



Harbour Isles Community Development District

February 27, 2026

Agenda Package

313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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 Zanoni, 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, January 27, 2026 – 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 December 2025 Financial Statements Page 3
 - C. Consideration of December 16, 2025, Meeting Minutes Page 17
- 5. Staff Reports and Updates**
 - A. Aquatics Report Page 21
 - B. Landscape Report Page 35
 - i. Consideration of United Awabuki Viburnum Proposal #211207 Page 42
 - ii. Consideration of United Flush Cut Dead Pine Proposal #211204 Page 46
 - iii. Consideration of United Flush Cut Dead Queen Palm
 Proposal #211205 Page 50
 - iv. Consideration of United Add Sand to Volleyball Court
 Proposal #211202 Page 54
 - C. District Engineer
 - i. BDI Engineering FY2026 CDD Labor Rates Page 58
 - D. District Council
 - E. District Manager
 - F. Onsite Manager Report Page 59
 - i. Discussion Resolution 2004-07; Expense Resolution Page 72
 - ii. Consideration of ABM HVAC Replacement Proposal #PPC2601129 Page 74
 - iii. Consideration of Vesta Property Services Pool Repair Proposal Page 76
- 6. Business Item**
 - A. Consideration of Resolution 2026-01; Designation of Officers Page 77
 - B. Consideration of Streetleaf Lighting Proposal Page 78
 - C. Consideration of Welch Pickleball Court Proposal Page 101
- 7. Supervisor Requests**
- 8. Audience Comments – Three (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Tuesday, February 24, 2026, at 11:00 a.m.



Harbour Isles Community Development District

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



HARBOUR ISLES

Community Development District

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**HARBOUR ISLES
Community Development District**

Financial Statements

(Unaudited)

December 31, 2025

HARBOUR ISLES

Community Development District

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

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
ASSETS				
Cash - Checking Account	\$ 1,401,069	\$ 226,050	\$ -	\$ 1,627,119
Due From Other Funds	-	-	216,297	216,297
Investments:				
Prepayment Account	-	-	3	3
Revenue Fund	-	-	130,007	130,007
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 1,419,756	\$ 226,050	\$ 346,307	\$ 1,992,113
LIABILITIES				
Accrued Expenses	13,350	-	-	13,350
Due To Other Funds	216,297	-	-	216,297
TOTAL LIABILITIES	229,647	-	-	229,647
FUND BALANCES				
Nonspendable:				
Deposits	18,687	-	-	18,687
Restricted for:				
Debt Service	-	-	346,307	346,307
Assigned to:				
Operating Reserves	261,374	-	-	261,374
Unassigned:	918,844	226,050	-	1,144,894
TOTAL FUND BALANCES	\$ 1,198,905	\$ 226,050	\$ 346,307	\$ 1,771,262
TOTAL LIABILITIES & FUND BALANCES	\$ 1,419,756	\$ 226,050	\$ 346,307	\$ 1,992,113

HARBOUR ISLES

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 10,000	\$ 7,314	\$ (2,686)	73.14%
Interest - Tax Collector	570	-	(570)	0.00%
Rental Income	16,000	8,350	(7,650)	52.19%
Special Assmnts- Tax Collector	1,060,653	957,748	(102,905)	90.30%
Special Assmnts- Discounts	(42,426)	(38,371)	4,055	90.44%
Other Miscellaneous Revenues	500	-	(500)	0.00%
Facility Revenue	200	186	(14)	93.00%
TOTAL REVENUES	1,045,497	935,227	(110,270)	89.45%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	12,000	3,600	8,400	30.00%
FICA Taxes	918	230	688	25.05%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	1,845	18,155	9.23%
ProfServ-Legal Services	20,000	3,791	16,209	18.96%
ProfServ-Mgmt Consulting	54,642	13,661	40,981	25.00%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	4,000	3,887	113	97.18%
Auditing Services	4,000	-	4,000	0.00%
Website Hosting/Email services	2,000	500	1,500	25.00%
Postage and Freight	500	48	452	9.60%
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	18,388	2,825	86.68%
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	59,479	99,619	37.39%

HARBOUR ISLES

Community Development District

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

For the Period Ending December 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	33,705	114,295	22.77%
Utility Services	25,000	5,954	19,046	23.82%
Total Electric Utility Services	173,000	39,659	133,341	22.92%
<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	2,509	3,491	41.82%
Total Water-Sewer Comb Services	6,000	2,509	3,491	41.82%
<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	2,110	390	84.40%
Aquatic Maintenance	39,600	9,900	29,700	25.00%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	127,700	13,010	114,690	10.19%
<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	38,988	116,965	25.00%
Landscape Replacement	40,000	7,834	32,166	19.59%
Annual Mulching	20,000	21,865	(1,865)	109.33%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Total Other Physical Environment	292,453	99,135	193,318	33.90%

HARBOUR ISLES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 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	1,353	29,647	4.36%
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	1,353	34,147	3.81%
<u>Contingency</u>				
Miscellaneous Expenses	15,000	61	14,939	0.41%
Total Contingency	15,000	61	14,939	0.41%
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	15,000	3,600	11,400	24.00%
Clubhouse - Facility Janitorial Service	12,000	3,876	8,124	32.30%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	128,746	31,593	97,153	24.54%
Contracts-Pest Control	2,000	474	1,526	23.70%
Telephone/Fax/Internet Services	8,000	2,076	5,924	25.95%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Fitness Equipment	2,500	210	2,290	8.40%
Maintenance & Repairs	45,000	11,305	33,695	25.12%
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	675	1,325	33.75%
Total Parks and Recreation	232,746	54,446	178,300	23.39%
TOTAL EXPENDITURES	1,045,497	271,148	774,349	25.93%
Excess (deficiency) of revenues Over (under) expenditures	-	664,079	664,079	0.00%
Net change in fund balance	\$ -	\$ 664,079	\$ 664,079	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	534,826	534,826		
FUND BALANCE, ENDING	\$ 534,826	\$ 1,198,905		

HARBOUR ISLES

Community Development District

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

For the Period Ending December 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	\$ -	\$ 2,127	\$ 2,127	0.00%
Other Miscellaneous Revenues	-	13,617	13,617	0.00%
TOTAL REVENUES	-	15,744	15,744	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	15,744	15,744	0.00%
Net change in fund balance	\$ -	\$ 15,744	\$ 15,744	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	210,306		
FUND BALANCE, ENDING	\$ -	\$ 226,050		

HARBOUR ISLES

Community Development District

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

For the Period Ending December 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	\$ -	\$ 1,012	\$ 1,012	0.00%
Special Assmnts- Tax Collector	312,608	281,750	(30,858)	90.13%
Special Assmnts- Discounts	(12,504)	(11,288)	1,216	90.28%
TOTAL REVENUES	300,104	271,474	(28,630)	90.46%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	5,409	843	86.52%
Total Administration	6,252	5,409	843	86.52%
<u>Debt Service</u>				
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	35,079	266,669	11.63%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,644)	236,395	238,039	0.00%
Net change in fund balance	\$ (1,644)	\$ 236,395	\$ 238,039	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	109,912	109,912		
FUND BALANCE, ENDING	\$ 108,268	\$ 346,307		

**HARBOUR ISLES
Community Development District**

Supporting Schedules

December 31, 2025

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					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
12/01/25	\$ 76,862	\$ 3,230	\$ 1,569	\$ 81,661	\$ 63,099	\$ 18,562
12/05/25	\$ 899,943	\$ 38,232	\$ 18,366	\$ 956,541	\$ 739,110	\$ 217,431
12/19/25	\$ 51,607	\$ 2,118	\$ 1,053	\$ 54,778	\$ 42,327	\$ 12,452
TOTAL	\$ 1,166,042	\$ 49,659	\$ 23,797	\$ 1,239,499	\$ 957,748	\$ 281,750
% COLLECTED				90%	90%	90%
TOTAL OUTSTANDING				\$ 133,177	\$ 102,905	\$ 30,272

Cash and Investment
December 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	3.82%	\$ 1,401,069
				<i>Subtotal</i>	<u>\$ 1,401,069</u>
RESERVE FUND					
Reserve Fund	Valley National	Checking account	n/a	3.82%	\$ 226,050
				<i>Subtotal</i>	<u>\$ 226,050</u>

DEBT SERVICE FUNDS

Series 2021 Prepayment Account	US Bank	Open-Ended Comm. Paper	n/a	3.50%	\$ 3
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	3.50%	\$ 130,007
				<i>Subtotal</i>	<u>\$ 130,009</u>
				Total	<u>\$ 1,757,129</u>

Bank Account Statement

Harbour Isles CDD

Bank Account No. 7037

Statement No. 12-25

Statement Date

12/31/2025

G/L Account No. 101002 Balance	1,401,068.51	Statement Balance	1,459,844.04
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	1,401,068.51	Subtotal	1,459,844.04
Negative Adjustments	0.00	Outstanding Checks	-58,775.53
Ending G/L Balance	1,401,068.51	Ending Balance	1,401,068.51

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/02/2025	Payment	100159	FLA POOLS INC.	Inv: 01194724			-740.00
12/30/2025	Payment	171	DIANNE MARTINEZ URSO (KAY-LIAN)	Payment of Invoice 003213			-1,250.00
12/30/2025	Payment	172	PREMIER LAKES INC	Payment of Invoice 003216			-660.00
12/30/2025	Payment	173	PREMIER LAKES INC	Payment of Invoice 003218			-575.00
12/30/2025	Payment	174	QFC SUPPLY COMPANY INC	Payment of Invoice 003217			-334.75
12/30/2025	Payment	175	STRALEY ROBIN VERICKER, P.A.	Payment of Invoice 003222			-1,895.50
12/30/2025	Payment	176	UNITED LAND SERVICES	Payment of Invoice 003212			-12,996.02
12/30/2025	Payment	177	UNITED LAND SERVICES	Payment of Invoice 003214			-4,868.18
12/30/2025	Payment	178	UNITED LAND SERVICES	Payment of Invoice 003215			-18,298.57
12/30/2025	Payment	179	UNITED LAND SERVICES	Payment of Invoice 003220			-3,566.84
12/30/2025	Payment	180	UNITED LAND SERVICES	Payment of Invoice 003221			-1,661.67
12/30/2025	Payment	181	VESTA PROPERTY SERVICES, INC.	Payment of Invoice 003210			-10,729.00
12/30/2025	Payment	182	VESTA PROPERTY SERVICES, INC.	Payment of Invoice 003211			-1,200.00
Total Outstanding Checks							-58,775.53

Outstanding Deposits

Total Outstanding Depo

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/1/25 to 12/31/25

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100154	12/02/25	INFRAMARK LLC	165647	DECEMBER Management Fee	ProfServ-Special Assessment	531038-51301	\$5,000.00
001	100154	12/02/25	INFRAMARK LLC	165647	DECEMBER Management Fee	Misc-Web Hosting	549915-51301	\$166.67
001	100155	12/02/25	NVIROTECT PEST CONTROL SERVICES, INC	377916	November Pest Control	Contracts-Pest Control	534125-57201	\$158.00
001	100156	12/02/25	UNITED LAND SERVICES	179836	November Landscape Fees	Landscape Maintenance	546300-53908	\$12,996.02
001	100157	12/02/25	STRALEY ROBIN VERICKER , P.A.	27543	Oct Legal Fees	ProfServ-Legal Services	531023-51401	\$1,895.50
001	100158	12/02/25	PREMIER LAKES INC	2972	November Service	Aquatic Maintenance	546995-57201	\$3,300.00
001	100159	12/02/25	FLA POOLS INC.	01194724	July Interim Pool Service	R&M-Pools	546074-57201	\$740.00
001	100160	12/30/25	INFRAMARK LLC	166696	Nov 2025- Postage	Postage and Freight	541006-51301	\$3.70
001	166	12/09/25	BRLETIC DVORAK, INC	2227	November Engineering Fees	ProfServ-Engineering	531013-51501	\$1,605.00
001	167	12/09/25	DIANNE MARTINEZ URSO (KAY-LIAN)	113025	November Janitorial Fees	Clubhouse - Facility Janitorial Service	531131-57201	\$795.00
001	168	12/09/25	SHEPPARD ELECTRICAL SERVICES	061225-	Exterior Light Installation/Repairs	Lighting Replacement	531135-57201	\$940.00
001	170	12/17/25	GREGG LETIZIA	GL-121625	BOARD 12/16/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	171	12/30/25	DIANNE MARTINEZ URSO (KAY-LIAN)	120525	Dec 2025- Tile and grout cleaning	Clubhouse - Facility Janitorial Service	531131-57201	\$1,250.00
001	172	12/30/25	PREMIER LAKES INC	3199	Dec 2025- Electrical Issues	Fountain Maintenance	546472-53908	\$660.00
001	173	12/30/25	PREMIER LAKES INC	3201	Dec 2025- Fountain & Aeration Repairs	Fountain Maintenance	546472-53908	\$575.00
001	174	12/30/25	QFC SUPPLY COMPANY INC	15-17335	Dec 2025- Dog waste stations	Dog Waste Station Supplies	552160-57201	\$334.75
001	175	12/30/25	STRALEY ROBIN VERICKER , P.A.	27716	Nov 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$1,895.50
001	176	12/30/25	UNITED LAND SERVICES	183609	Dec 2025- Landscape Maintenance	Landscape Maintenance	546300-53908	\$12,996.02
001	177	12/30/25	UNITED LAND SERVICES	184005	Dec 2025- Annuals at Entrance	Landscape Replacement	546338-53908	\$4,868.18
001	178	12/30/25	UNITED LAND SERVICES	184006	Dec 2025- - Fall Mulch	Annual Mulching	546990-53908	\$18,298.57
001	179	12/30/25	UNITED LAND SERVICES	184996	Dec 2025- Playground Mulch	Annual Mulching	546990-53908	\$3,566.84
001	180	12/30/25	UNITED LAND SERVICES	184998	Dec 2025- Landscape Replacement	Landscape Replacement	546338-53908	\$1,661.67
001	181	12/30/25	VESTA PROPERTY SERVICES, INC.	429580	Dec 2025- Amenity Management	Contracts-Mgmt Services	534001-57201	\$10,729.00
001	182	12/30/25	VESTA PROPERTY SERVICES, INC.	429676	Dec 2025- Monthly pool service	ProfServ-Pool Maintenance	531034-57201	\$1,200.00
001	300094	12/01/25	SPECTRUM	2852592111325	11/13-12/12/25	Telephone/Fax/Internet Services	541009-57201	\$119.99
001	300095	12/04/25	SPECTRUM	2378408111725	11/17-12/16/25	Telephone/Fax/Internet Services	541009-57201	\$245.00
001	300097	12/11/25	BOCC - ACH	120325-2000 ACH	11/3-12/01/25	Utility Services	543063-53601	\$248.48
001	300098	12/11/25	BOCC - ACH	120325-8063 ACH	11/3-12/1/25	Utility Services	543063-53601	\$91.03
001	300099	12/30/25	SPECTRUM	244182612125	12/11/25-01/10/26	Telephone/Fax/Internet Services	541009-57201	\$317.00
001	300101	12/26/25	TAMPA ELECTRIC CO. ACH	ACH122625	10/30-11/26/25	Utility Services	543063-53100	\$13,060.20
001	300102	12/11/25	T-MOBILE ACH	977081124-50	10/21-11/20/25	Telephone/Fax/Internet Services	541009-57201	\$75.00
001	300103	12/26/25	TAMPA ELECTRIC CO. ACH	26391- ACH	Service Period Oct 30 - Nov 26	Utility Services	543063-53100	\$18.09
001	300106	12/18/25	VALLEY NATIONAL BANK - ACH	112125-5409 ACH	NOV SUPPLIES	Postage and Freight	541006-51301	\$6.00
001	300106	12/18/25	VALLEY NATIONAL BANK - ACH	112125-5409 ACH	NOV SUPPLIES	Maintenance & Repairs	546920-57201	\$210.00
001	300106	12/18/25	VALLEY NATIONAL BANK - ACH	112125-5409 ACH	NOV SUPPLIES	Maintenance & Repairs	546920-57201	\$45.94
001	300106	12/18/25	VALLEY NATIONAL BANK - ACH	112125-5409 ACH	NOV SUPPLIES	Postage and Freight	541006-51301	\$13.39
001	DD130	12/15/25	TAMCO CAPITAL CORP ACH	5017367	Dec 2025- TAMCO	Contracts-Security Services	534037-53935	\$451.00
001	DD131	12/01/25	SPECTRUM	244182611125 ACH	INTERNET	Telephone/Fax/Internet Services	541009-57201	\$317.00
Fund Total							\$105,607.04	

DEBT SERVICE FUND - SERIES 2021 - 202

202	169	12/09/25	US BANK C/O HARBOUR ISLES CDD	120225-21000	Trsf 2021 DS Assessments	Due From Other Funds	131000	\$17,471.54
						Fund Total		\$17,471.54

Total Checks Paid	\$123,078.58
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**MINUTES OF MEETING
HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

1 The Harbour Isles Community Development District regular meeting of the Board of Supervisors was
2 held on Tuesday, December 16, 2025, and called to order at 11:00 a.m. at the Harbour Isles
3 Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

4

5 Present and constituting a quorum were:

6	Gregg Letizia	Board Supervisor, Chair
7	Bryce Bowden	Board Supervisor, Vice Chair
8	Glenn Clavio	Board Supervisor, Assistant Secretary
9	Betty Fantauzzi	Board Supervisor, Assistant Secretary
10	Bob Nesbitt	Board Supervisor, Assistant Secretary

11

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

13	Samantha Zanoni	District Manager, Inframark
14	Vivek Babbar	District Counsel
15	Paul Rammeswak	Onsite Manager
16	Cristi Conti	United Land Services
17	Alex Kurth	Premier Lakes
18	Residents and Members of the Public.	

19

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

23

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

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

26

27 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

28 Pledge of Allegiance was said.

29

30 **THIRD ORDER OF BUSINESS** **Audience Comments**

31 Residents commented on the solar lights and the rental agreement.

32

33 **FORTH ORDER OF BUSINESS** **Consent Agenda**

34 **A. Accountants Report**

35 Ms. Zanoni updated the Board on the status of the Districts financials as of November 30, 2025.

36

37 **i. Review of November 2025 Financial Statements**

38 The Board had no questions regarding the November 2025 Financial Statements.

39

40 **ii. Consideration of November 18, 2025, Meeting Minutes**

41 On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, motion to approve the
November 18, 2025, Meeting Minutes carried.

42

43 **FIFTH ORDER OF BUSINESS** **Staff Reports**

44 **A. Aquatics Report**

45 Mr. Kurth provided the Board with updates to the aquatics report and stated there was still no
46 update on Carp for the ponds. Mr. Kurth is setting up a meeting with FWC for the first quarter of
2026. A proposal will be sent over for two new LED lights that are not working.

47

48 **B. Landscape Report**

49 Ms. Conti provided the Board with updates to the landscape report.

50 **i. Consideration of United Flush Cut 2 Dead Trees Proposal #206759**

51 On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to accept United
Flush Cut 2 Dead Tree Proposal #206759 in the amount of \$487.62 carried

52

53 **ii. Consideration of United Palm Replacement Proposal #206347**

54 Tabled until the January meeting.

55

56 **iii. Consideration of United Sod Perimeter Hedge Proposal #206760**

57 On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to accept
United Sod Perimeter Hedge Proposal #206760 in the amount of \$648.13 carried

58

59 **iv. Consideration of United Install Rock in Feijoa Bed Proposal #204777**

60 On MOTION by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, motion to accept
United Install Rock in Feijoa Bed Proposal #204777 in the amount of \$9,337.84 carried.

61

62 **C. District Engineer**

63 Mr. Brletic provided the Board with updates on pond erosion and presented two proposals for
Board consideration.

64

65 **UNDER SEPARATE COVER**

66 On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to accept
Finn Outdoor Pond Erosion Proposal #2438 in the amount of \$41,450 to begin in March 2026
with a time frame of about two weeks carried

65

66 **D. District Counsel**

67 **i. Consideration of Storage Space Agreement**

68 Mr. Babbar presented the Storage Space Agreement to the Board.

On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, motion to approve the Storage Space Agreement carried.

69

70 **E. District Manager**

71 Ms. Zanoni presented Mr. Rammeswak with a Holiday bonus on behalf of the Board. Ms. Zanoni
72 announced that the next meeting is scheduled for January 27, 2026, at 11a.m.

73

74 **F. Onsite Manager**

75 **i. Monthly Report for October 2025**

76 Mr. Rammeswak reviewed his report with the Board and provided project and district updates.

77

78 **ii. Consideration of Belson 3 Bench Proposal #387142**

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to accept Belson 3 Bench Proposal #387142 in the amount of \$1935.60 carried.

79

80 **iii. Consideration of Belson 4 Bench Proposal #387084**

81 Not approved.

82

83 **iv. Consideration of Construction Management Services Siding Repair
84 Proposal # 1128**

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to accept Construction Management Services Siding Repair Proposal #1128 in the amount of \$3,250 carried.

85

86 **SIXTH ORDER OF BUSINESS** **Business Items**

87 Mr. Letizia provided the Boar with HOA updates.

88

89 **SEVENTH ORDER OF BUSINESS** **Supervisor Request**

90 Ms. Fantauzzi requested a quote on insurance for adding a pickleball court.

91

92 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

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

94

95

96 NINETH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, the meeting was adjourned at 12:34 p.m.

97

98

99

100



Harbour Isles CDD

Aquatics Report

1/15/2026

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 75%. 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, if necessary, 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, if necessary, 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.

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:

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 remain in excellent condition this month. We continue to monitor very minor and isolated Hydrilla regrowth. Given the slow rate of growth, I believe contact treatments may not be necessary, and we will utilize SONAR in the spring as previously discussed.

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

Grass Carp Update: I spoke with my contact at the FWC, and he indicated to me that it would not be approved by SWFWMD. In the past, it has been a "hard no" due to the creek. I am going to do more research to see if we could perhaps stock ponds that are not connected to the creek in any way, to at least get some benefit. I have requested any drainage plans, overflow structures, etc., from the District Engineer to further investigate.

We appreciate your continued business and trust.

Alex Kurth



Cristi Cochran
ULS

JANUARY LANDSCAPE INSPECTION

Betty, Paul, Dale & Cristi in Attendance

Wednesday, January 14, 2026

Prepared For Board Of Supervisors

26 Issues Identified



ISSUE 1

Assigned To ULS

Trim 1/3 off top end of February



ISSUE 2

Assigned To ULS

Prune lower brown leaves from agave



ISSUE 3

Assigned To Board

Quote to add jasmine, remove pine bark and add rainbow river rock, will discuss at January board meeting



ISSUE 4

Assigned To Board

Quote to add jasmine, remove jasmine, add rainbow river rock, will discuss at January board meeting



ISSUE 5

Assigned To Board

Let's discuss cut off point for rainbow river rock at January board meeting



ISSUE 6

Assigned To ULS

Remove pine bark from bottom of agave



ISSUE 7

Assigned To ULS

Get quote for injections for 6 Sylvester palms



ISSUE 8

Assigned To ULS

Hand prune tips of star jasmine, shear duranta and Podocarpus



ISSUE 9

Assigned To ULS

Pull weeds in pool equipment area, lock code 1234



ISSUE 10

Assigned To ULS

Lower rock pile



ISSUE 11

Assigned To ULS

Brazilian pepper



ISSUE 12

Assigned To Board

Quote to add beach sand 22 yards



ISSUE 13

Assigned To Board

Quote to flush cut pine



ISSUE 14

Assigned To ULS

Remove limb



ISSUE 15

Assigned To ULS

Tip prune plumbago



ISSUE 16

Assigned To ULS

Brazilian pepper



ISSUE 17

Assigned To Board

Quote to add 3 Awabuki



ISSUE 18

Assigned To ULS

Remove limb blocking light



ISSUE 19

Assigned To ULS

Flush cut east palatka holly



ISSUE 20

Assigned To ULS

Never drive mowers on decks



ISSUE 21

Assigned To ULS

Tip prune plumbago



ISSUE 22

Assigned To ULS

Always remove runners if edger can't create edge



ISSUE 23

Assigned To ULS

Flush cut dead plant



ISSUE 24

Assigned To ULS

Hand prune all hibiscus in half in March



ISSUE 25

Assigned To Board

Quote to flush cut queen palm



ISSUE 26

Assigned To ULS

Keep oleander at this height



Proposal #211207

Date: 1/14/2026

PO #

Customer:

Inframark AP AP
 Inframark
 313 Campus Street
 Kissimmee, FL 34747

Property:

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

2026 Quote to Install Awabuki Viburnum

Provide Labor and Material to Add 4 - 7 Gallon Awabuki to Perimeter Hedge



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$379.32

By _____

Cristi Cochran

Date 1/14/2026

United Land Services

By _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions



Proposal #211204

Date: 1/14/2026

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

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

2026 Flush Cut Dead Pine

Provide Labor and Equipment to Flush Cut Dead Pine, Haul Debris



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$278.64

By _____

Cristi Cochran

Date 1/14/2026

United Land Services

By _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions



Proposal #211205

Date: 1/14/2026

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

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

2026 Flush Cut Dead Queen Palm

Provide Labor and Equipment to Flush Cut Dead Queen Palm; Haul Debris



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$278.64

By _____

Cristi Cochran

Date 1/14/2026

United Land Services

By _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions



Proposal #211202

Date: 1/14/2026

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

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

2026 Add Sand to Volleyball Court

Provide Labor and Material to Deliver and Install 20 Tons of Volleyball Sand, Level Sand



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$3,389.07

By _____

Cristi Cochran

Date 1/14/2026

United Land Services

By _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions



CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50



PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 593-3464
propmgt@harbourislesfl.com

December 16th, 2025 to January 27th, 2026 Clubhouse Operations/Maintenance Updates:

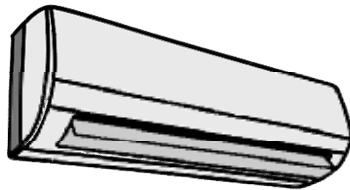
VENDORS:

- PREMIER LAKES:



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

- ABM AIR CONDITIONING:



. PROPOSAL: Gym HVAC Replacement.



- UNITED LAND SERVICES:



- Mowed areas on Common Property weekly.
- **ONGOING:** Cutbacks on Cockle Shell Loop, Hope Bay Loop, Royal Bonnet Dr and Train Track.
- **COMPLETED:** Mulching common areas.
- **COMPLETED:** Enhancement to the bed by the retention pond.
- **COMPLETED:** Installed annuals on bed by the entrance and replaced the other end with crotons.

- **CONSTRUCTION MANAGEMENT SERVICES:**
- **COMPLETED:** Repaired the wall sidings, by the Monument.
- **PENDING:** Repairs to five fishing Piers, behind the Clubhouse.

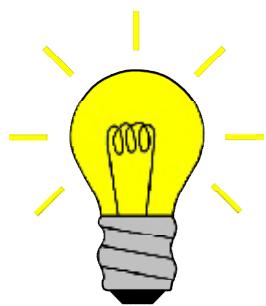


• **OASIS PALMS AND LANDSCAPING LLC.**

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



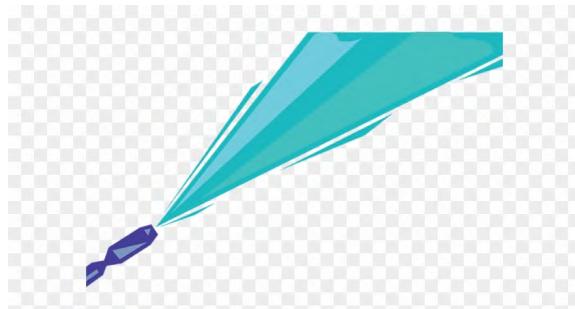
- **FITNESS REV: COMPLETED:** Fourth quarterly PM checks for 2025.



- **HAWKINS ELECTRIC:**
- **SHEPPARDS ELECTRICAL:** COMPLETED: Replaced a burnt out contactor for the Basketball Courts lights.



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



- **KAY LIAN CLEANING SERVICES:**



- Cleans restrooms, pool deck and gym twice weekly.

11. NVIROTECT:



- **COMPLETED:** January 2026. 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:** access cards.

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



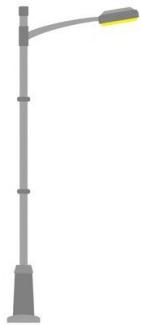


14. HILLSBOROUGH COUNTY:



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

15. TECO:



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.
- Removed 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

- . One rental this month.

Security/ Emergencies

None.

Improvements/ Ongoing: Fishing Piers repairs.

RESOLUTION 2004-07**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Harbour Isles Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") typically meet monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish bi-monthly, quarterly or other meeting dates not on a monthly basis, or may cancel regularly scheduled monthly meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Continuing Expenses: The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
2. The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.

3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

Section 2. Non-Continuing Expenses: The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; 2) repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$5,000- with approval of the District Manager;
2. Non-Continuing Expenses Exceeding \$5,000- with approval of the District Manager and Chairman of the Board of Supervisors.

Section 3. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16th DAY OF SEPTEMBER, 2004.

**HARBOUR ISLES COMMUNITY
DEVELOPMENT DISTRICT**

**_____
CHAIRMAN**

ATTEST:

**_____
SECRETARY**



PROJECT AGREEMENT FOR BUILDING ENVIRONMENTAL SYSTEMS

Proposal Date	Proposal Number	Agreement No.
1/15/2026	PPC2601129	0

BY AND BETWEEN:

ABM Building Services, LLC
9326 Florida Palm Drive
Tampa, FL 33619
Ph: 813-654-9000 Lic#
Hereinafter: CONTRACTOR

AND

Harbour Isles
210 NORTH UNIVERSITY DRIVE
Coral Springs, 33701
Attn: Paul
Hereinafter: CUSTOMER

SERVICES WILL BE PROVIDED AT THE FOLLOWING LOCATION(S):

Harbour Isle , 121 SPINDLE SHELL WAY, APOLLO BEACH, FL 33572

Contractor proposes to supply all materials and labor to accomplish the following:

ABM is proud to present a proposal to replace the 4-Ton Trane Split System.
Old - Condenser - M# 4TTB3048
Old - AHU - M# GAM2A0C48
System will be replaced with a Trane 4-Ton Split system.
New - Condenser - M# 5TTR4048A1
New - AHU M# - 5TAM5D06AC41

Included in proposal:

- New 4 Ton Trane Split System
- Install Services & Mechanical Permit

The above described work will be performed for the total sum of: \$ 14,998

As a condition of performance, payments are to be made on a progress basis. Thirty percent of the Agreement price shall be invoiced upon execution for project development and mobilization with the balance invoiced monthly based on the percentage of work completed each month. Invoice payment must be made within (30) days of receipt. Any alteration or deviation from the above proposal involving extra cost of material or labor will become an extra charge over the sum stated above. This proposal will become a binding Agreement only after acceptance by Customer and approved by an officer of Contractor as evidenced by their signatures below. This agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Contractor which is not expressed herein.

Contractor

Customer

Signature (Sales Representative)

Signature (Authorized Representative)

Approved for Contractor

Signature

Name

Name & Title

Title

Date

Date

THE SERVICES ABOVE ARE GOVERNED BY THE TERMS AND CONDITIONS OF THE PROGRAM OF WHICH THIS SUPPLEMENT IS A PART.



PROJECT AGREEMENT TERMS AND CONDITIONS

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours.
2. Contractor warrants that the workmanship hereunder shall be free from defects for thirty (30) days from date of installation. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect. EXCEPT FOR THE WARRANTIES EXPRESSLY PROVIDED HEREIN, NO OTHER WARRANTIES, EXPRESS OR IMPLIED UNDER LAW, ARE PROVIDED, INCLUDING NO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WHICH ARE EXPRESSLY DISCLAIMED.
3. Customer will promptly pay invoices within ten (10) days of receipt. Should a payment become thirty (30) days or more delinquent, Contractor may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
4. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
5. Any alteration to, or deviation from, this Agreement involving extra work, cost of materials or labor will become an extra charge (fixed price amount to be negotiated or on a time-and-material basis at Contractor's rates then in effect) over the sum stated in this Agreement.
6. In the event Contractor must commence legal action in order to recover any amount payable or owed to Contractor under this Agreement, Customer shall pay Contractor all court costs and attorneys' fees incurred by Contractor.
7. Any legal action against the Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work. Contractor shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
8. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agent and employees from and against all claims, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.
9. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA's Hazard Communication Standard Regulations.
10. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor's sole obligation will be to notify the Owner of their existence. Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.
11. Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the customer's facility, including without limitation, injury or illness to occupants of the facility or third parties, or any damage to the customer's facility, arising out of or in connection with the Contractor's work under this agreement, including without limitation any illness, injury, or damage resulting in any manner from any virus or communicable disease, fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(es) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).
12. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.
13. This Agreement constitutes the entire understanding and agreement of the parties with respect to its subject matter and any and all prior agreements, understandings or representations with respect to its subject matter in this agreement terminated and canceled in their entirety and are of no further force or effect. The parties represent that they have not relied on any promise, representation, or warranty, express or implied, not contained in this Agreement, and any such reliance is hereby disclaimed.



Vesta Property Services
Maintenance Division
PROPOSAL

DATE: 12.31.25

COMMUNITY MANAGER	COMMUNITY	SERVICES REQUESTED	PAYMENT TERMS
Amanda Burns/Angel	Harbour Isles	Stenner Pumps proposal	Upon completion

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
4	Each pump is \$500, and add installation of \$300		\$2300
	-the pumps are needed-they are in poor shape		

TOTAL PROPOSED AMOUNT	\$2300
	\$2300

If you have any questions concerning this invoice, contact:

The total proposed amount as written above is good for 30 days from the date proposed.

ACCEPTANCE OF PROPOSAL: The above prices, specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified & payment will be made as outlined above.

Printed name & Title: _____

Authorized Signature: _____ Date: _____

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harbour Isles Community Development District (“District”) is a local unit of special-purpose government, created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (“Board”) of the Harbour Isles Community Development District, pursuant to Chapter 190, Florida Statutes, desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT:

1. **District Officers.** The District officers are as follows:

<u>Betty Fantauzzi</u>	Chairman
<u>Bryce Bowden</u>	Vice Chairman
<u>Samantha Zanoni</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Glenn Clavio</u>	Assistant Secretary
<u>Gregg Letizia</u>	Assistant Secretary
<u>Bob Nesbitt</u>	Assistant Secretary

2. **Conflicts.** All Resolutions of parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27TH DAY OF JANUARY, 2026.

Attest:

Harbour Isles Community Development District

Secretary/Assistant Secretary

Chairman/Vice Chairman

Harbour Isles

Project Lighting Design PROPOSAL



Connor Lloyd
connor@streetleaf.com
407-813-2795

RELIABLE LIGHTS.
RENEWABLE POWER.

streetleaf 

2502 N. Rocky Point Drive, Tampa FL 33607
www.streetleaf.com | 813-800-leaf(5323)

SERVICE AGREEMENT

TURNKEY OPTION



With this option, the **Streetleaf** team handles all aspects of operation and maintenance, ensuring consistent performance and uninterrupted lighting.

INCLUDED IN SERVICE AGREEMENT



PROJECT PLANNING

- Photometric Design
- Permitting Support



EASY INSTALLATION

- Quick, No Trenching
- At Any Project Stage



24/7 MONITORING

- IoT Connected Devices
- Proactive Responses



ROUTINE MAINTENANCE

- 365 Performance
- Parts Replacements

STARTING AT **\$50**/MONTH



NO UPFRONT COST

Get utility-grade streetlights installed at any stage—planning or build-out—with no upfront investment.



ALL INCLUSIVE PRICING

Our price covers installation, routine and ongoing maintenance, plus 24/7 performance monitoring.



OPTIMAL PERFORMANCE

Backed by millions of hours of real-world data, our systems are engineered for optimal, reliable performance.

streetleaf®

AVE modern

CE IP66 | IK08



HIGH
EFFICIENCY
CONTROLLER



LiFePO4
BATTERY



HIGH QUALITY
LED



INFRARED
MOTION
SENSOR



IP66



WIRELESS



Certified by DarkSky.org

The classic style Streetleaf AVE is the next generation of solar technology with an extended battery for reliable performance, even during storms. It is programmable to conserve power during low-traffic hours and motion-activated to restore full brightness when needed.

PV Module Physical Parameters

Power of PV Module (watts)	150 W
Battery Capacity (watt/hours)	820 Wh
Net Weight of Product	58.42 lbs
Dimensions of Product Panel (inches)	45.16 in L 28.39 in W 13.27 in H
Light Photosensitivity (lx)	60-90

Wind Load & Mounting Recommendations

EPA (Effective Projected Area)	0.57 ft ²
APA (Actual Projected Area)	0.47 ft ²
Recommended Installation Height	16-26 ft
Recommended Installation Distance	100-180 ft

Environmental Requirements

Charge Temperature	32 to 124° F
Discharge Temperature	68 to 140° F
Storage Temperature (<3 months)	68 to 113° F

Mounting

EPA (Effective Projected Area)	4.52 ft ²
APA (Actual Projected Area)	3.77 ft ²
Wind Load Range	150 mph

LED Module Parameters

Light Output (watts)	30 W
Qty. of LED Chips and Type	40 Lumileds Luxeon 5050s
Typical Luminous Flux (lumens)	5400 lm
Color Temperature (kelvin)	3000 K
Motion Sensor	PIR as part of a Dynamic Intelligent Sensing System
Dimension of Product Light	25.6 in L 7.1 in W 3.8 in H
Input Voltage (volts)	22 VDC
Net Weight of Product	8.8 lbs

APPLICATIONS



- Local Roads
- Single-Lane Roads
- Amenity Lighting
- Parks



Optional shielding accessory available by request.

*The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.

*The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.

*For outdoor use only!

REV09302025

PROPOSAL DETAILS

Streetleaf - Service Agreement

	Price	Quantity	Contract term	Total
Streetleaf AVE Modern Service	\$50.00 per month	186	240 month	\$9,300.00 per month
				
AVE Security Deposit	\$100.00	186		\$18,600.00
			One Time Deposit Total	\$18,600.00
			Monthly Total To CDD	\$9,300.00 per month

***Proposal valid through:** 2/15/2026

In providing your signature below, you are agreeing to the proposed photometric design as well as the quote above.

Your signature guarantees the quoted price is only valid until [custom date]. It also allows our team to reserve the quoted product and guarantees a reservation within our installation schedule, subject to you (the client) providing the most up to date installation date.

Please confirm your choice and sign below if you agree to the terms:

- I agree to the terms
- I wish to make changes

Requested Changes:



Scale: 1 inch= 250 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule

Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
—□—	A1	186	Single	0.900	AVE-T2-SL-30W-3000K	30.034	5161	21

Calculation Summary										
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpcLr	PtSpcTb	
Harbour Isles CDD	Fc	0.72	2.7	0.2	3.60	13.50	0	10	10	

Lighting Plan Notes & Staking Requirements:

Light System to be installed: AVE-T2

Light System will be mounted on:

Direct-bury Aluminum pole

Fixture will be mounted at: 21' above the grade

-Light pole will be installed: 4ft Back of Curb

-Light pole clearance from any

fire hydrant must be: 4 ft minimum

-Light pole clearance from any

tree must be: 10ft minimum

-Poles to be installed directly behind sidewalk in cul-de-sacs or other areas where adequate green space of min 4' BOC is not available.

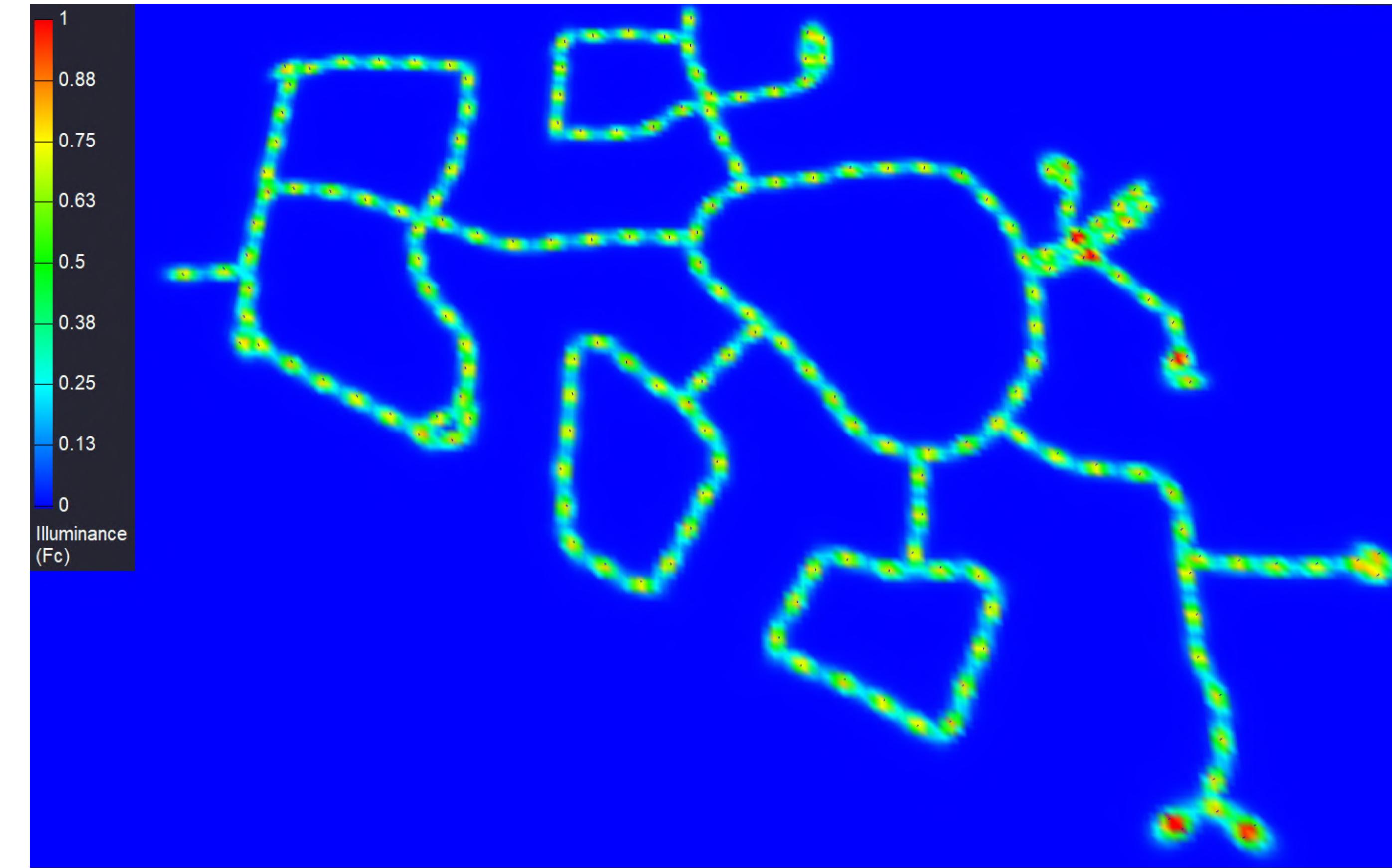
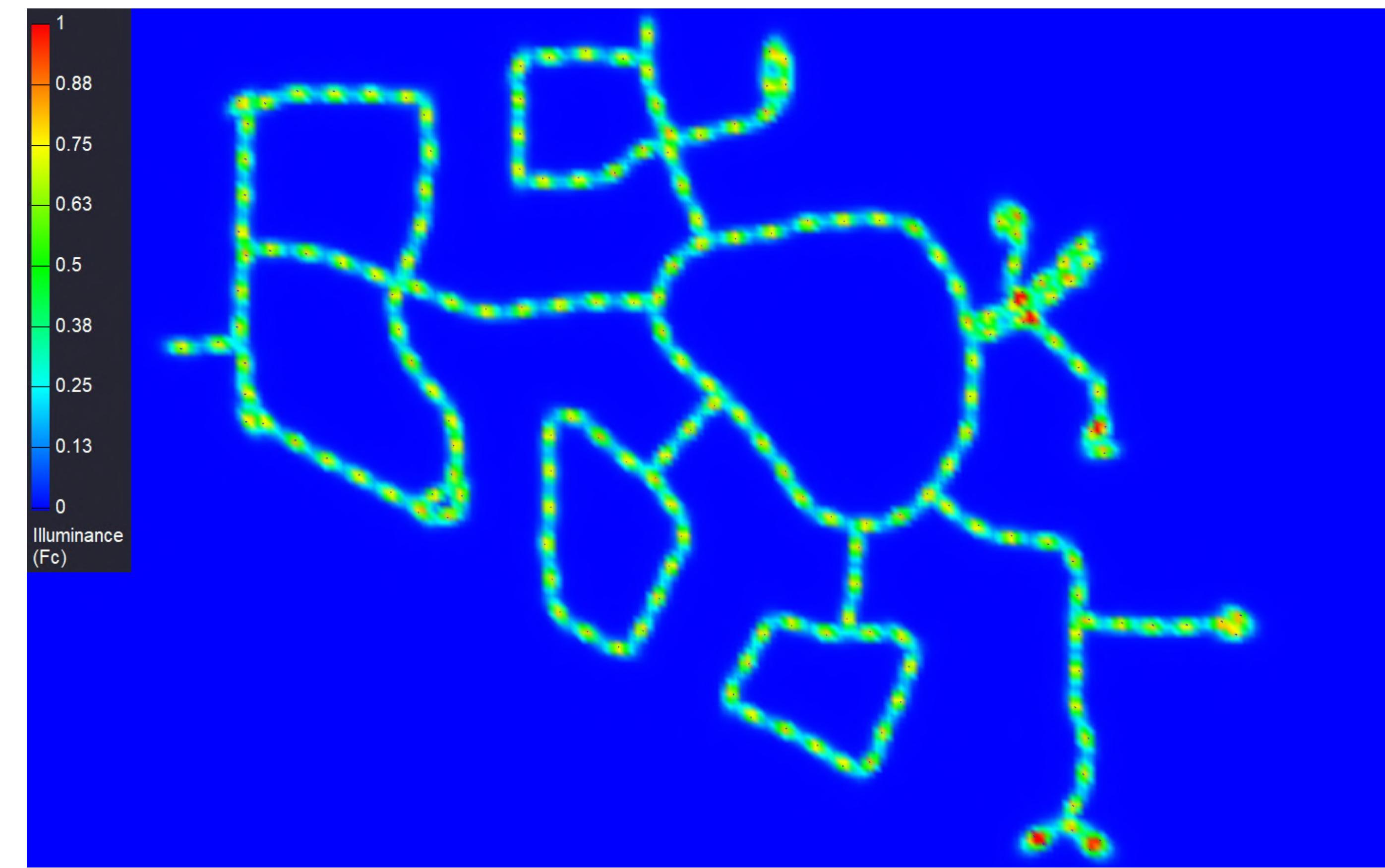
-The customer is responsible for staking each light pole location.

The customer signature on this photometric design is recognized as the acceptance of the design:

Signature: _____

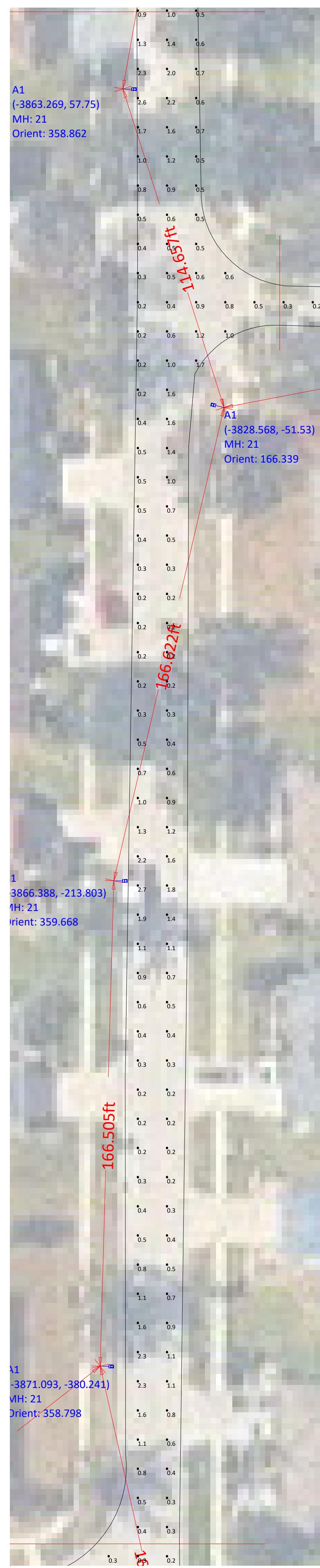
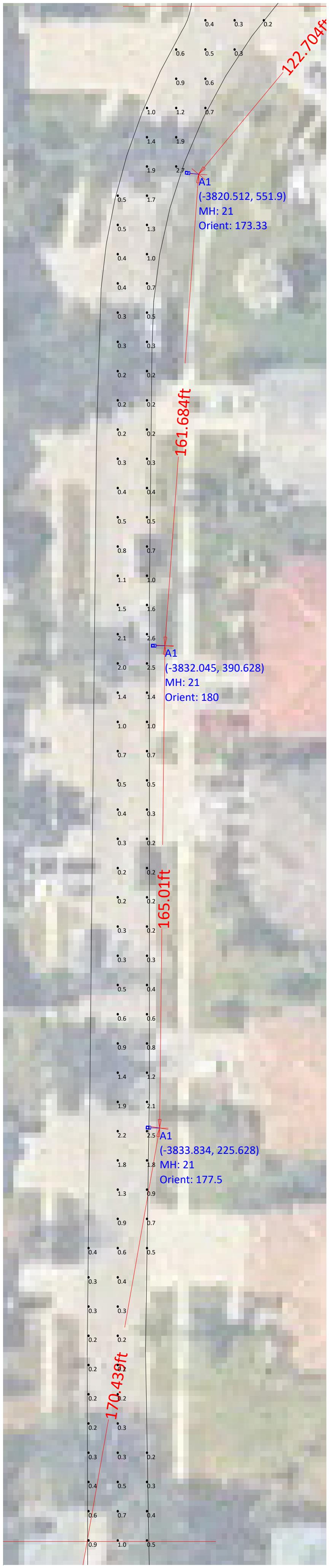
Date: _____

RENDER VIEWS



Harbour Isles CDD

Harbour Isles CDD



Scale: 1 inch= 25 Ft.

Scale: 1 inch= 25 Ft.



Scale: 1 inch= 25 Ft.

Drawn By: IED

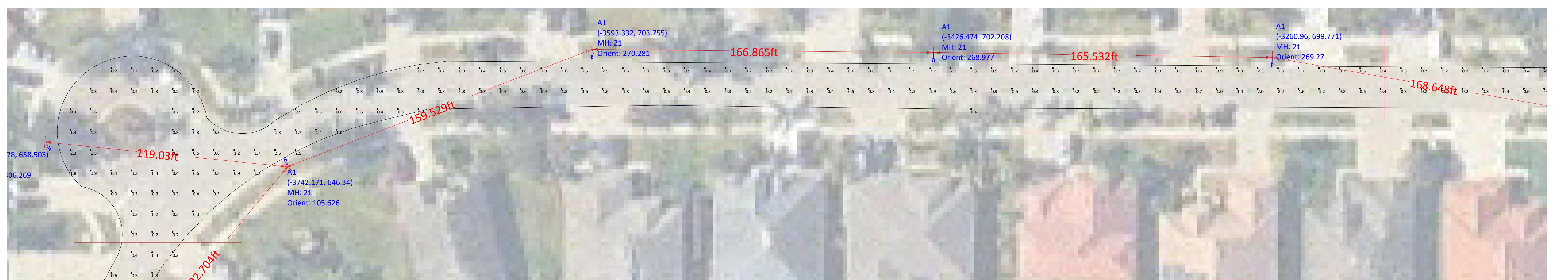
Date : 12-15-2025

Rev: 0

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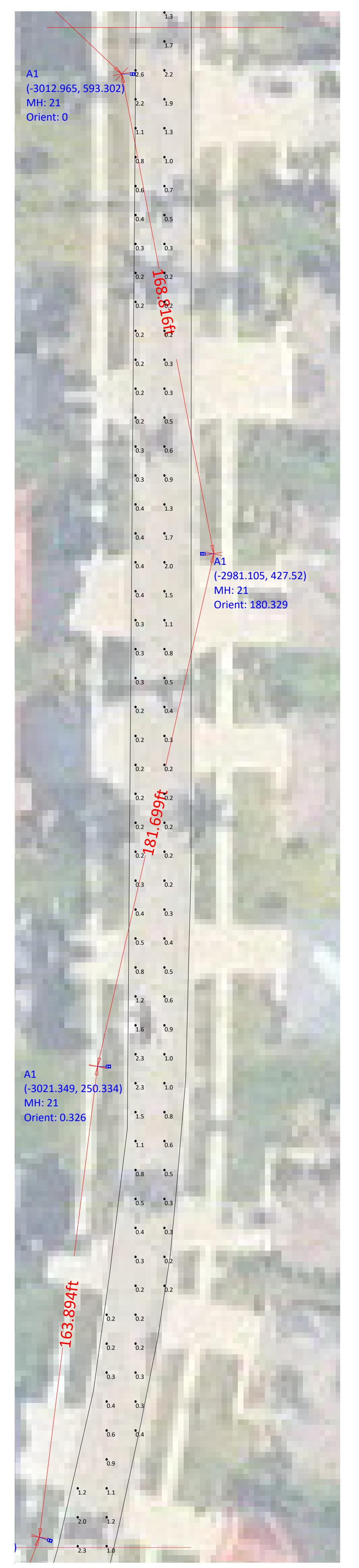
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Date : 12-15-2025

Rev: 0

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Date : 12-15-2025

Rev: 0

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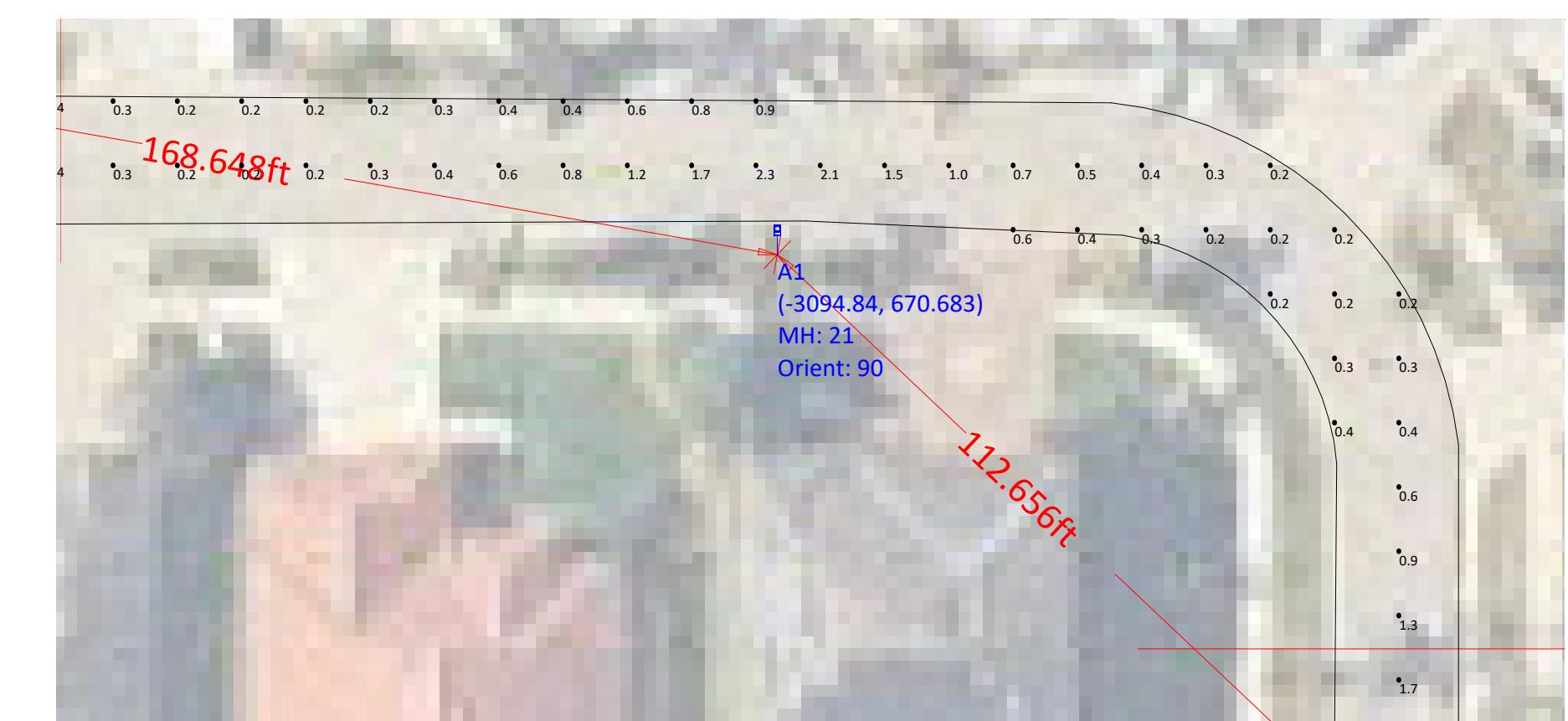
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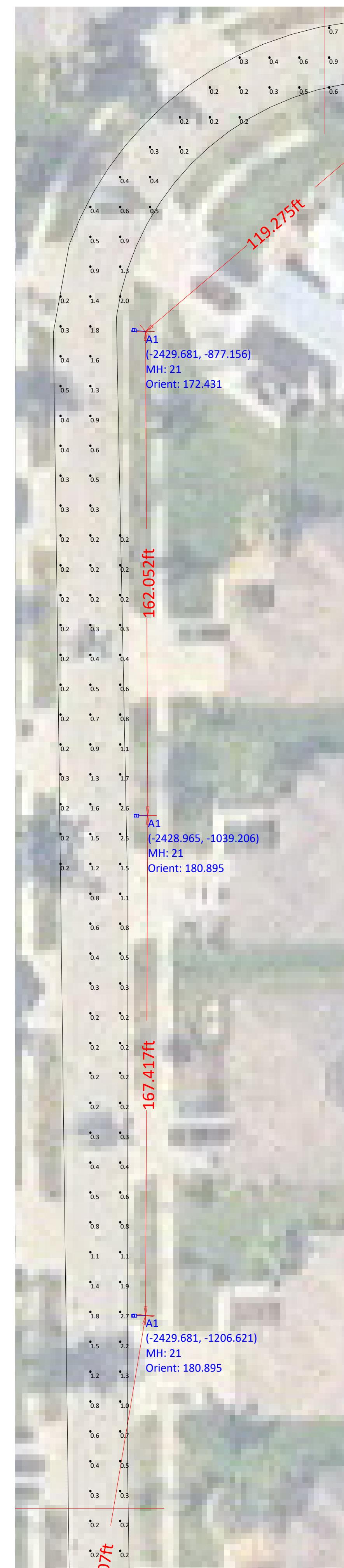
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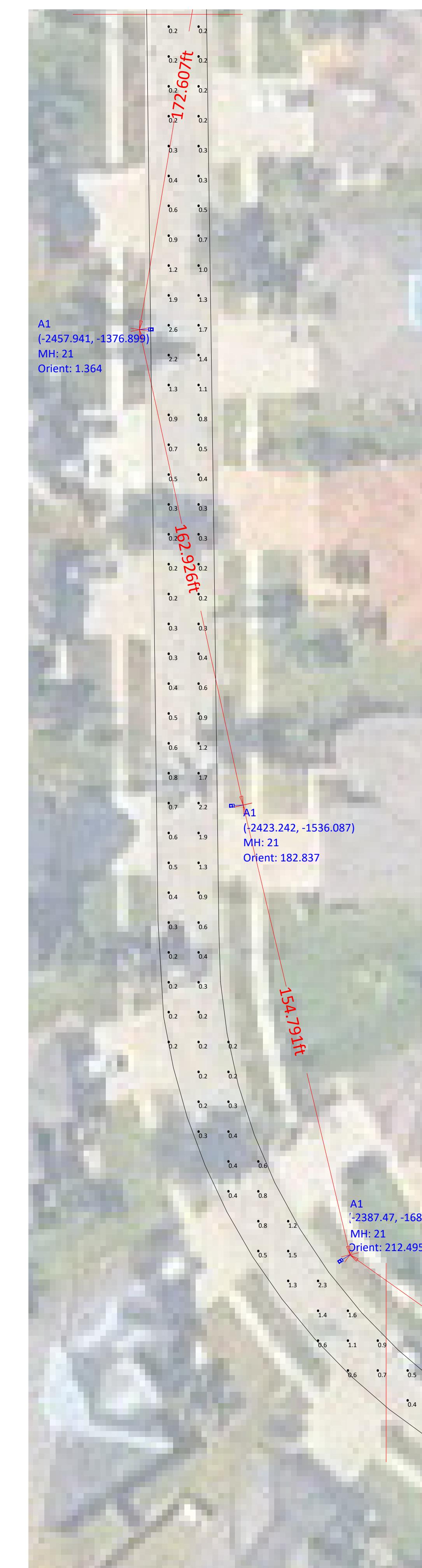
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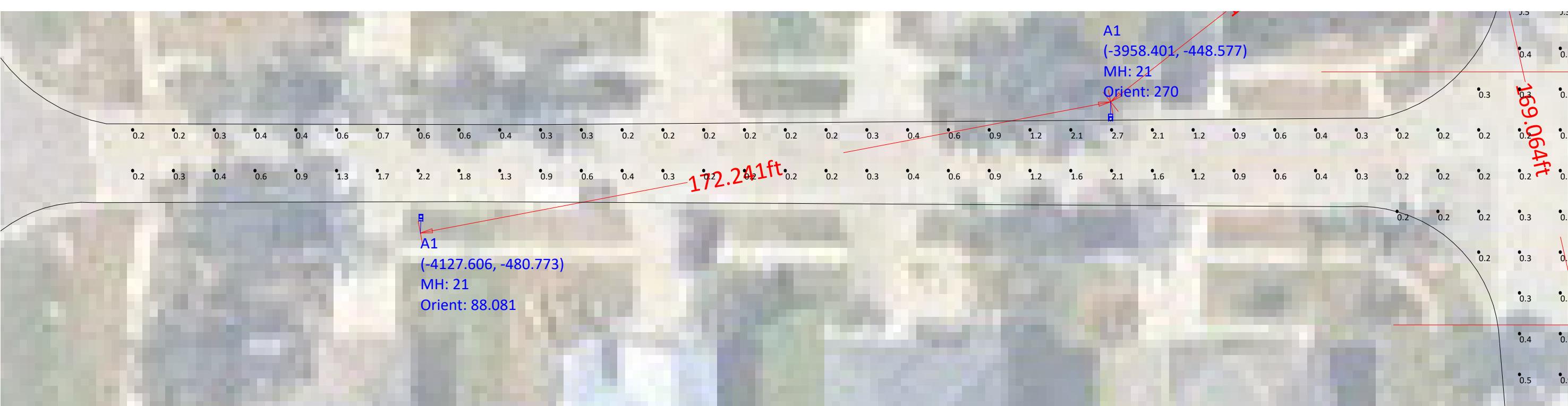
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Harbour Isles CDD

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Date : 12-15-2025
Rev: 0



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Harbour Isles CDD

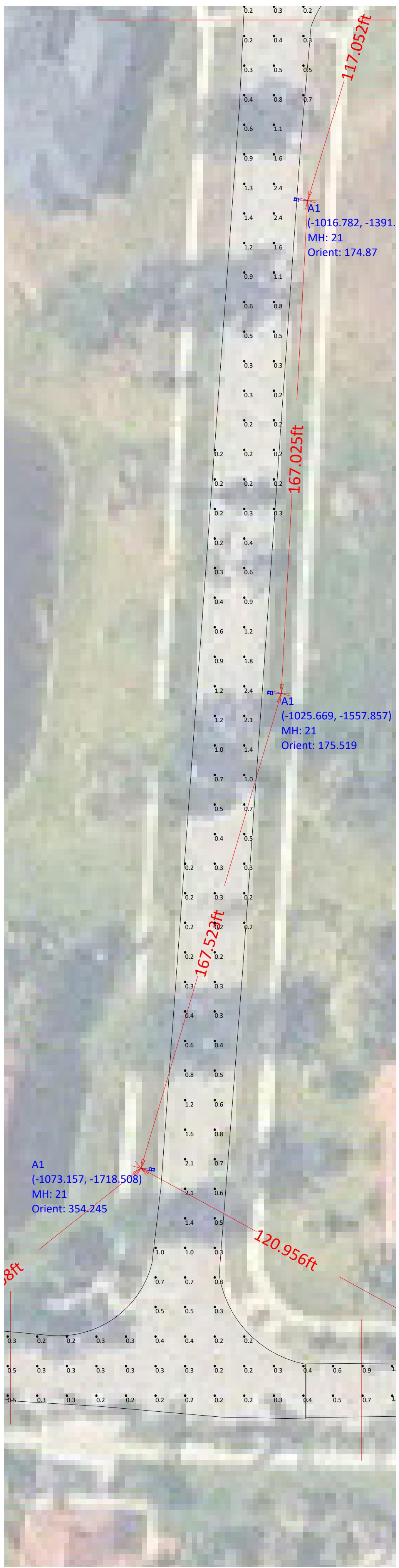
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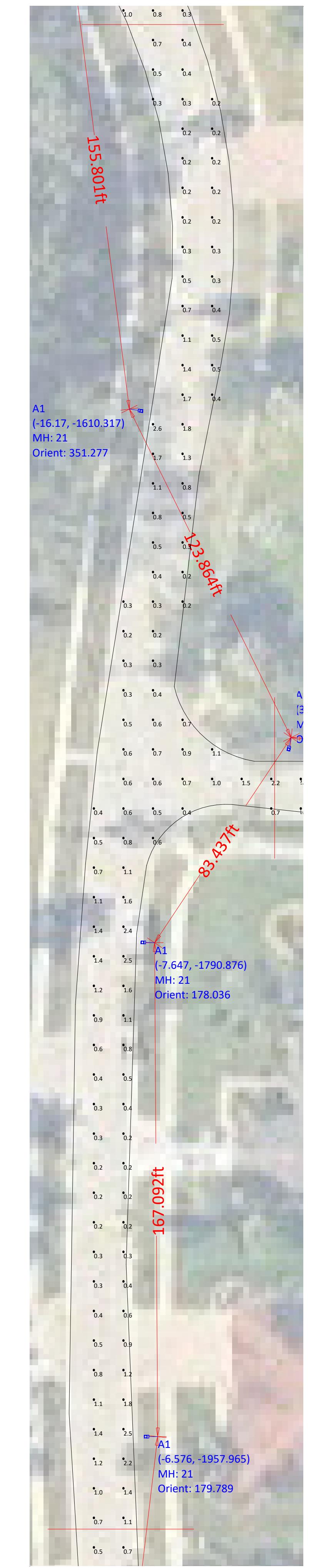
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Harbour Isles CDD

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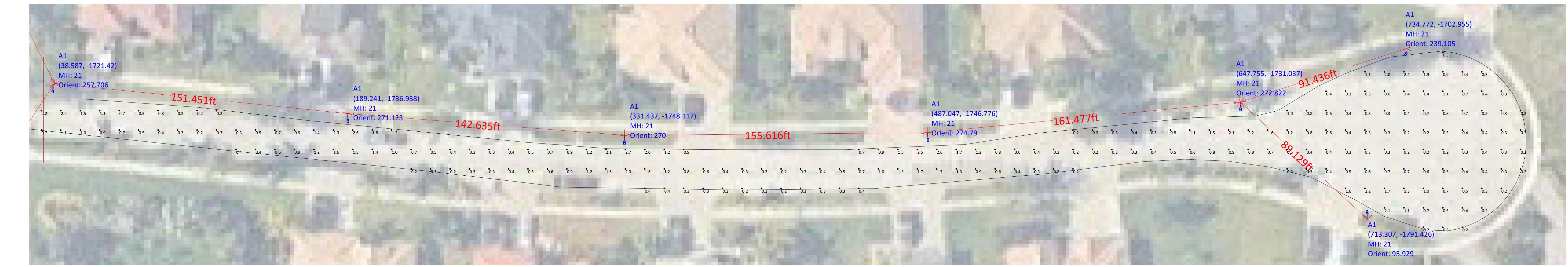
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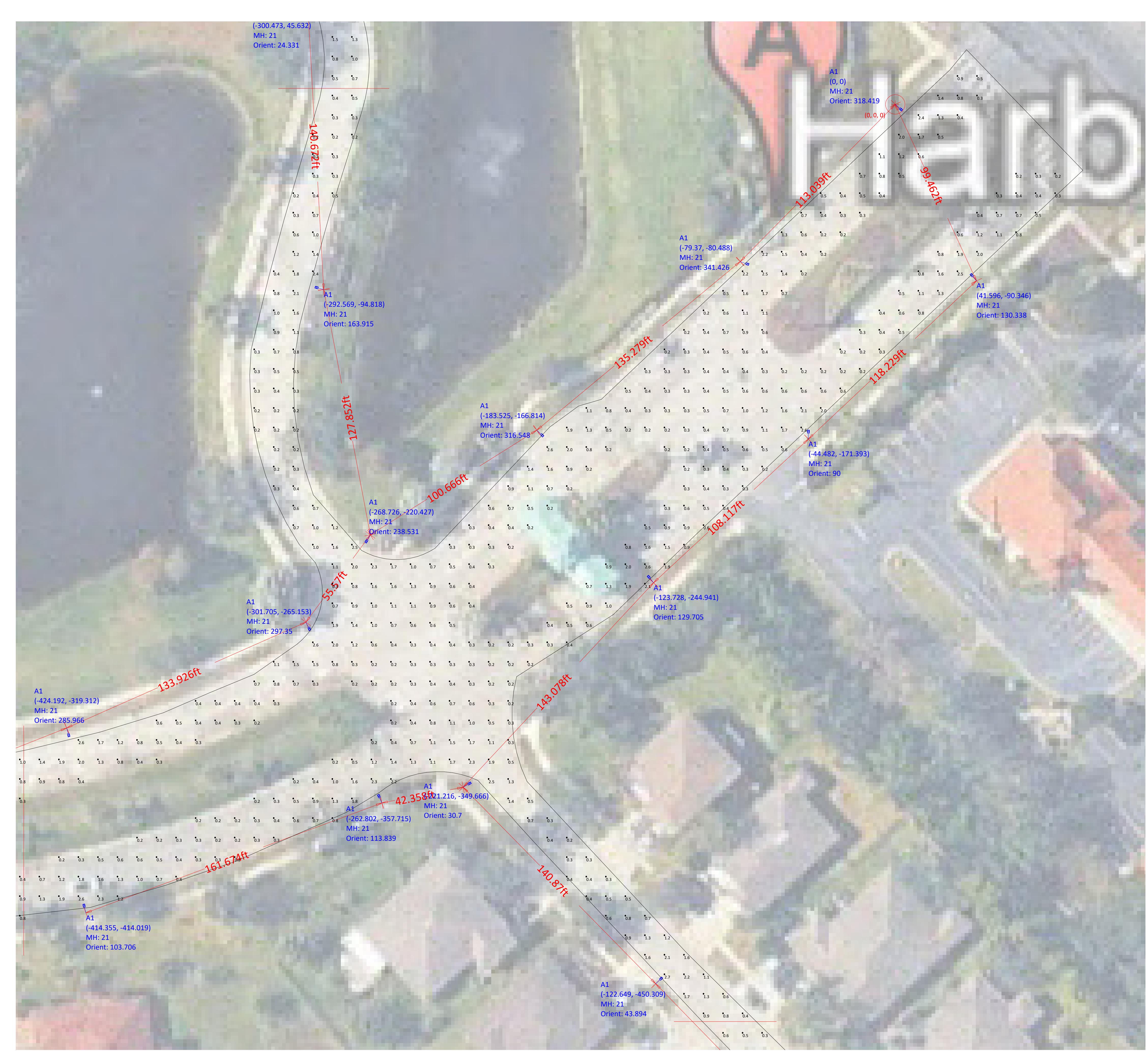




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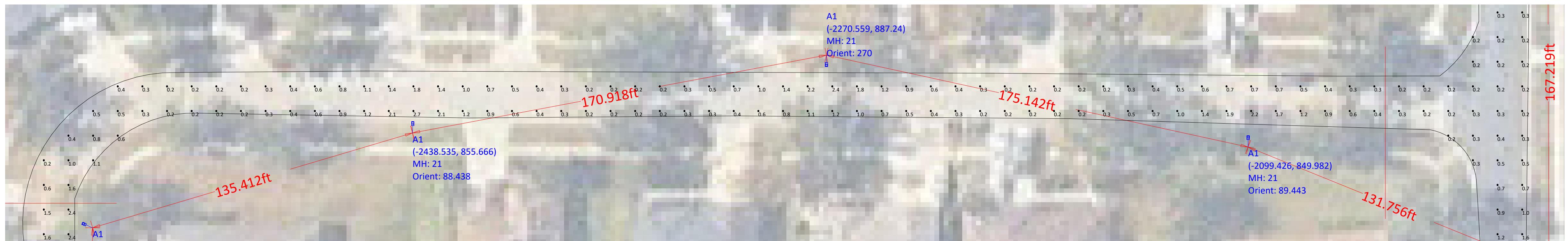
Harbour Isles CDD

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Rev: 0
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streetleaf

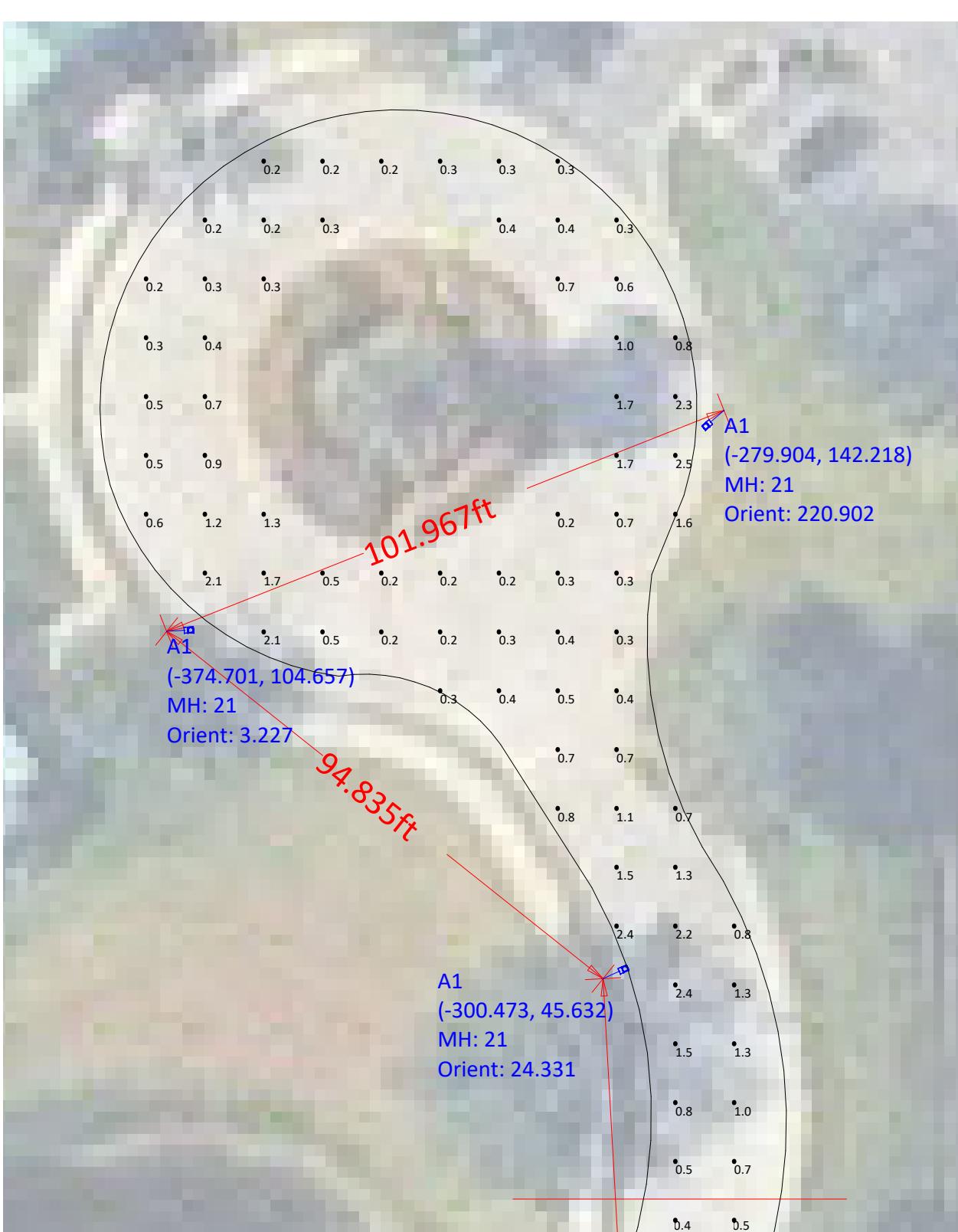


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Harbour Isles CDD



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Date : 12-15-2025

Rev: 0

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PICKLEBALL LINE APPLICATION PROPOSAL

USTA - USPTA
ASBA - TIY

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)

DATE:

Type/Print Name, Title, and Address

