

**HARBOUR ISLES
COMMUNITY
DEVELOPMENT DISTRICT**

**DECEMBER 16, 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
 Diana Lopez, District Accountant
 Tabitha Blackwelder, Administrative Assistant

Meeting Agenda Tuesday, December 16, 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. Consent Agenda**
 - A. Accountants Report
 - B. Review of November 2025 Financial Statements.....Page 3
 - C. Consideration of November 18, 2025 Meeting MinutesPage 17
- 5. Staff Reports and Updates**
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 - ii. Consideration of United Palm Replacements Proposal #206347Page 47
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 - D. District Council
 - i. Consideration of Storage Space AgreementPage 57
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 Proposal #1128
- 6. Business Item**
- 7. Supervisor Requests**
- 8. Audience Comments – Three (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Tuesday, January 27, 2026, at 11:00 a.m.

HARBOUR ISLES
Community Development District

Financial Report

November 30, 2025

Prepared By



HARBOUR ISLES
Community Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

November 30, 2025

HARBOUR ISLES

Community Development District

Governmental Funds

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 490,408	\$ 225,333	\$ -	\$ 715,741
Investments:				
Prepayment Account	-	-	3	3
Revenue Fund	-	-	112,265	112,265
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 509,095	\$ 225,333	\$ 112,268	\$ 846,696
<u>LIABILITIES</u>				
Accrued Expenses	14,295	-	-	14,295
TOTAL LIABILITIES	14,295	-	-	14,295
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	18,687	-	-	18,687
Restricted for:				
Debt Service	-	-	112,268	112,268
Assigned to:				
Operating Reserves	261,374	-	-	261,374
Unassigned:	215,885	225,333	-	441,218
TOTAL FUND BALANCES	\$ 495,946	\$ 225,333	\$ 112,268	\$ 833,547
TOTAL LIABILITIES & FUND BALANCES	\$ 510,241	\$ 225,333	\$ 112,268	\$ 847,842

HARBOUR ISLES

Community Development District

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

For the Period Ending November 30, 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	\$ 3,072	\$ (6,928)	30.72%
Interest - Tax Collector	570	-	(570)	0.00%
Rental Income	16,000	6,368	(9,632)	39.80%
Special Assmnts- Tax Collector	1,060,653	113,213	(947,440)	10.67%
Special Assmnts- Discounts	(42,426)	(4,697)	37,729	11.07%
Other Miscellaneous Revenues	500	-	(500)	0.00%
Facility Revenue	200	190	(10)	95.00%
TOTAL REVENUES	1,045,497	118,146	(927,351)	11.30%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	2,600	9,400	21.67%
FICA Taxes	918	168	750	18.30%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	1,845	18,155	9.23%
ProfServ-Legal Services	20,000	1,896	18,104	9.48%
ProfServ-Mgmt Consulting	54,642	9,107	45,535	16.67%
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	334	1,666	16.70%
Postage and Freight	500	25	475	5.00%
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	2,170	19,043	10.23%
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	-	100.00%
Total Administration	159,098	30,561	128,537	19.21%

HARBOUR ISLES

Community Development District

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

For the Period Ending November 30, 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	22,352	125,648	15.10%
Utility Services	25,000	4,246	20,754	16.98%
Total Electric Utility Services	173,000	26,598	146,402	15.37%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	4,000	1,496	2,504	37.40%
Total Garbage/Solid Waste Services	4,000	1,496	2,504	37.40%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	2,301	3,699	38.35%
Total Water-Sewer Comb Services	6,000	2,301	3,699	38.35%
<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	6,600	33,000	16.67%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	127,700	8,475	119,225	6.64%
<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	1,974	28,026	6.58%
Landscape Maintenance	155,953	26,588	129,365	17.05%
Landscape Replacement	40,000	709	39,291	1.77%
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	57,745	234,708	19.75%

HARBOUR ISLES

Community Development District

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

For the Period Ending November 30, 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	902	30,098	2.91%
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	902	34,598	2.54%
<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	2,400	12,600	16.00%
Clubhouse - Facility Janitorial Service	12,000	2,626	9,374	21.88%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	128,746	20,864	107,882	16.21%
Contracts-Pest Control	2,000	316	1,684	15.80%
Telephone/Fax/Internet Services	8,000	1,367	6,633	17.09%
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	637	1,863	25.48%
Dog Waste Station Supplies	2,000	340	1,660	17.00%
Total Parks and Recreation	232,746	28,918	203,828	12.42%
TOTAL EXPENDITURES	1,045,497	157,026	888,471	15.02%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(38,880)	(38,880)	0.00%
Net change in fund balance	\$ -	\$ (38,880)	\$ (38,880)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	534,826	534,826		
FUND BALANCE, ENDING	\$ 534,826	\$ 495,946		

HARBOUR ISLES

Community Development District

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

For the Period Ending November 30, 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	\$ -	\$ 1,410	\$ 1,410	0.00%
Other Miscellaneous Revenues	-	13,617	13,617	0.00%
TOTAL REVENUES	-	15,027	15,027	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	15,027	15,027	0.00%
Net change in fund balance	\$ -	\$ 15,027	\$ 15,027	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	210,306		
FUND BALANCE, ENDING	\$ -	\$ 225,333		

HARBOUR ISLES

Community Development District

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 741	\$ 741	0.00%
Special Assmnts- Tax Collector	312,608	33,305	(279,303)	10.65%
Special Assmnts- Discounts	(12,504)	(1,382)	11,122	11.05%
TOTAL REVENUES	300,104	32,664	(267,440)	10.88%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6,252	638	5,614	10.20%
Total Administration	6,252	638	5,614	10.20%
Debt Service				
Principal Debt Retirement	236,000	-	236,000	0.00%
Interest Expense	59,496	29,670	29,826	49.87%
Total Debt Service	295,496	29,670	265,826	10.04%
TOTAL EXPENDITURES	301,748	30,308	271,440	10.04%
Excess (deficiency) of revenues Over (under) expenditures	(1,644)	2,356	4,000	-143.31%
Net change in fund balance	\$ (1,644)	\$ 2,356	\$ 4,000	-143.31%
FUND BALANCE, BEGINNING (OCT 1, 2025)	109,912	109,912		
FUND BALANCE, ENDING	\$ 108,268	\$ 112,268		

HARBOUR ISLES
Community Development District

Supporting Schedules

November 30, 2025

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

						ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received		General Fund	Debt Service Fund
Assessments Levied FY26				\$1,372,675		1,060,653	312,022
Allocation %				100%		77%	23%
11/06/25	\$ 24,090	\$ 1,252	\$ 492	\$ 25,833		\$ 19,961	\$ 5,872
11/13/25	\$ 69,598	\$ 2,959	\$ 1,420	\$ 73,977		\$ 57,161	\$ 16,816
11/01/25	\$ 43,943	\$ 1,868	\$ 897	\$ 46,708		\$ 36,091	\$ 10,617
TOTAL	\$ 137,630	\$ 6,079	\$ 2,809	\$ 146,518		\$ 113,213	\$ 33,305
% COLLECTED					11%	11%	11%
TOTAL OUTSTANDING				\$ 1,226,158		\$ 947,440	\$ 278,718

HARBOUR ISLES

Community Development District

All Funds**Cash and Investment
November 30, 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	3.83%	\$ 490,408
				<i>Subtotal</i>	<u>\$ 490,408</u>

RESERVE FUND

Reserve Fund	Valley National	Checking account	n/a	3.83%	\$ 225,333
				<i>Subtotal</i>	<u>\$ 225,333</u>

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%	\$ 112,265
				<i>Subtotal</i>	<u>\$ 112,268</u>
				Total	<u>\$ 828,009</u>

Harbour Isles CDD

Statement Date 11/30/2025

G/L Account No. 101002 Balance	490,407.99	Statement Balance	491,349.30
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	491,349.30
Subtotal	490,407.99	Outstanding Checks	-941.31
Negative Adjustments	0.00		
		Ending Balance	490,407.99
Ending G/L Balance	490,407.99		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
11/18/2025	Payment	162	FLORIDA COMMERCE	Check for Vendor V00065			-175.00
11/20/2025	Payment	163	GREGG LETIZIA	Check for Vendor V00013			-200.00
11/21/2025	Payment	300092	REPUBLIC SERVICES - ACH	Inv: 0696-001311555			-566.31
Total Outstanding Checks							-941.31
Outstanding Deposits							
Total Outstanding Deposits							

HARBOUR ISLES

Community Development District

Payment Register by Bank Account

For the Period from 11/1/25 to 11/30/25

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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VALLEY NATIONAL BANK - (ACCT# XXXXX7037)

Manual Che 100143	11/10/25	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	375046	OCT PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
Manual Che 100144	11/10/25	Vendor	DIANNE MARTINEZ URSO (KAY-LIAN)	103125	Oct Commercial Cleaning	Clubhouse - Facility Janitorial Service	001-531131-57201	\$895.00
Manual Che 100145	11/10/25	Vendor	UNITED LAND SERVICES	177220	Flush Cut Pine 10/23/2025	Landscape Maintenance	001-546300-53908	\$297.90
Manual Che 100145	11/10/25	Vendor	UNITED LAND SERVICES	177219	Oct LANDSCAPE SERVICES	Landscape Maintenance	001-546300-53908	\$297.90
Manual Che 100146	11/10/25	Vendor	VESTA PROPERTY SERVICES, INC.	429137	Nov Amenity Management Services	Contracts-Mgmt Services	001-534001-57201	\$10,729.00
Manual Che 100147	11/14/25	Vendor	VESTA PROPERTY SERVICES, INC.	429259	Nov Monthly Pool Service	ProfServ-Pool Maintenance	001-531034-57201	\$1,200.00
Manual Che 100148	11/14/25	Vendor	BRLETIC DVORAK, INC	2192	October Engineering Fees	ProfServ-Engineering	001-531013-51501	\$240.00
Manual Che 100149	11/14/25	Vendor	UNITED LAND SERVICES	178779	October Irrigation repairs	Oct Irrigation repairs	001-546041-53908	\$1,973.52
Manual Che 100150	11/14/25	Vendor	QFC SUPPLY COMPANY INC	15-17250	Oct waste bags	Oct dog waste supplies	001-552160-57201	\$226.00
Manual Che 100151	11/20/25	Vendor	INFRAMARK LLC	163521	Nov Administrative Fees	NOV MANAGEMENT FEE	001-531027-51201	\$4,553.50
Manual Che 100151	11/20/25	Vendor	INFRAMARK LLC	163521	Nov Administrative Fees	Nov mails	001-534369-51301	\$166.67
Manual Che 100152	11/20/25	Vendor	UNITED LAND SERVICES	180112	Nov Landscape Enhancements	NOV LANDSCAPE SERVICES	001-546036-53908	\$708.64
Manual Che 100153	11/20/25	Vendor	QFC SUPPLY COMPANY INC	15-17269	Nov Dog Waste Can Supplies	Dog Waste Station Supplies	001-552160-57201	\$114.00
Check 161	11/03/25	Vendor	GREGG LETIZIA	GL-102825	BOARD 10/28/25	P/R-Board of Supervisors	001-511001-51101	\$200.00
Check 162	11/18/25	Vendor	FLORIDA COMMERCE	92779	DISTRICT FILING FEES 2026	DISTRICT FILLING FEE	001-554007-51301	\$175.00
Check 163	11/20/25	Vendor	GREGG LETIZIA	GL-111825	BOARD 11/18/25	P/R-Board of Supervisors	001-511001-51101	\$200.00
Check 164	11/20/25	Vendor	US BANK C/O HARBOUR ISLES CDD	USB111325	Trsf 2021 DS Assessments	Due From Other Funds	131000	\$23,302.42
Check 165	11/21/25	Vendor	US BANK C/O HARBOUR ISLES CDD	112125-21000	Transfer DS Assessment C	TRSF DS ASSESSMENTS	131000	\$9,988.67
Manual Che 300085	11/03/25	Vendor	SPECTRUM	237848101725	***Voided Voided***			\$0.00
Manual Che 300086	11/04/25	Vendor	SPECTRUM	2378408091725/2	OCT 25	Oct INTERNET SERVICE	001-541009-57201	\$245.00
Manual Che 300087	11/06/25	Vendor	REPUBLIC SERVICES - ACH	0696-0015809	Nov Waste Svcs	Garbage - Recreation Facility	001-531133-53401	\$465.06
Manual Che 300088	11/07/25	Vendor	TAMCO CAPITAL CORP ACH	4987128	11/15/25 - 12/14/25 MONTHLY SRVC	Contracts-Security Services	001-534037-53935	\$451.00
Manual Che 300089	11/10/25	Vendor	T-MOBILE ACH	977081124-49	9/21-10/25/25	Telephone/Fax/Internet Services	001-541009-57201	\$75.00
Manual Che 300090	11/17/25	Vendor	TAMPA ELECTRIC CO. ACH	11252 ACH	9/27-10/29/25	ELECTRICAL SERVICE	001-543063-53100	\$2,246.02
Manual Che 300090	11/17/25	Vendor	TAMPA ELECTRIC CO. ACH	11252 ACH	9/27-10/29/25	ELECTRICAL SERVICE	001-543013-53100	\$11,352.09
Manual Che 300091	11/20/25	Vendor	BOCC - ACH	110425-20000	10/2-11/3/25	10/2-11/2/25	001-543063-53601	\$411.22
Manual Che 300092	11/21/25	Vendor	REPUBLIC SERVICES - ACH	0696-001311555	TRASH REMOVAL	Garbage - Recreation Facility	001-531133-53401	\$566.31
Manual Che 300093	11/25/25	Vendor	VALLEY NATIONAL BANK - ACH	1025-5409	SUPPLIES	POSTAGE	001-541006-51301	\$25.16
Manual Che 300093	11/25/25	Vendor	VALLEY NATIONAL BANK - ACH	1025-5409	SUPPLIES	haome	001-531131-53908	\$141.44
Manual Che 300093	11/25/25	Vendor	VALLEY NATIONAL BANK - ACH	1025-5409	SUPPLIES	Office Supplies	001-551002-51301	\$637.08
Manual Che 300096	11/25/25	Vendor	BOCC - ACH	110425-8063 ACH	10/2-11/2/25	Utility Services	001-543063-53601	\$88.26

Account Total \$72,129.86

Total Amount Paid	\$72,129.86
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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, November 18, 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
Bryce Bowden	Board Supervisor, Vice-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
Stephen Brletic	District Engineer
Paul Ramsewak	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. Zanoni called to order at 11:00 a.m. 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, the solar streetlights, the storage lot rental agreement revision and the Streetleaf presentation.

The Board requested a proposal for lease and purchase options, Conner with Streetleaf will provide the requested proposal.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Accountant****i. Review of the October 2025 Financial Statements**

The Board had no questions.

B. Aquatics Report

Mr. Kurth presented his report to the Board stating there is significant improvement in the overall conditions of the Ponds.

Pond 21 has a minor amount of dead hydrilla stems. Overall, no algae present.

Pond 23 has some minor shoreline weeds that will need to be sprayed.

Mr. Kurth advised the Board he does not recommend the installation of lily pads and that the foundation lights repairs are scheduled to begin in December.

Pond 6 has some alligator weed decay and Mr. Kurth will follow up with this if necessary.

Mr. Kurth presented a proposal to the Board for Pond 14 replacement of the compressor, capacitor and GFI outlet in the aeration system. The Board approved the proposal if the parts are not covered under warranty.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, motion to approve the Premier Lakes Pond 14 Compressor, Capacitor and GFI Replacement Proposal, if not covered under warranty, carried.

C. Landscape Report

Ms. Conti presented her report to the Board and advised that all work has been completed for October and fall fertilization treatments have been completed. The Board gave approval to move forward with flower replacement and requested an update be given to the County regarding the watering.

i. Consideration of United Fall Mulch Proposal #203255

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, motion to approve the United Fall Mulch Proposal #202355 carried.

ii. Consideration of United Playground Mulch Proposal #203356

On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, motion to approve the United Playground Mulch Proposal #203356 carried.

iii. Consideration of Natural Solutions Brown Cocoa Mulch Proposal #1033

Proposal not approved.

iv. Consideration of Natural Solutions Pine Bark Mulch Proposal #1034

Proposal not approved.

v. Consideration of Natural Solutions Playground Woodchip Proposal #1030

Proposal not approved.

vi. Consideration of United Holly Tree Removal Proposal #203253

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to approve the United Holly Tree Removal Proposal #203253 carried.

vii. Discussion of Rock Samples Provided by United

Ms. Conti provided the Board with rock samples, and the Board requested a proposal for the rainbow river rock and edging.

D. District Engineer

Mr. Brletic stated that proposals will be needed for the deteriorating grate and clean out. Ms. Montagna and Mr. Brletic will gather proposals for the budgeted amount for pond repairs.

Ms. Zanoni will draft and send a notice to the resident regarding pool discharge going into the pond.

E. District Counsel

Mr. Babbar will work on the storage lot rental agreement revision of contract.

F. District Manager

Ms. Zanoni reminded the Board of the December 16, 2025, meeting.

i. Discussion on Required Staffing for Weekends

Board made motion to keep the clubhouse closed for weekend staff during the off season. Mr. Ramsewak will be available on Saturday mornings by appointment only. Board will revisit weekend staffing at the March 24, 2026, or April 28, 2026, meeting.

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to approve keeping the clubhouse closed for weekend staff during the off season with Mr. Ramsewak being available on Saturday mornings by appointment only, carried.

G. Onsite Manager

i. Monthly Report for November 2025

Mr. Ramsewak presented his report to the Board, and the Board had no questions.

Mr. Ramsewak will work with Verkada to provide proposals on access cards.

The Kay-Lian cleaning and sealing of the grout is scheduled for December 5, 2025.

The Board approved for Mr. Ramsewak to stay an additional two hours on November 25, 2025, to oversee an onsite event.

ii. Consideration of Welch Pickleball Court Proposal

Proposal tabled until January.

FIFTH ORDER OF BUSINESS

Business Items

HOA representative provided an update that their next meeting date will be December 9, 2025.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Regular Meeting Minutes from October 28, 2025

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

SEVENTH ORDER OF BUSINESS

Supervisor Request

Mr. Clavio voiced concern regarding having TECO lights removed prior to solar lights being installed as this would leave the community with no lighting.

123 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

124 Audience commented on the solar streetlighting and the Veterans Day flags.

125

126 **NINETH ORDER OF BUSINESS** **Adjournment**

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

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the meeting was adjourned at 12:38 p.m.

128

129

130

131

132 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman



Harbour Isles CDD

Aquatics Report

12/5/2025

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 great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

4



Comments:

This pond is in great condition.

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 great condition. The floating island has been reduced by 60-70%. Will continue to knock it back until it is 100% gone.

Action Required

Shoreline weed treatment

Target:

Alligator weed



7

**Comments:**

This pond is in great condition.

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. Some very minor & spotty regrowth of Hydrilla was observed.

Action Required

Continue to monitor Hydrilla and treat with contact herbicides until Spring SONAR Treatment.

Target:

Hydrilla

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. Some very minor & spotty regrowth of Hydrilla was observed.

Action Required

Continue to monitor Hydrilla and treat with contact herbicides until Spring SONAR Treatment.

Target:

Hydrilla

18

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



19

**Comments:**

This pond is in great condition. Dead Hydrilla stems are still decaying. Colder water temperatures contribute to slow breakdown.

Action Required

Continue to monitor 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.

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

All ponds continue to be in excellent condition this month. Very minor Hydrilla growth observed on ponds 11 & 17. It is not quite ready for treatment yet, but we will treat with contact herbicides likely in early January. Once we get closed to spring time and begin to approach rainy season, we plan to use SONAR herbicide widespread throughout the community for systemic & long-term control of Hydrilla. Timing it right before rainy season will set us up for roughly 12 months of full control, and a very successful summer.

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

The Fountain repair is scheduled to be completed the week of December 8th. The aeration compressor to be repaired under warranty is with AirMax, the manufacturer, for assessment. As soon as I have more information, I will report back to the board.

We appreciate your continued business and trust.

Alex Kurth



Cristi Cochran
ULS

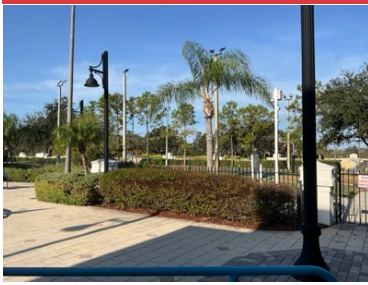
DECEMBER LANDSCAPE AUDIT

Bob, Paul, Dale & Cristi in Attendance

Friday, December 5, 2025

Prepared For HICDD Board

26 Issues Identified



ISSUE 1

Assigned To ULS Irrigation

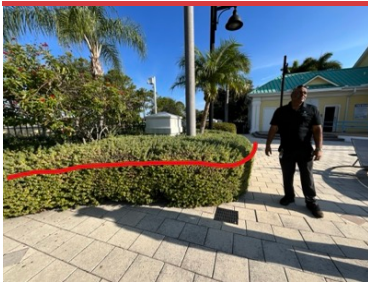
Pool plants flagging, check coverage week of 8th



ISSUE 2

Assigned To ULS

Remove Loropetalum



ISSUE 3

Assigned To ULS

Reduction prune on Texas Sage top and side over pavers in March



ISSUE 4

Assigned To ULS

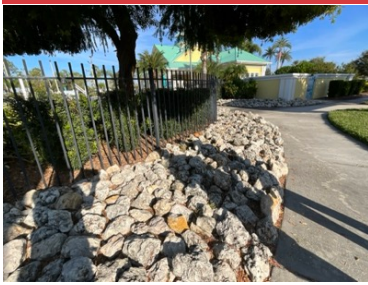
Remove dead limb on bottlebrush tree next visit



ISSUE 5

Assigned To Board

Approved playground and common areas mulch will be installed this month



ISSUE 6

Assigned To ULS

Blow leaves out of rip rap bed



ISSUE 7

Assigned To ULS

Prune low limbs touching gazebo roof



ISSUE 8

Assigned To Board

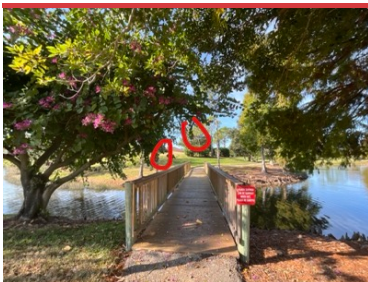
Quote to flush cut pine will be submitted



ISSUE 9

Assigned To Board

Quote to add sod where dead viburnum was removed will be submitted



ISSUE 10

Assigned To ULS

Lift low limbs

**ISSUE 11**

Assigned To ULS

Remove Virginia Creeper next visit south perimeter hedge

**ISSUE 12**

Assigned To ULS

Tip viburnum in December

**ISSUE 13**

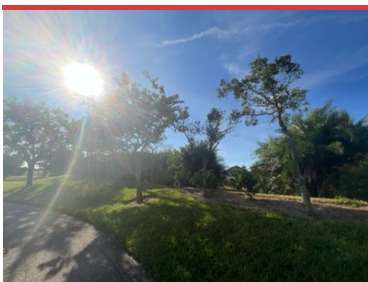
Assigned To ULS

Remove holly suckers next visit

**ISSUE 14**

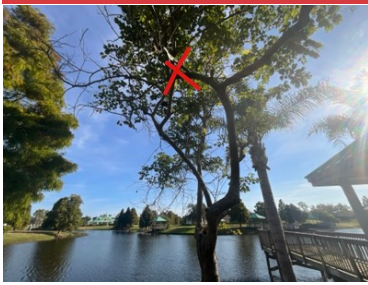
Assigned To ULS

Remove small branch in pond next visit

**ISSUE 15**

Assigned To ULS

Additional holly suckers to be removed



ISSUE 16

Assigned To ULS

Bring pole saw to remove hanger next visit



ISSUE 17

Assigned To ULS Irrigation

Reset leaning valve box and change lid to reclaimed



ISSUE 18

Assigned To ULS

Flush cut stump next visit



ISSUE 19

Assigned To Board

Queen palm on 41 declined, quote to remove will be submitted



ISSUE 20

Assigned To ULS

Remove pepper volunteers in oleander hedge next visit



ISSUE 21

Assigned To ULS

Remove palm volunteer in oleander hedge next visit



ISSUE 22

Assigned To ULS Irrigation

Hope Bay Loop turf hot spots, check for coverage next visit



ISSUE 23

Assigned To ULS Irrigation

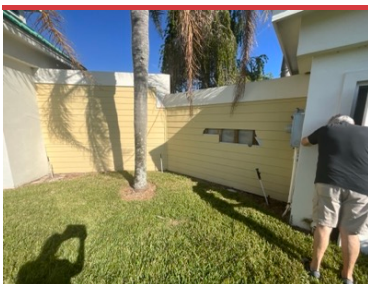
Hot spots both sides hope bay



ISSUE 24

Assigned To ULS

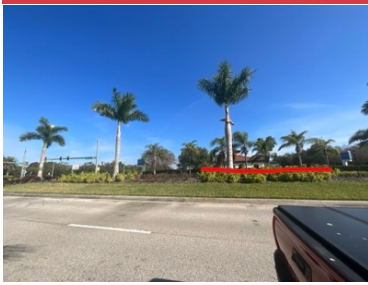
Christmas lights cords, work around them



ISSUE 25

Assigned To ULS

Be mindful of Christmas light cords on the ground during service



ISSUE 26

Assigned To ULS

Tip prune Trinettes next visit



Proposal #206759

Date: 12/5/2025

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 Flush Cut Dead Trees

Provide Labor and Equipment to Flush Cut Dead Pine In Perimeter Hedge & Flush Cut Dead Queen Palm Along 41; Haul Debris





Services Billed Upon Completion

Description of Services		Total cost
Property Improvements		\$487.62

By _____

Cristi Cochran

Date 12/5/2025 _____

United Land Services

By _____

Date _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions



Proposal #206347

Date: 12/3/2025

PO #

Cristi Cochran

Customer:

Inframark AP AP

Property:

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

2025 Price to Install Palm Trees

Provide Labor, Equipment For Palm Replacements; Quote Is Per Palm; Includes Delivery, Staking of Trees & Adding Irrigation Bubbler. ULS Does Not Recommend Transplanting Existing Washingtonia Palms Due to Their Age and Height, Could Be Potential Safety Issue Long Term.

Default Group **\$7,070.00**

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$7,070.00
Washingtonia Palm 28-30'	1.00	ea	\$3,040.00	\$3,040.00
Royal Palm Single 18-20'	1.00	ea	\$2,240.00	\$2,240.00
Royal Poinciana 10-12'	1.00	ea	\$990.00	\$990.00
Foxtail Palm Single 14-16'	1.00	ea	\$1,440.00	\$1,440.00
PROJECT TOTAL:				\$7,070.00

Terms & Conditions

By _____

Cristi Cochran

Date 12/3/2025

United Land Services

By _____

Date _____

Harbour Isles CDD



Proposal #206760

Date: 12/5/2025

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 Sod Perimeter Hedge

Provide Labor and Material to Pick Up, Deliver and Install 1/2 Pallet of Floratam Sod Where Dead Viburnum Plants Were Removed; Check Irrigation for Proper Coverage



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$648.13

By _____
Cristi Cochran
Date 12/5/2025

United Land Services

By _____

Date _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions



Proposal #204777

Date: 12/3/2025

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 Feijoa Bed Project

Provide Labor and Material to Create Rainbow River Rock Bed Around Feijoa; Install Metal Edging Entire Hedge; Install 1 - 15 Gallon Feijoa to Fill Gap; Remove Weak Sod and Add 1 Pallet of St. Augustine to Tighten Rock Bed Size; Install 300' of Black Metal Edging; Install 8 Cubic Yards of Rainbow River Rock at 2.5" Depth; Apply Rock Glue to Hold In Place Along Slope Side Adjacent to Pond







Services Billed Upon Completion

Description of Services		Total cost
Property Improvements		\$9,337.84

By _____

Cristi Cochran

Date 12/3/2025

United Land Services

By _____

Date _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions

Storage Space Agreement

This Storage Space Agreement ("**Agreement**") is effective as of _____, 202__, by and between _____ (the "**Renter**") and the **Harbour Isles Community Development District** (the "**District**").

Renter's Information

Harbour Isles Address of Renter: _____

Mailing Address of Renter (if different): _____

Contact Number: _____ Email: _____

Emergency Contact: _____ Phone: _____

Stored Item

Circle One: Recreatoinal Vehicle Boat/Watercraft Commercial Vehicle

Make: _____ Model: _____ Length: _____

Color: _____ Insurance Carrier: _____ Insurance #: _____

Vin #: _____ Tag #: _____

Storage Space #: _____

The parties agree as follows:

1. Use Storage Space.

- a. This Agreement permits Renter the use of the assigned storage space identified above in the designated "**Storage Area**" located in the District.
- b. Renter agrees to observe and abide by all of the terms and conditions hereof and any and all policies now or hereafter governing the use of the space, Storage Area, and other policies of the District.
- c. The use of the assigned storage space shall be solely for storage of recreational vehicles, watercraft, and/or commercial vehicles as defined by the Harbour Isles Common property Policies and Forms as such policies may change from time to time.
- d. Renter shall not use the space
 - i. for any human or animal occupancy
 - ii. for the storage of trash or hazardous materials
 - iii. for any unlawful purpose
 - iv. to constitute a nuisance, or interfere with, annoy, or disturb any other party located near the Storage Area.
- e. Renter shall not permit any other person or entity to use or occupy the space and shall not assign or transfer this Agreement or sublease the space.
- f. Renter may not make any alterations, additions, or improvements to the space.

2. Renter's Representations, Acknowledgments, and Responsibilities.

- a. The stored items are in working and operable condition.
- b. The use of the storage space shall be at the sole risk of Renter.
- c. Renter shall keep the space in good order and free of any debris.
- d. Renter shall immediately notify the District of any defects, dangerous conditions, issues, or concerns at their space or of the Storage Area.
- e. Renter shall be solely responsible for carrying adequate levels of property damage and liability insurance coverage on their stored item in the Storage Area.
- f. The District has not made any representations or warranties either express or implied, as to the condition or safety of the space or safeguarding of Renter's property.

3. District Responsibility and Disclaimers.

- a. The District's sole duty and obligation to Renter is to provide a storage space to Renter.
- b. The District shall not be liable or responsible in any way for the care, protection, or security of any item stored or its contents including gear, equipment, or other personal contents.
- c. This Agreement shall not be construed as any form of bailment; Renter retains possession and ownership of their property and the District is not accepting the property or providing any guarantee of safeguarding Renter's property.
 - i. The District does not and will not exercise care, custody, or control over Renter's property.
 - ii. The District shall not issue a warehouse receipt, bill of lading, or other document of title for Renter's property.
- d. The District shall not be required to carry insurance covering any loss to person or property that Renter may have or claim as a result of renting the space.

4. Rental Fee. The monthly rental fee is established by the Board of Supervisors and is currently set at **\$50.00** per month for a small space and **\$75.00** per month for large space. The District reserves the right to adjust the rental rates after giving Renter a 30-day notice of such adjustment.**5. Taxes or Fees.** The District will be responsible for any sales taxes, use taxes, intangible taxes, tangible taxes, real estate taxes, property taxes, any other taxes or fees, now or hereafter imposed by any governmental unit with jurisdiction over the District.**6. Payments.**

- a. Payments are due on the 1st of each month in advance for the monthly rental of the storage space.
 - i. If a storage space is initially rented before the 15th day of the month, the initial rental payment will be for the entire monthly amount.
 - ii. If a storage space is initially rented after the 16th day of the month, the initial rental payment will be for half of the monthly amount.
- b. Reminder Notices will be emailed to Renter by the District prior to these due dates.
- c. There will be a **\$10.00** late payment fee, per month, for any portion of fees not paid before the 10th of the month, continuing for every consecutive month until paid.
- d. Payments can be made by check and dropped off at the District office located at the clubhouse or mailed to 121 Spindle Shell Way, Apollo Beach FL 33572.

7. Compliance with Polices, Laws, and Regulations. Renter will comply with all laws, statutes, codes, and regulations. Renter will be responsible for paying any fines for violations. Renter shall abide by all of the District's policies and failure to do so may result in the suspension or termination of this Agreement in accordance with such policies.

8. Term, Renewal, and Termination.

- a. This is a month-to-month agreement beginning on the date of this Agreement and will automatically renew on a month-to-month basis until terminated.
- b. Renter may terminate this Agreement without cause at any time by providing the District 15 days written notice of Renter's intention to vacate the space or terminate this Agreement.
- c. The District may terminate this Agreement without cause at any time by providing Renter 30-day written notice to terminate this Agreement and to vacate the space.
- d. All prepaid rental fees beyond the termination date will be refunded to Renter. In the event Renter wishes to vacate prior to month end, no refunds for any unused portion of the monthly rental will be issued.
- e. Renter shall surrender the space to the District at the termination of this Agreement in the same condition as when initially rented.

9. Default and Remedies.

- a. In the event a payment for space rental is not made by Renter for a period of 30 days, the District has the right to have the stored vehicle/boat towed away and stored by a company licensed to conduct such business in Hillsborough County. Any and all charges to have the vehicle/boat removed to another off-site storage area, including any new storage charges will be the full responsibility of Renter.
- b. The District shall have a lien upon all personal property, whether or not owned by Renter, stored in the storage space for the value of any charges incurred as a result of this Agreement or other expenses pursuant to Section 83.801, Florida Statutes, and for expenses necessary for the preservation, sale or disposition of the item to satisfy the lien. If Renter fails to pay charges due hereunder within the time stated in the written notice provided by the District pursuant to Section 83.806, of the Florida Statutes, then the District may sell the property in the storage space, in order to satisfy the amount of the lien.
- c. If Renter fails to vacate the storage space after the termination date, then Renter will be charged a \$5 late fee for each day that Renter continues to occupy the storage space. The District retains all rights afforded to it by law and specifically Section 83.805, of the Florida Statutes to remedy Renter's failure to pay the late fee and vacate the storage space.

10. Time is of the Essence. Time is of the essence in the payment of installments of rent and the performance of Renter's other duties and obligations under this Agreement.**11. District Access Rights.** Renter hereby grants the District and/or its employees and agents access to and authority to move, operate or enter the stored item in the case of an emergency or for the purpose of performing such acts as the District, in its sole discretion, may deem necessary for the safety of the stored item or the Storage Area.**12. Renter's Waiver and Release.** Renter waives and releases any claim or rights of recovery against the District that Renter may have as a result of renting the space or related to any damage to Renter's property.**13. Indemnification.** Renter shall indemnify, defend and hold the District and the District's agents, officers, partners, principals, employees, harmless from and against any and all losses, claims, demands, actions, causes of action, costs, expenses (including attorney's fees), liabilities and damages resulting or arising, directly or indirectly:

- a. from any acts or omissions of Renter or its agents;
- b. for Renter's default under this Agreement or improper use of the space;
- c. for any injury or death to persons;
- d. for any damage, destruction, loss, or theft to any property stored by Renter or others in the Storage Area, from any cause whatsoever including, but not limited to, burglary, fire, water damage, sink hole, mysterious disappearances, rodents, acts of God;

e. with respect to any acts performed or omitted by the District or its employees or its agents.

- 14. Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limits of liability beyond any limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other law.
- 15. No Waiver of Rights or Remedies.** No waiver or changes by the District or its agents or employees of any breach or default by Renter of any term of this Agreement shall constitute a waiver of any subsequent breach or default.
- 16. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses on file. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.
- 17. Governing Law.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the state of Florida in Hillsborough County, Florida.
- 18. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations or any other circumstances beyond a party's reasonable control. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 19. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 20. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 21. Arm's Length Agreement.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 22. Public Records.** Renter understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the District in accordance with Florida law.
- 23. Severability.** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.
- 24. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements.

Signature of Renter: _____

Date: _____

Signature of District Representative: _____

Date: _____



PROPERTY MANAGER

121 Spindle Shell Way

Apollo Beach, Florida 33572

Office Phone: (813) 593-3464

propmgt@harbourislesfl.com

November 18th to December 16th, 2025 Clubhouse Operations/Maintenance Updates:

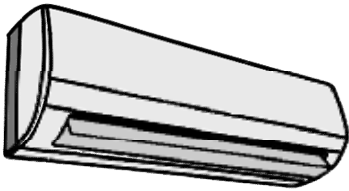
VENDORS:

- **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 Train Track.
- **PENDING:** Mulching common areas.

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



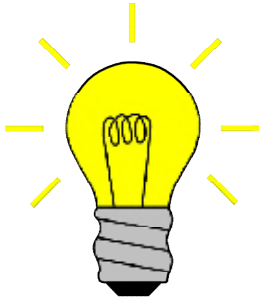
• **OASIS PALMS AND LANDSCAPING LLC.**

***PENDING:** Proposal for replacing fallen palm trees, during storm Milton, in common areas.



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



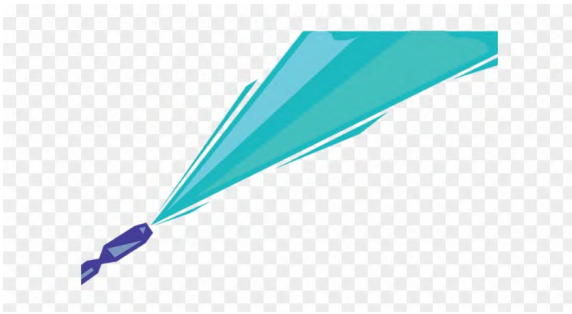


- **HAWKINS ELECTRIC:**
- **SHEPPARDS ELECTRICAL: COMPLETED:** Repairs to the entrance island lights and receptacles.



- **HURRICANE PRESSURE WASH:**

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



- **KAY LIAN CLEANING SERVICES:**



- Cleans restrooms, pool deck and gym twice weekly.
- **COMPLETED:** Cleaning tiles in Clubhouse Restrooms and Gym.

11. NVIROTECT:

- **COMPLETED:** December 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, Boat storage gate and access cards.

***PENDING:** Proposal for Intrusion system.

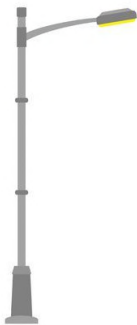


14. HILLSBOROUGH COUNTY:



- **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.
- Installed Christmas lights, by the entrance.



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

. No rental this month.

Security/ Emergencies

None.

Improvements/ Ongoing:







Quote #
WQ 387142

Here is the Quote as per your request. The 'Shipping' total has been applied.
To place an order, simply click 'Submit Order Confirmation' below.
Please print this page for your records.
Customer Order Confirmation is **required** to process order.



627 Amersale Drive
Naperville, IL. 60563
sales@belson.com

Toll Free: 1-800-323-5664
Phone: 1-630-897-8489
Fax: 1-630-897-0573

QUOTE #
WQ 387142

Expires 11/7/2025

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
PLS6WB-P	Economizer 6' Bench With Back, 3 Legs & (7) 1-1/4" x 3-1/4" Planks CD Cedar Back/Seat BL Black Frame Discount Applied	105	3	\$435.00	\$1,305.00
Subtotal		315		Subtotal	\$1,305.00
				0.0000% Tax	\$0.00
				Freight - S&H	\$630.60
				Grand Total	\$1,935.60

Customer Order Confirmation is required to process order.

Your Order will not be shipped without your "Order Confirmation"

Bill To:

Ship To:

First/Last Name Paul Ramsewak

Company Harbour Isles Community
Development

Address 1 121 Spindle Shell Way

Address 2

City Apollo Beach

State FL

Zip Code 33572

Country USA

Phone 8137129758

Fax

Email propmgt@harbourislesfl.com

Ship To Harbour Isles Community
Development

Address 1 121 Spindle Shell Way

Address 2

City Apollo Beach

State FL

Zip Code 33572

Country USA

Phone 8137129758

Contact Paul Ramsewak

Email propmgt@harbourislesfl.com

Additional Delivery Services

- ☐ Phone Call 24 Hours Prior to Delivery
- ☐ Delivery to Residential or Non-Commercial Truck Route Addresses
- ☐ Power Liftgate Service - Driver will lower shipment from the truck to the ground (Only)

Order Power Liftgate Service if — You will be unable to unload the shipment from the truck.

Does Not apply to UPS shipments

Special Instructions

et-email

Intended Payment Method



Visa



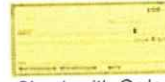
MasterCard



American Express



Discover



Check with Order



On Account

Order Confirmation Method — **Customer Confirmation is Required to Complete Order**☐ Email Order Confirmation propmgt@harbourislesfl.com☐ Fax Order Confirmation☐ Customer Service Representative Call (M-F 8:00am - 4:30pm CST)

What is the best day and time to call?

Contact Name (If Different than 'Sold To')

Phone

[Submit Order Confirmation](#)[Cancel Order](#)



Model # PLS6WB-P | 6' Recycled Plastic Economy Park Bench with Back

Print | Close Window



Quote #
WQ 387084

Here is the Quote as per your request. The 'Shipping' total has been applied.
To place an order, simply click 'Submit Order Confirmation' below.
Please print this page for your records.
Customer Order Confirmation is **required** to process order.



627 Amersale Drive
Naperville, IL. 60563
sales@belson.com

Toll Free: 1-800-323-5664
Phone: 1-630-897-8489
Fax: 1-630-897-0573

QUOTE #
WQ 387084

Expires 10/31/2025

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
PLS6WB-P	Economizer 6' Bench With Back, 3 Legs & (7) 1-1/4" x 3-1/4" Planks CD Cedar Back/Seat BL Black Frame	105	4	\$460.00	\$1,840.00
Subtotal		420		Subtotal	\$1,840.00
				0.0000% Tax	\$0.00
				Freight - S&H	\$750.69
				Grand Total	\$2,590.69

Customer Order Confirmation is required to process order.

Your Order will not be shipped without your "Order Confirmation"

Bill To:

Ship To:

First/Last Name Paul Ramsewak

Company Harbour Isles Community
Development

Address 1 121 Spindle Shell Way

Address 2

City Apollo Beach

State FL

Zip Code 33572

Country USA

Phone 813-712-9758

Fax

Email propmgt@harbourislesfl.com

Ship To Harbour Isles Community
Development

Address 1 121 Spindle Shell Way

Address 2

City Apollo Beach

State FL

Zip Code 33572

Country USA

Phone 813-712-9758

Contact Paul Ramsewak

Email propmgt@harbourislesfl.com

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Special Instructions

et-chat

Intended Payment Method



Visa



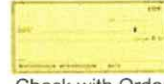
MasterCard



American Express



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On Account

Order Confirmation Method — Customer Confirmation is Required to Complete Order

☒ Email Order Confirmation ☐ Fax Order Confirmation☐ Customer Service Representative Call (M-F 8:00am - 4:30pm CST)

What is the best day and time to call?

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Phone

[Submit Order Confirmation](#)[Cancel Order](#)

10/6/25, 10:57 AM

Belson | Gallery | PLS6WB-P | 6' Recycled Plastic Economy Park Bench with Back



Model # PLS6WB-P | 6' Recycled Plastic Economy Park Bench with Back

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