

**HARBOUR ISLES
COMMUNITY
DEVELOPMENT DISTRICT**

**NOVEMBER 18, 2025
AGENDA PACKAGE**



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

Harbour Isles Community Development District

Board of Supervisors

Gregg Letizia, Chairman
 Bryce Bowden, Vice Chairman
 Glenn Clavio, Assistant Secretary
 Betty Fantauzzi, Assistant Secretary
 Bob Nesbitt, Assistant Secretary

Staff:

Angel Montagna, District Manager
 Samantha Zaroni, District Manager
 Vivek Babbar, District Counsel
 Stephen Brletic, District Engineer
 Paul Ramsewak, Onsite Manager
 Howard Neal, Field Services Director
 Diana Lopez, District Accountant
 Tabitha Blackwelder, Administrative Assistant

Meeting Agenda Tuesday, November 18, 2025 – 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. District Accountant
 - i. Review of October 2025 Financial StatementsPage 3
 - B. Aquatics ReportPage 16
 - C. Landscape Report.....Page 30
 - i. Consideration of United Fall Mulch Proposal #203255.....Page 34
 - ii. Consideration of United Playground Mulch Proposal #203356.....Page 35
 - iii. Consideration of Natural Solutions Brown Cocoa Mulch Proposal #1033Page 36
 - iv. Consideration of Natural Solutions Pine Bark Mulch Proposal #1034.....Page 37
 - v. Consideration of Natural Solutions Playground Woodchip Proposal #1030Page 38
 - vi. Consideration of United Holly Trees Removal Proposal #203253Page 39
 - vii. Discussion of Rock Samples Provided by United
 - D. District Engineer
 - E. District Council
 - F. District Manager
 - i. Discussion on Required Staffing for Weekends
 - G. Onsite Manager
 - i. Monthly Report for November 2025.....Page 41
 - ii. Consideration of Welch Pickleball Court Proposal.....Page 53
- 5. Business Item**
- 6. Consent Agenda**
 - A. Consideration of October 28, 2025, Meeting MinutesPage 59
- 7. Supervisor Requests**
- 8. Audience Comments – Three (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Tuesday, December 16, 2025, at 11:00 a.m.

HARBOUR ISLES
Community Development District

Financial Report

October 31, 2025

Prepared By



HARBOUR ISLES
Community Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

October 31, 2025

HARBOUR ISLES

Community Development District

Governmental Funds**Balance Sheet**
October 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 435,940	\$ 224,637	\$ -	\$ 660,577
Due From Other Funds	-	-	2,006	2,006
Investments:				
Prepayment Account	-	-	3	3
Revenue Fund	-	-	108,268	108,268
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 454,627	\$ 224,637	\$ 110,277	\$ 789,541
<u>LIABILITIES</u>				
Accrued Expenses	14,953	-	-	14,953
Due To Other Funds	2,006	-	-	2,006
TOTAL LIABILITIES	16,959	-	-	16,959
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	18,687	-	-	18,687
Restricted for:				
Debt Service	-	-	110,277	110,277
Assigned to:				
Operating Reserves	261,374	-	-	261,374
Unassigned:	157,607	224,637	-	382,244
TOTAL FUND BALANCES	\$ 458,744	\$ 224,637	\$ 110,277	\$ 772,582
TOTAL LIABILITIES & FUND BALANCES	\$ 475,703	\$ 224,637	\$ 110,277	\$ 810,617

HARBOUR ISLES

Community Development District

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

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 10,000	\$ 1,595	\$ (8,405)	15.95%
Interest - Tax Collector	570	-	(570)	0.00%
Rental Income	16,000	4,040	(11,960)	25.25%
Special Assmnts- Tax Collector	1,060,653	-	(1,060,653)	0.00%
Special Assmnts- Discounts	(42,426)	-	42,426	0.00%
Other Miscellaneous Revenues	500	13,617	13,117	2723.40%
Facility Revenue	200	150	(50)	75.00%
TOTAL REVENUES	1,045,497	19,402	(1,026,095)	1.86%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	1,000	11,000	8.33%
FICA Taxes	918	61	857	6.64%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	-	20,000	0.00%
ProfServ-Legal Services	20,000	-	20,000	0.00%
ProfServ-Mgmt Consulting	54,642	4,554	50,088	8.33%
ProfServ-Special Assessment	5,000	-	5,000	0.00%
ProfServ-Trustee Fees	4,000	3,887	113	97.18%
Auditing Services	4,000	-	4,000	0.00%
Website Hosting/Email services	2,000	167	1,833	8.35%
Postage and Freight	500	-	500	0.00%
Insurance - General Liability	4,803	4,525	278	94.21%
Public Officials Insurance	4,064	3,829	235	94.22%
Legal Advertising	1,000	-	1,000	0.00%
Misc-Assessment Collection Cost	21,213	-	21,213	0.00%
Bank Fees	1,000	-	1,000	0.00%
Misc-Web Hosting	1,583	-	1,583	0.00%
Miscellaneous Expenses	1,600	-	1,600	0.00%
Annual District Filing Fee	175	-	175	0.00%
Total Administration	159,098	18,023	141,075	11.33%

HARBOUR ISLES

Community Development District

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

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electricity - Streetlights	148,000	12,000	136,000	8.11%
Utility Services	25,000	2,000	23,000	8.00%
Total Electric Utility Services	173,000	14,000	159,000	8.09%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	4,000	465	3,535	11.63%
Total Garbage/Solid Waste Services	4,000	465	3,535	11.63%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	1,302	4,698	21.70%
Total Water-Sewer Comb Services	6,000	1,302	4,698	21.70%
<u>Stormwater Control</u>				
Midge Fly Treatment	10,000	-	10,000	0.00%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	17,600	1,000	16,600	5.68%
R&M Lake & Pond Bank	55,000	-	55,000	0.00%
Fountain Maintenance	2,500	875	1,625	35.00%
Aquatic Maintenance	39,600	3,300	36,300	8.33%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	127,700	5,175	122,525	4.05%
<u>Other Physical Environment</u>				
Insurance - Property	30,027	28,474	1,553	94.83%
Insurance - Flood	9,973	-	9,973	0.00%
Insurance - Crime	500	-	500	0.00%
R&M-Irrigation	30,000	-	30,000	0.00%
Landscape Maintenance	155,953	13,592	142,361	8.72%
Landscape Replacement	40,000	-	40,000	0.00%
Annual Mulching	20,000	-	20,000	0.00%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Total Other Physical Environment	292,453	42,066	250,387	14.38%

HARBOUR ISLES

Community Development District

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

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Security Operations</u>				
Contracts-Security Services	31,000	451	30,549	1.45%
R&M-Security Cameras	1,500	-	1,500	0.00%
Guard & Gate Facility Maintenance	3,000	-	3,000	0.00%
Total Security Operations	35,500	451	35,049	1.27%
<u>Contingency</u>				
Miscellaneous Expenses	15,000	30	14,970	0.20%
Total Contingency	15,000	30	14,970	0.20%
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	15,000	1,200	13,800	8.00%
Clubhouse - Facility Janitorial Service	12,000	1,690	10,310	14.08%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	128,746	10,135	118,611	7.87%
Contracts-Pest Control	2,000	316	1,684	15.80%
Telephone/Fax/Internet Services	8,000	1,002	6,998	12.53%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Fitness Equipment	2,500	-	2,500	0.00%
Maintenance & Repairs	45,000	368	44,632	0.82%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control	1,000	-	1,000	0.00%
Office Supplies	2,500	-	2,500	0.00%
Dog Waste Station Supplies	2,000	-	2,000	0.00%
Total Parks and Recreation	232,746	14,711	218,035	6.32%
TOTAL EXPENDITURES	1,045,497	96,223	949,274	9.20%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(76,821)	(76,821)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(13,617)	(13,617)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(13,617)	(13,617)	0.00%
Net change in fund balance	\$ -	\$ (90,438)	\$ (90,438)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	549,182	549,182		
FUND BALANCE, ENDING	\$ 549,182	\$ 458,744		

HARBOUR ISLES

Community Development District

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

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 714	\$ 714	0.00%
TOTAL REVENUES	-	714	714	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	714	714	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	13,617	13,617	0.00%
TOTAL FINANCING SOURCES (USES)	-	13,617	13,617	0.00%
Net change in fund balance	\$ -	\$ 14,331	\$ 14,331	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	210,306		
FUND BALANCE, ENDING	\$ -	\$ 224,637		

HARBOUR ISLES

Community Development District

*Debt Service Fund - Series 2021***Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 365	\$ 365	0.00%
Special Assmnts- Tax Collector	312,608	-	(312,608)	0.00%
Special Assmnts- Discounts	(12,504)	-	12,504	0.00%
TOTAL REVENUES	300,104	365	(299,739)	0.12%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	-	6,252	0.00%
Total Administration	6,252	-	6,252	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	236,000	-	236,000	0.00%
Interest Expense	59,496	-	59,496	0.00%
Total Debt Service	295,496	-	295,496	0.00%
TOTAL EXPENDITURES	301,748	-	301,748	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(1,644)	365	2,009	0.00%
Net change in fund balance	\$ (1,644)	\$ 365	\$ 2,009	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	107,906	107,906		
FUND BALANCE, ENDING	\$ 106,262	\$ 108,271		

HARBOUR ISLES
Community Development District

Supporting Schedules

October 31, 2025

HARBOUR ISLES

Community Development District

All Funds**Cash and Investment
October 31, 2025**

GENERAL FUND						
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>	
Checking Account	Valley National	High Yielding Checking Acct.	n/a	4.33%	\$	413,658
				<i>Subtotal</i>	\$	413,658
RESERVE FUND						
Reserve Fund	Valley National	Checking account	n/a	4.33%	\$	224,637
				<i>Subtotal</i>	\$	224,637
DEBT SERVICE FUNDS						
Series 2021 Prepayment Account	US Bank	Open-Ended Comm. Paper	n/a	3.75%	\$	3
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	3.75%	\$	108,268
				<i>Subtotal</i>	\$	108,271
				Total	\$	746,566

Bank Account Statement

Harbour Isles CDD

Wednesday, November 5, 2025

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DLOPEZ

Bank Account No. 7037

Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101002 Balance	413,657.66	Statement Balance	424,283.65
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	413,657.66	Subtotal	424,283.65
Negative Adjustments	0.00	Outstanding Checks	-10,625.99
Ending G/L Balance	413,657.66	Ending Balance	413,657.66

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/02/2025	Payment	100126	PREMIER LAKES INC	Inv: 2721			-3,300.00
10/24/2025	Payment	100139	PREMIER LAKES INC	Inv: 2838, Inv: 2871			-5,175.00
10/24/2025	Payment	100142	STRALEY ROBIN VERICKER, P.A.	Inv: 27370			-1,586.00
10/27/2025	Payment	160	GREGG LETIZIA	Payment of Invoice 003157			-200.00
10/30/2025	Payment	300084	SPECTRUM	Inv: 2852592101325			-119.99
10/04/2025	Payment	DD129	SPECTRUM	Payment of Invoice 003170			-245.00
Total Outstanding Checks							-10,625.99

Outstanding Deposits

Total Outstanding Deposits

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100126	10/02/25	PREMIER LAKES INC	2721	Sept Lake Maintenance	R&M Lake & Pond Bank	546185-53908	\$3,300.00
001	100127	10/02/25	NVIROTECT PEST CONTROL SERVICES, INC	372350	Sept pest control	Contracts-Pest Control	534125-57201	\$158.00
001	100128	10/02/25	UNITED LAND SERVICES	170256	SEPT LANDSCAPING	Landscape Maintenance	546300-53908	\$12,617.51
001	100129	10/02/25	VESTA PROPERTY SERVICES, INC.	428184	Sept Amenity Management Services	Contracts-Mgmt Services	534001-57201	\$10,135.25
001	100130	10/02/25	STRALEY ROBIN VERICKER, P.A.	27210	Professional Services Rendered Through August 31, 2025	ProfServ-Legal Services	531023-51401	\$1,407.50
001	100131	10/02/25	TAMPA BAY TIMES	56528-092425	LEGAL ADVERTISING	LEGAL NOTICE	548002-51301	\$393.00
001	100132	10/06/25	INFRAMARK LLC	159269	August Mailings	Mailings	541006-51301	\$851.38
001	100133	10/10/25	VESTA PROPERTY SERVICES, INC.	428816	OCT MONTHLY POOL SERVICE	Contracts-Mgmt Services	534001-57201	\$1,200.00
001	100134	10/10/25	UNITED LAND SERVICES	174120	2025 September Irrigation Repairs	R&M-Irrigation	546041-53908	\$1,458.00
001	100135	10/10/25	BUSINESS OBSERVER, INC	25-02187H	Notice of Public Hearing and Board of Supervisors Meeting	Notice of Public Hearing and Board of Supervisors Meetin	548002-51301	\$242.81
001	100136	10/15/25	VESTA PROPERTY SERVICES, INC.	428654	Oct Amenity Management Services	Contracts-Mgmt Services	534001-57201	\$10,135.25
001	100137	10/15/25	BRLETIC DVORAK, INC	2147	PROJECT MANAGER SEP 2025	PROJECT MANAGER SEP 2025	531013-51501	\$630.00
001	100138	10/21/25	INFRAMARK LLC	160689	October Billing	OCT MANAGEMENT FEE	531027-51201	\$4,553.50
001	100138	10/21/25	INFRAMARK LLC	160689	October Billing	Oct Website Main.	534369-51301	\$167.00
001	100139	10/24/25	PREMIER LAKES INC	2838	Oct Monthly Mitigation/Fountain Maintenance	R&M-Wetland Monitoring	546108-53908	\$1,000.00
001	100139	10/24/25	PREMIER LAKES INC	2838	Oct Monthly Mitigation/Fountain Maintenance	Fountain Maintenance	546472-53908	\$875.00
001	100139	10/24/25	PREMIER LAKES INC	2871	Monthly pond maintenance	Monthly Pond Maintenance Contract	546995-53805	\$3,300.00
001	100140	10/24/25	UNITED LAND SERVICES	175035	October Landscape Svc	Landscape Maintenance	546300-53908	\$12,996.02
001	100141	10/24/25	ABM INDUSTRIES INC	19801898	Oct Monthly Building Maintenance Fee	Maintenance & Repairs	546920-57201	\$368.00
001	100142	10/24/25	STRALEY ROBIN VERICKER, P.A.	27370	Sept Legal Fees	ProfServ-Legal Services	531023-51401	\$1,586.00
001	155	10/09/25	ABM INDUSTRIES INC	19701778	MAY MAINTENANCE BILLING	Maintenance & Repairs	546920-57201	\$368.00
001	156	10/09/25	ABM INDUSTRIES INC	19763549	AUG MAINTENANCE BILLING	Maintenance & Repairs	546920-57201	\$368.00
001	157	10/09/25	ABM INDUSTRIES INC	19751514	JULY MAINTENANCE BILLING	Maintenance & Repairs	546920-57201	\$368.00
001	158	10/09/25	DIANNE MARTINEZ URSO (KAY-LIAN)	093025	Sept Full Commercial cleaning at Harbour Isle Clubhouse -	CLEANING SERVICES 9/25	531131-57201	\$795.00
001	159	10/09/25	ABM INDUSTRIES INC	19787228	SEPT MAINTENANCE BILLING	Maintenance & Repairs	546920-57201	\$368.00
001	160	10/27/25	GREGG LETIZIA	GL-092525	Board 9/23/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	300071	10/02/25	T-MOBILE ACH	977081124-48	8/21/25 - 9/20/25	Telephone/Fax/Internet Services	541009-57201	\$75.00
001	300075	10/03/25	T-MOBILE ACH	977081124-47	BILL PRD 7/21-8/20/25	Telephone/Fax/Internet Services	541009-57201	\$75.00
001	300078	10/07/25	REPUBLIC SERVICES - ACH	0696-001298154	OCT SVC WASTE CONTAINERS	Garbage - Recreation Facility	531133-53401	\$465.06
001	300079	10/09/25	VALLEY NATIONAL BANK - ACH	093025-5409	SEP25 Maint. Items	Maintenance & Repairs	546920-57201	\$329.35
001	300080	10/23/25	TAMPA ELECTRIC CO. ACH	102325	8/28-9/26/25	ELECTRICAL SERVICE	543063-53100	\$2,222.66
001	300080	10/23/25	TAMPA ELECTRIC CO. ACH	102325	8/28-9/26/25	ELECTRICAL SERVICE	543013-53100	\$11,348.94
001	300081	10/24/25	BOCC - ACH	100325-88063 ACH	OCT 25 SERVICE	Utility Services	543063-53601	\$78.85
001	300082	10/28/25	SPECTRUM	2441826101125	10/11-11/10/25	Telephone/Fax/Internet Services	541009-57201	\$317.00
001	300083	10/27/25	BOCC - ACH	100325-20000	10/02/25 Svc Period	Utility Services	543063-53601	\$1,223.09
001	300084	10/30/25	SPECTRUM	2852592101325	10/13-11/12/25	Telephone/Fax/Internet Services	541009-57201	\$119.99
Fund Total								\$86,096.16

Total Checks Paid	\$86,096.16
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Harbour Isles CDD

Aquatics Report

11/10/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)



1

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

2

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



3

**Comments:**

This pond is in good condition. Previously observed hydrilla stems are now gone.

Action Required

Continue to monitor & treat as necessary.

Target:

4

**Comments:**

This pond is in good condition. Previously observed hydrilla stems are no longer present.

Action Required

Continue to monitor & treat as necessary.

Target:



5

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

6

**Comments:**

This pond is in good condition. The floating island of alligator weed is starting to decay and be reduced. Follow up will be necessary.

Action Required

Shoreline weed treatment

Target:

Alligator weed



7

**Comments:**

This pond is in good condition. Previously observed hydrilla stems are no longer present.

Action Required

Continue to monitor & treat as necessary.

Target:

8

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



9



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

10



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



11

**Comments:**

This pond is in great condition. Minor dead hydrilla stems observed, but should continue to decay. I do not believe further treatment will be necessary, but we will monitor.

Action Required

Continue to monitor & treat as necessary.

Target:

12

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



13



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

14



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



15



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

16



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



17

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

18

**Comments:**

This pond is in good condition. Previously observed hydrilla stems are no longer present.

Action Required

Monitor hydrilla & treat as necessary.

Target:



19



Comments:

This pond is in great condition. Minor dead hydrilla stems observed, but should continue to decay. I do not believe further treatment will be necessary, but we will monitor.

Action Required

Monitor hydrilla and treat as necessary.

Target:

20



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



21

**Comments:**

This pond is in great condition. Minor dead hydrilla stems observed, but should continue to decay. I do not believe further treatment will be necessary, but we will monitor.

Action Required

Continue to monitor & treat as necessary.

Target:

Hydrilla

22

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



23



Comments:

The ditch is in good condition with minor shoreline weeds to be sprayed.

Action Required

Shoreline Weed Treatment

Target:

Miscellaneous Broadleaf Weeds.



Management Summary

I am happy to report that every pond in the community is in excellent condition this month. I do not believe any further treatment will be necessary for Hydrilla in 2025, and we will continue to monitor for new growth.

No algae and minimal shoreline weeds were observed during the inspection. We will continue to treat regrowth as it occurs.

With this significant cold front coming through on the day of this inspection, we can expect significantly reduced weed growth, which will keep us in a very manageable maintenance condition throughout the winter. I am confident that our team will be well prepared for new growth coming in to spring, and begin to treat proactively to ensure a great 2026.

Alex Kurth



Cristi Cochran
ULS

NOVEMBER LANDSCAPE INSPECTION

Bob, Paul, Dale and Cristi

Friday, November 7, 2025

Prepared For HICDD

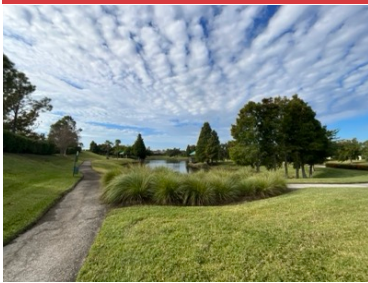
11 Issues Identified



ISSUE 1

Assigned To ULS Irrigation

Check this zone, stays wet



ISSUE 2

Assigned To ULS

Begin ornamental grass cut backs next visit



ISSUE 3

Assigned To ULS

Remove these viburnum next visit



ISSUE 4

Assigned To ULS

Cut this limb next visit



ISSUE 5

Assigned To Board

Will submit quote for fall mulch application



ISSUE 6

Assigned To Board Of Supervisors

Quote to remove 3 holly trees



ISSUE 7

Assigned To ULS Irrigation

This turf panel super wet, check for breaks during November IMC



ISSUE 8

Assigned To ULS Irrigation

Check zone for dry hibiscus and inside pool plants during November IMC



ISSUE 9

Assigned To Board Of Supervisors

Improved color on blue daze and lantana



ISSUE 10

Assigned To ULS

Shape DOT hedge next visit



ISSUE 11

Assigned To ULS

Trim back pink muscly grass next visit for Christmas lights installation



Proposal #203255

Date: 11/7/2025

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Harbour Isles CDD
121 Spindle Shell Way
Apollo Beach, FL 33572

2025 Fall Mulch Quote

Provide Labor and Material to Install 320 CY of Coco Brown Mulch In All Common Areas Except Clubhouse (Has Pine Bark)

Services Billed Upon Completion

Description of Services		Total cost
Property Improvements		\$18,928.57

By _____

Cristi Cochran

Date 11/7/2025 _____

United Land Services

By _____

Date _____

Harbour Isles CDD



Proposal #203356

Date: 11/10/2025

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Harbour Isles CDD
121 Spindle Shell Way
Apollo Beach, FL 33572

2025 Install Playground Mulch

Provide Labor and Material to Deliver and Install 30 CY of Playground Mulch

Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$3,566.84

By _____

Cristi Cochran

Date 11/10/2025 _____

United Land Services

By _____

Date _____

Harbour Isles CDD

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



ADDRESS
Harbour Isles CDD
121 Spindle Shell Way
Apollo Beach, FL 33572

SHIP TO
Harbour Isles CDD
121 Spindle Shell Way
Apollo Beach, FL 33572

Estimate 1033

DATE 11/03/2025

SALES REP
DM

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Brown Enviro			
	Brown Cocoa Installation Service	350	50.00	17,500.00

Contact Natural Solutions LLC to pay.
This mulch installation is for all areas designated on the map
attached.

SUBTOTAL 17,500.00
TAX 0.00

TOTAL \$17,500.00

Accepted By

Accepted Date

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



ADDRESS
Harbour Isles CDD
121 Spindle Shell Way
Apollo Beach, FL 33572

SHIP TO
Harbour Isles CDD
121 Spindle Shell Way
Apollo Beach, FL 33572

Estimate 1034

DATE 11/03/2025

SALES REP
DM

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Installation Service	350	55.00	19,250.00

Contact Natural Solutions LLC to pay.
This mulch installation is for all areas designated on the map
attached.

SUBTOTAL 19,250.00
TAX 0.00

TOTAL \$19,250.00

Accepted By

Accepted Date

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



ADDRESS
Harbour Isles CDD
121 Spindle Shell Way
Apollo Beach, FL 33572

Estimate 1030

DATE 10/30/2025

EXPIRATION DATE 12/01/2025

SALES REP
DM

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Certified	Certified Woodchip Installation Service	30	50.00	1,500.00

Contact Natural Solutions LLC to pay.
This quote is for a 3" topdressing to the existing surfaces of the
playground outlined on the map attached,

SUBTOTAL 1,500.00
TAX 0.00

TOTAL \$1,500.00

Accepted By

Accepted Date



Proposal #203253

Date: 11/7/2025

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Harbour Isles CDD
121 Spindle Shell Way
Apollo Beach, FL 33572

2025 Remove Holly Trees

Provide Labor and Equipment to Remove Holly Trees From Berm Including Rootballs, Haul Debris



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$527.73

By _____
Cristi Cochran
Date 11/7/2025

United Land Services

By _____

Date _____
Harbour Isles CDD



PROPERTY MANAGER

121 Spindle Shell Way

Apollo Beach, Florida 33572

Office Phone: (813) 593-3464

propmgt@harbourislesfl.com

October 28th to November 18th, 2025 Clubhouse Operations/Maintenance Updates:

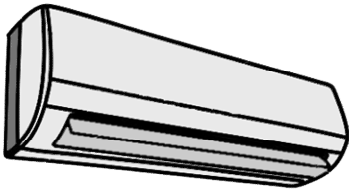
VENDORS:

- **PREMIER LAKES:**



- **ONGOING:** Treatment of all ponds for algae and Hydrilla.
- **PENDING:** Repairs to pond# 1 & 2 fountain lights.

- **ABM AIR CONDITIONING:**



. **COMPLETED:** PM Maintenance for October 2025.



- **UNITED LAND SERVICES:**



- Mowed areas on Common Property weekly.
- **ONGOING:** Cutbacks on Cockle Shell Loop, Hope Bay Loop, Royal Bonnet Dr and by Train Track.
- **COMPLETED:** Removing Queen palm by Guard House.

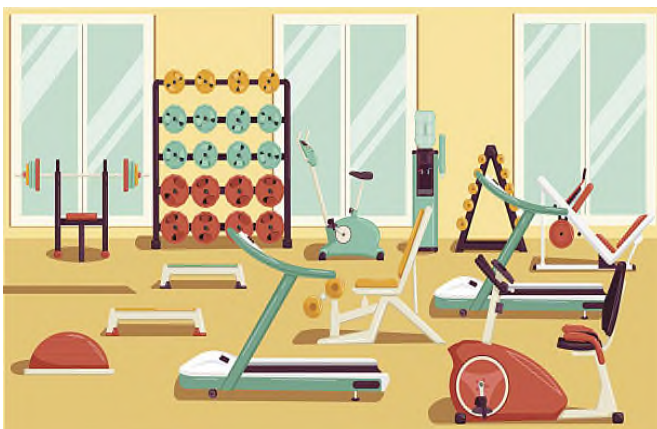
- **CONSTRUCTION MANAGEMENT SERVICES:**
- **PENDING:** Repairs to five fishing Piers, behind the Clubhouse.

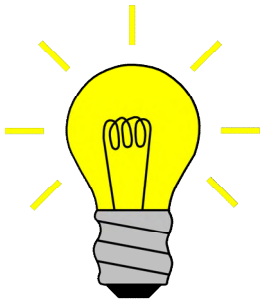


• **OASIS PALMS AND LANDSCAPING LLC.**



- **FITNESS REV: COMPLETED:** Third quarterly PM checks for 2025.



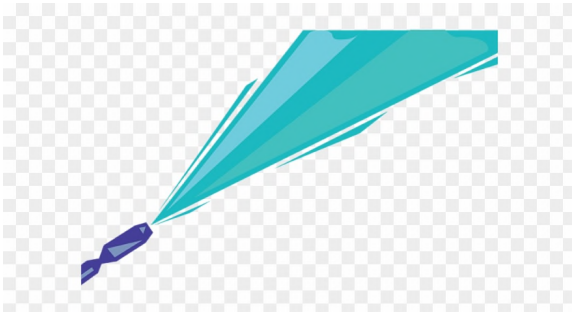


- **HAWKINS ELECTRIC:**
- **SHEPPARDS ELECTRICAL:** PENDING: Repairs to the entrance island lights and receptacles.



- **HURRICANE PRESSURE WASH:**

- **BIG AND LITTLE WINDOWS WASHING SERVICES LLC.**



- **KAY LIAN CLEANING SERVICES:**



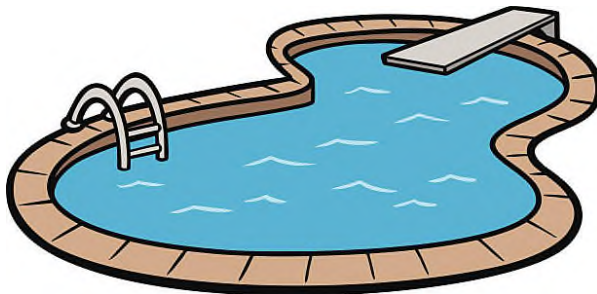
- Cleans restrooms, pool deck and gym twice weekly.
- **SCHEDULED DECEMBER 5TH:** Cleaning tiles in Clubhouse Restrooms and Gym.

11. NVIROTECT:

- **COMPLETED:** November 2025. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse.

**12. VESTA POOLS SERVICES:** Cleaned and check chlorine levels in both pools, three times a week.

-

**13. VERKADA:**

- ***PENDING:** Rec room camera out.
- ***PENDING:** Proposal for Intrusion system.
- ***COMPLETED:** RV/Boat Storage Facility gate.

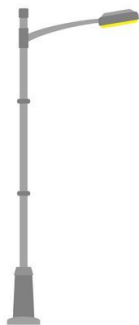


14. HILLSBOROUGH COUNTY:



- **PENDING: Revised-**All sidewalks that are raised and Wolf Branch Canal dredging.

15. TECO: Reported one light in community, that stays on.



16. PROPERTY MANAGEMENT STAFF:

- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Blow sidewalks behind Clubhouse and Parking lot, rake Volleyball court.
- Installing Christmas lights for Community entrance, on Spindle Shell Way.



17. Green Works Inc: No service.



18. Site Masters:

19. FINN OUTDOOR:

20. Florida Wild Life:



21. FDOT:





Incident Report

. No Incident Report.

Resident Relations

Rentals/ Events

. One rental this month.

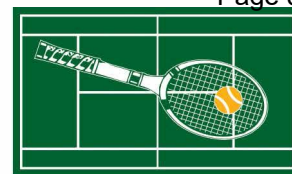
Security/ Emergencies

None.

Improvements/ Ongoing: RV/Boat Storage Facility.

Welch Tennis Courts

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

PICKLEBALL LINE APPLICATION PROPOSAL

Welch Tennis Courts (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to apply one (1) set of pickleball lines on one (1) "All Weather" Basketball Court for: The Harbour Isles Community Development District (hereinafter referred to as the "Owner") located at 121 Spindle Shell Way, Apollo Beach, Florida 33572. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. **SCOPE OF WORK:** The Contractor shall apply one (1) set of pickleball lines on one (1) all-weather basketball court. The lines will be applied in a contrasting color selected by the Owner.

2. **CONTRACT PRICE:** The Contractor shall complete the work described above for the following contract price: **\$800.00**

OPTION: Provide and deliver one Supreme Portable Pickleball Net System
\$489.00 _____ (Initials)

3. **PAYMENT TERMS:** A 100% payment shall be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts reserves the right to stop work in the event of non-payment.

4. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the price(s) specified herein shall be adjusted by written change order modifying this agreement.

5. **WARRANTY:** Welch Tennis Courts shall warrant the completed court to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).

6. **BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors assigned to either party.

7. ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE: In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

8. TIME FOR ACCEPTANCE OF PROPOSAL: This proposal set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

9. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE

Chris Hagman, (813) 520-8320

ACCEPTED BY:

\$ _____
Total Contract Price (Including
Options)

_____(OWNER)

DATE: _____

Type/Print Name, Title, and Address

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Number: _____ Number: _____

Email Address: _____ Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	☐	☐	☐	
Fencing	☐	☐	☐	
Cabana Frames	☐	☐	☐	
Cabana Canvas	☐	☐	☐	☐ _____
Net Posts	☐	☐	☐	
Windscreens	☐	☐	☐	☐ _____

Hard Court Contracts Only

Deco Colors:

Exterior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Interior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Pickleball Line Color

- ☐ Black
- ☐ Blue
- ☐ Green
- ☐ Orange
- ☐ Red
- ☐ White
- ☐ Yellow

*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

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THE SURFACE OF CHAMPIONS



CALIFORNIA®
SPORTS SURFACES

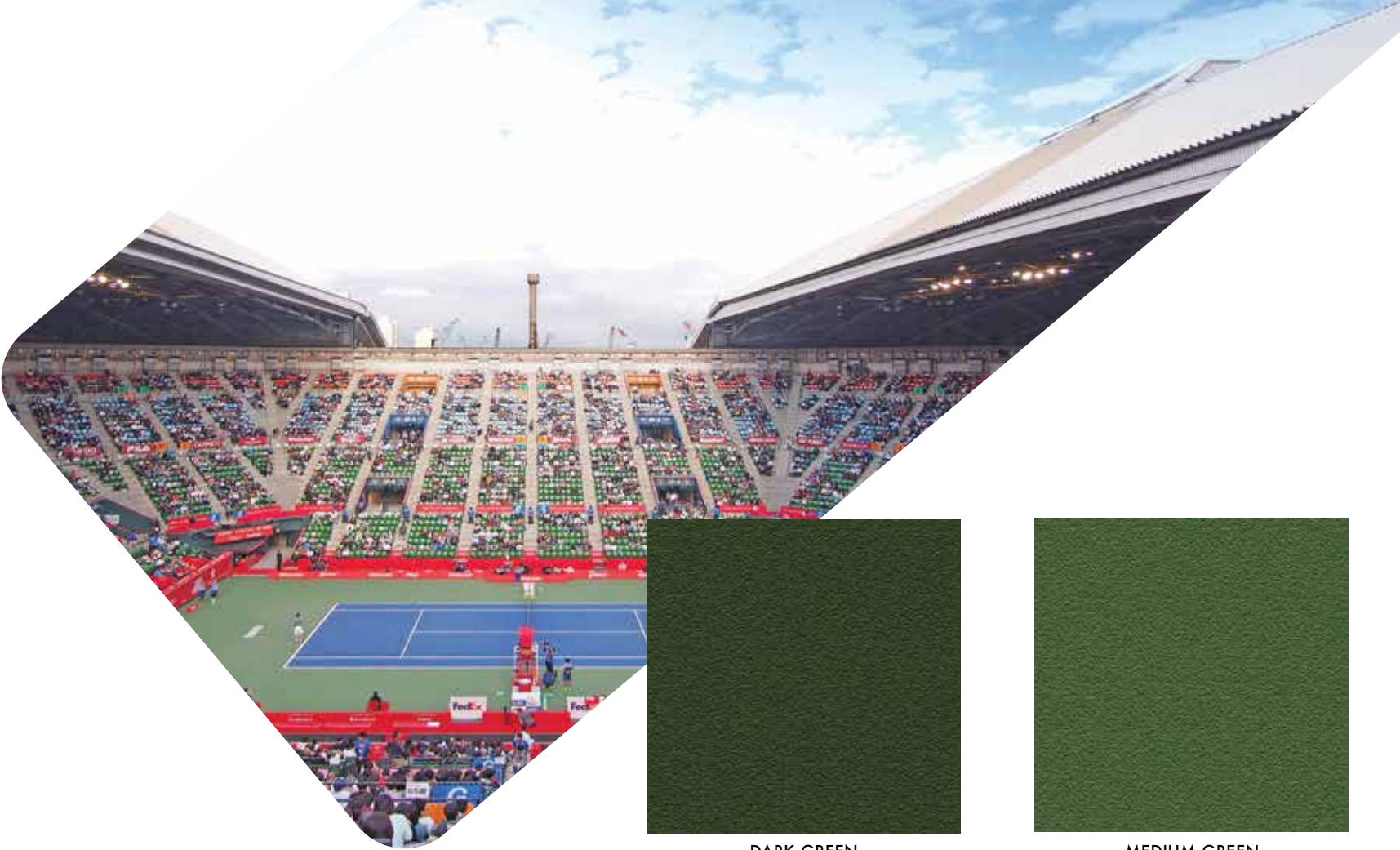
DecoTurf®

A NEW COLOR PALETTE AT YOUR FINGERTIPS

DecoTurf’s new Ultra Performance formulation, engineered to provide better UV resistance and color retention, endures the toughest conditions out there.

Choose any combination from our new palette of vibrant, eye-catching colors and bring your project to life.

DECOTURF® TENNIS SURFACES ARE AVAILABLE IN THIS ITF COURT PACE RATING CATEGORY
They can also be customized based on your personal preferences.



DARK GREEN



MEDIUM GREEN



LIGHT GREEN



DARK BLUE



LIGHT BLUE



PURPLE



RED



GRAY

LINE PAINT

Also available in White and Textured White.



RED



ORANGE



YELLOW



GREEN



BLUE



BLACK



MULTI-SPORT SURFACE SOLUTIONS FOR:



BASKETBALL



PICKLEBALL



ROLLER SPORTS



TENNIS



NETBALL



MULTI-PURPOSE



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SETTING
THE
STANDARD
SINCE
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Since 1953, California Sports Surfaces has provided customers with a premier offering of acrylic surface systems. Our products include DecoTurf, Plexipave, Rebound Ace, Premier Sports Coatings, Plexitrac, SignaSports, Sport Tough and StreetScape. We provide the world with comfortable, high-performance cushioned surfaces for a variety of professional, collegiate and recreational sports as well as decorative projects, bike lanes, parking lots and more.



EVEN OUR ITF CERTIFICATION IS IN A CLASS ALL ITS OWN

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United States: 150 Dascomb Rd., Andover, MA 01810 • Phone 978.623.9980

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**MINUTES OF MEETING
HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

The Harbour Isles Community Development District regular meeting of the Board of Supervisors was held on Tuesday, October 28, 2025, and called to order at 11:00 a.m. at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum were:

Gregg Letizia	Board Supervisor, Chair
Glenn Clavio	Board Supervisor, Assistant Secretary
Betty Fantauzzi	Board Supervisor, Assistant Secretary
Bob Nesbitt	Board Supervisor, Assistant Secretary

Also present, either in person or via Zoom Video Communications, were:

Angel Montagna	District Manager, Inframark
Samantha Zanoni	District Manager, Inframark
Vivek Babbar	District Counsel
Paul Rameswak	Onsite Manager
Cristi Conti	United Land Services
Alex Kurth	Premier Lakes
Residents and Members of the Public.	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Ms. Montagna called to order at 11:00 am and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Pledge of Allegiance was said.

THIRD ORDER OF BUSINESS Audience Comments

The audience commented on the pickleball courts and the solar streetlights.

FOURTH ORDER OF BUSINESS Staff Reports

A. Aquatics Report

Mr. Kurth presented his report to the Board and advised that there was significant improvement overall with no algae or shoreline vegetation. Pond 21 needs additional treatment.

Mr. Kurth advised that he is still waiting to hear back from FWC regarding carpe for the ponds.

Mr. Kurth does not recommend the installation of lily pads.

Mr. Kurth advised that the fountain lights are tripping due to wiring deficiencies, and a proposal was provided for Board consideration.

UNDER OTHER COVER

i. Premier Lakes Fountain Repairs Lake #1 and Lake #2 Proposal

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to approve Premier Lakes Fountain Repairs Lake #1 and Lake #2 Proposal in the amount of \$660.00 carried.

Premier Lakes will provide a proposal for the removal of the floating patch of vegetation in Pond 6.

B. Landscape Report

i. October Landscape Inspection Report

Ms. Conti presented her report to the Board and advised that all work orders from September have been completed.

Ms. Conti recommends not replacing the Queen Palm at the guard house due to soil contamination.

Water restrictions are in full effect for reclaimed water and United will continue to monitor for hot spots.

Fertilization treatment will be done by November 4, 2025.

ii. Consideration of United Land Service Robellini Palm Replacement Proposal #193485

On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, motion to approve United Land Service Robelline Palm Replacement Proposal #193485 in the amount of \$708.64 carried.

iii. Consideration of Oasis Palm and Landscape - Palm Tree Replacement Proposal

Not approved by the Board.

UNDER OTHER COVER

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to approve proposal for new decoders for zones 50, 51, and 52 in the amount of \$1,973.00 carried.

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to approve proposal for replacing crotons with muchly grass in the amount of \$739.26 carried.

The Board stated that the Hibiscus by the pool area is struggling and on the berm behind the clubhouse there is a hole filled with sand where an irrigation head was. Ms. Coni will inspect the areas.

The Board commented on a 50-foot area behind the clubhouse that needs some sort of barrier placed to help with mulch retention. Ms. Coni will provide ideas and proposals for this area.

Ms. Coni was advised that all trimming needs to be completed before November 22 as Christmas lights will be installed.

C. District Engineer

i. Discussion on Long-Term Project Goals

Proposals are needed for deteriorating grate and cleanout. Mr. Rammeswak will provide Ms. Montagna and Mr. Brletic with the locations.

Ms. Montagna and Mr. Brletic will gather proposals for budgeted amount for priority pond repairs.

D. District Counsel

Ms. Montagna and Mr. Babbar will conclude the TAMCO and Securiteam buyout.

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to not pursue any outstanding fees for space G in the RV lot carried.

E. District Manager

There being none, the next order of business followed.

F. Onsite Manager

i. Monthly Report for October 2025

Mr. Rameswak presented his report to the Board and advised his is working with Verkada to complete the RV lot gate access.

Mr. Rameswak advised that the weekend employee resigned. Vesta will provide staffing for November 8th, 15th and 16th.

The Board will determine if they need staff on the weekends at the December meeting.

Vesta will provide the breakdown of the contract without weekend staffing and rate for when they would need staffing (hourly rate or flat rate).

The HOA representative advised that the third flock camera has been installed and that the next HOA meeting will be held on November 11, 2025.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Kay-Lian Eco Cleaning Service Proposal

On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, motion to approve Kay-Lian Eco Cleaning Service Proposal in the amount of \$1,250.00 carried.

B. Consideration of Belson Outdoor (4) Bench Proposal # WQ387084

Not approved.

C. Consideration of Belson Outdoor (3) Bench Proposal # WQ387142

Tabled until the December meeting.

D. Consideration of ABM Building Services LLC Maintenance Agreement

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to approve ABM Building Service LLC Maintenance Agreement in the amount of \$2,628.00 carried.

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of Regular Meeting Minutes from September 23, 2025

B. Review of September 2025 Financial Statements

On MOTION by Mr. Clavio, seconded by Mr. Nesbitt, with all in favor, motion to approve the consent agenda carried.

The Board asked for clarification on the reserve amount on the balance sheet versus the investment sheet and the fund balance.

118

119 **SEVENTH ORDER OF BUSINESS** **Supervisor Request**

120 Mr. Nesbitt commented on fishing in the community.

121 Mr. Letizia questioned how the gate at the pool opened for the State Trooper looking for the
122 runaway.

123

124 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

125 The audience inquired about the rolling pickleball net. Mr. Rameswak will get costs.

126 The audience inquired about waiving outstanding rental fees.

127

128 **NINETH ORDER OF BUSINESS** **Adjournment**

129 There being no further business, the Board adjourned the meeting.

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the meeting was adjourned at 12:46 p.m.

130

131

132

133

134 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman