
Checking Account - Operating	Hancock Whitney	Checking account	n/a	0.00%	\$	107,027
Money Market Account	Valley National	Money Market	n/a	4.50%	\$	733,374
Cash With Fiscal Agent	Transfer of Funds to Checking Account		n/a	0.00%	(1) \$	100,000
					<i>Subtotal</i>	<b>\$ 940,401</b>
<b>DEBT SERVICE FUNDS</b>						
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	0.005%	\$	73,551
					<i>Subtotal</i>	<b>\$ 73,551</b>
					<b>Total</b>	<b>\$ 1,013,952</b>

Note (1): The transfer of funds from MMA to checking to cover monthly expenses.

# Harbour Isles CDD

## Bank Reconciliation

Bank Account No. 6870 Hancock Whitney Bank GF CHECKING  
 Statement No. 5/23  
 Statement Date 5/31/2023

<b>G/L Balance (LCY)</b>	107,026.98	<b>Statement Balance</b>	133,618.01
<b>G/L Balance</b>	107,026.98	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	133,618.01
<b>Subtotal</b>	107,026.98	<b>Outstanding Checks</b>	26,591.03
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	107,026.98	<b>Ending Balance</b>	107,026.98
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
5/18/2023	Payment	3618	INFRAMARK, LLC.	4,833.72	0.00	4,833.72
5/24/2023	Payment	3621	MICHELLE M AMBRIATI	7,360.00	0.00	7,360.00
5/24/2023	Payment	3624	SOLITUDE LAKE MANAGEMENT	2,867.00	0.00	2,867.00
5/24/2023	Payment	3626	VESTA PROPERTY SERVICES, INC.	9,163.00	0.00	9,163.00
5/30/2023	Payment	DD438	Payment of Invoice 001783	281.12	0.00	281.12
5/31/2023	Payment	3628	ROBERT NESBITT	184.70	0.00	184.70
5/31/2023	Payment	3629	DIANNE MARTINEZ URSO	795.00	0.00	795.00
5/31/2023	Payment	3630	ELECTRIC TODAY INC	896.49	0.00	896.49
5/31/2023	Payment	3631	FITREV	210.00	0.00	210.00
<b>Total Outstanding Checks.....</b>				<b>26,591.03</b>		<b>26,591.03</b>

## HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>HANCOCK WHITNEY BANK GF CHECKING - (ACCT#XXXXX6870)</b>							
<b>CHECK # 3613</b>							
05/02/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-63441	4/1/23 - 4/30/23 LAKES ANNUAL MAINT	APRIL BILLING	001-546995-53805	\$2,142.00
							<b>Check Total</b>
							<u>\$2,142.00</u>
<b>CHECK # 3614</b>							
05/05/23	Vendor	ABM INDUSTRIES INC	18110115	MAINTENANCE BILLING	Maintenance & Repairs	001-546920-57201	\$324.00
							<b>Check Total</b>
							<u>\$324.00</u>
<b>CHECK # 3615</b>							
05/18/23	Vendor	BRLETIC DVORAK, INC	1099	APR 1 - APR 21 SENIOR INSPECTOR APR 3 - APR 23 PRO	ProfServ-Engineering	001-531013-51501	\$3,422.50
							<b>Check Total</b>
							<u>\$3,422.50</u>
<b>CHECK # 3616</b>							
05/18/23	Vendor	HARTFORD FIRE INS COMPANY	050423-2019	RENEWAL NOTICE	Flood Ins. 7/3/23	001-545002-53908	\$3,876.00
							<b>Check Total</b>
							<u>\$3,876.00</u>
<b>CHECK # 3617</b>							
05/18/23	Vendor	HURRICANE CLEAN	4082	PRESSURE WASH GUARD HOUSE	Maintenance & Repairs	001-546920-57201	\$300.00
							<b>Check Total</b>
							<u>\$300.00</u>
<b>CHECK # 3618</b>							
05/18/23	Vendor	INFRAMARK, LLC.	93620	APRIL '23 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,166.92
05/18/23	Vendor	INFRAMARK, LLC.	93620	APRIL '23 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$16.80
05/18/23	Vendor	INFRAMARK, LLC.	93620	APRIL '23 MANAGEMENT SERVICES	Field Services	001-531122-57201	\$650.00
							<b>Check Total</b>
							<u>\$4,833.72</u>
<b>CHECK # 3619</b>							
05/18/23	Vendor	QFC SUPPLY COMPANY INC	15-15130	PURELL REFILL	Office Supplies	001-551002-57201	\$144.10
							<b>Check Total</b>
							<u>\$144.10</u>
<b>CHECK # 3620</b>							
05/18/23	Vendor	SECURITEAM, INC	13361042723	GATE REPAIR	Guard & Gate Facility Maintenance	001-546993-53935	\$1,461.30
							<b>Check Total</b>
							<u>\$1,461.30</u>
<b>CHECK # 3621</b>							
05/24/23	Vendor	MICHELLE M AMBRIATI	32	CARPENTRY	Maintenance & Repairs	001-546920-57201	\$7,360.00
							<b>Check Total</b>
							<u>\$7,360.00</u>
<b>CHECK # 3622</b>							
05/24/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	294411	5/11/23 PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
							<b>Check Total</b>
							<u>\$158.00</u>
<b>CHECK # 3623</b>							
05/24/23	Vendor	SECURITEAM, INC	13285040723	ELECTROMAGNETIC GATE LOCK	Guard & Gate Facility Maintenance	001-546993-53935	\$1,325.12
							<b>Check Total</b>
							<u>\$1,325.12</u>
<b>CHECK # 3624</b>							
05/24/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-74565	5/1/23-5/31/23 LAKE ANNUAL MAINT	APRIL BILLING	001-546995-53805	\$2,142.00
05/24/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-74599	5/1/23-5/31/23 WETLAND 1-2 ANNUAL MAINT	MAY BILLING	001-546108-53805	\$725.00
							<b>Check Total</b>
							<u>\$2,867.00</u>

## HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3625</b>							
05/24/23	Vendor	SUNCOAST POOL SERVICE	9297	MAY 2023 POOL SERVICE	ProfServ-Pool Maintenance	001-531034-57201	\$1,180.00
							<b>Check Total</b>
							<u>\$1,180.00</u>
<b>CHECK # 3626</b>							
05/24/23	Vendor	VESTA PROPERTY SERVICES, INC.	409550	MAY'23 AMENITY MANAGEMENT SRVCS	MAY'23	001-534001-57201	\$9,163.00
							<b>Check Total</b>
							<u>\$9,163.00</u>
<b>CHECK # 3627</b>							
05/31/23	Employee	ROBERT NESBITT	PAYROLL	***Voided Voided****			\$0.00
							<b>Check Total</b>
							<u>\$0.00</u>
<b>CHECK # 3628</b>							
05/31/23	Employee	ROBERT NESBITT	PAYROLL	May 31, 2023 Payroll Posting			\$184.70
							<b>Check Total</b>
							<u>\$184.70</u>
<b>CHECK # 3629</b>							
05/31/23	Vendor	DIANNE MARTINEZ URSO	05312023	FULL COMMERCIAL CLEANING	Clubhouse - Facility Janitorial Service	001-531131-57201	\$795.00
							<b>Check Total</b>
							<u>\$795.00</u>
<b>CHECK # 3630</b>							
05/31/23	Vendor	ELECTRIC TODAY INC	3488464	REPLACED GYN ELECTRIC WATER HEATER	Maintenance & Repairs	001-546920-57201	\$896.49
							<b>Check Total</b>
							<u>\$896.49</u>
<b>CHECK # 3631</b>							
05/31/23	Vendor	FITREV	28223	PREVENTATIVE MAINTENANCE	QUARTERLY MAINT	001-546115-57201	\$210.00
							<b>Check Total</b>
							<u>\$210.00</u>
<b>ACH #DD426</b>							
05/31/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	May 31, 2023 Payroll Posting			\$184.70
							<b>ACH Total</b>
							<u>\$184.70</u>
<b>ACH #DD427</b>							
05/31/23	Employee	GLENN A. CLAVIO	PAYROLL	May 31, 2023 Payroll Posting			\$184.70
							<b>ACH Total</b>
							<u>\$184.70</u>
<b>ACH #DD428</b>							
05/31/23	Employee	BRYCE L. BOWDEN	PAYROLL	May 31, 2023 Payroll Posting			\$184.70
							<b>ACH Total</b>
							<u>\$184.70</u>
<b>ACH #DD429</b>							
05/31/23	Employee	MARILYN L. BOYER	PAYROLL	May 31, 2023 Payroll Posting			\$184.70
							<b>ACH Total</b>
							<u>\$184.70</u>
<b>ACH #DD430</b>							
05/18/23	Vendor	VALLEY NATIONAL BANK - ACH	042123-5409 ACH	APRIL 2023 PURCHASES	CELLGATE	001-549999-53985	\$29.95
05/18/23	Vendor	VALLEY NATIONAL BANK - ACH	042123-5409 ACH	APRIL 2023 PURCHASES	SAMS CLUB	001-549999-53985	\$71.30
05/18/23	Vendor	VALLEY NATIONAL BANK - ACH	042123-5409 ACH	APRIL 2023 PURCHASES	THE HOME DEPOT	001-549999-53985	\$163.33
05/18/23	Vendor	VALLEY NATIONAL BANK - ACH	042123-5409 ACH	APRIL 2023 PURCHASES	SOUTH SHORE SIGNS	001-549999-53985	\$120.00
							<b>ACH Total</b>
							<u>\$384.58</u>
<b>ACH #DD431</b>							
05/13/23	Vendor	T-MOBILE ACH	042023-81124 ACH	813-593-3464 ; 4/21 - 5/20 /23 BILL PRD	Telephone/Fax/Internet Services	001-541009-57201	\$70.00
							<b>ACH Total</b>
							<u>\$70.00</u>



## HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #DD432</b>							
05/25/23	Vendor	TAMPA ELECTRIC CO. ACH	050423 ACH	3/30/23-04/28/23 UTILITIES	Utility Services	001-543063-53100	\$2,146.58
05/25/23	Vendor	TAMPA ELECTRIC CO. ACH	050423 ACH	3/30/23-04/28/23 UTILITIES	Electricity - Streetlighting	001-543013-53100	\$11,217.96
<b>ACH Total</b>							<u>\$13,364.54</u>
<b>ACH #DD433</b>							
05/15/23	Vendor	TAMCO CAPITAL CORP	4099598 ACH	5/15/23 - 6/14/23 BILL PRD	Contracts-Security Services	001-534037-53935	\$451.00
<b>ACH Total</b>							<u>\$451.00</u>
<b>ACH #DD434</b>							
05/08/23	Vendor	REPUBLIC SERVICES - ACH	041723-5809 ACH	5/1 - 5/31/23 WASTE REMOVAL	Garbage - Recreation Facility	001-531133-53401	\$368.51
<b>ACH Total</b>							<u>\$368.51</u>
<b>ACH #DD435</b>							
05/29/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	2441826051123	***Voided Voided****			\$0.00
<b>ACH Total</b>							<u>\$0.00</u>
<b>ACH #DD436</b>							
05/01/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	041123-7807 ACH	SERVICE FROM 04/11/23 - 06/10/23	Telephone/Fax/Internet Services	001-541009-57201	\$281.12
<b>ACH Total</b>							<u>\$281.12</u>
<b>ACH #DD437</b>							
05/05/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	041723-2046 ACH	SERVICE FROM 4/17/23 THRU 5/16/23	Telephone/Fax/Internet Services	001-541009-57201	\$178.14
<b>ACH Total</b>							<u>\$178.14</u>
<b>ACH #DD438</b>							
05/30/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	2441826051123	SERVICE FROM 05/11/23-06/10/23	Telephone/Fax/Internet Services	001-541009-57201	\$281.12
<b>ACH Total</b>							<u>\$281.12</u>
<b>ACH #DD439</b>							
05/17/23	Vendor	BOCC - ACH	050423-8063 ACH	4/28/23-5/2/23 WATER UTILITIES	Utility Services	001-543063-53601	\$93.83
<b>ACH Total</b>							<u>\$93.83</u>
<b>ACH #DD440</b>							
05/16/23	Vendor	BOCC - ACH	050323-0000 ACH	03/31/23-05/02/23 WATER UTILITIES	Utility Services	001-543063-53601	\$202.20
<b>ACH Total</b>							<u>\$202.20</u>
<b>Account Total</b>							<u><u>\$57,056.77</u></u>