



# *Harbour Isles Community Development District*

**March 24, 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 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, March 24, 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 February 2026 Financial Statements .....Page 3
    - C. Consideration of February 24, 2026, Meeting Minutes .....Page 17
  5. **Staff Reports and Updates**
    - A. Aquatics Report .....Page 21
    - B. Landscape Report.....Page 34
      - i. Consideration of United Install Sod and Rocks Border Around Gazebo Deck Proposal #219427.....Page 40
      - ii. Consideration of United Replace Turf and Royal Bonnet Proposal #219430 .....Page 43
      - iii. Consideration of Oasis Palms and Landscaping Sod Removal & Replacement Royal Bonnet Proposal #1086.....Page 46
      - iv. Consideration of United Reroute Irrigation for Pickleball Court Proposal #219383 .....Page 47
    - C. District Engineer
    - D. District Council
    - E. District Manager
    - F. Onsite Manager Report.....Page 50
  6. **Business Item**
    - A. Consideration of Specialist Fencing Black Chain-link Fencing Proposal .....Page 63
    - B. Consideration of Specialist Fencing Panel Replacement Proposal.....Page 64
    - C. Consideration of Witt Fence Panel Replacement Proposal #6826 .....Page 65
    - D. Consideration of CMS Pro’s General Repairs Proposal #1134 .....Page 68
    - E. Consideration of CMS Pro's Wall and Columns Repairs Proposal #1143 .....Page 69
    - F. Consideration of Hurricane Clean Pressure Washing & Paver Sealing Proposal #2268.....Page 70
  7. **Supervisor Requests**
  8. **Audience Comments – Three (3) Minute Time Limit**
  9. **Adjournment**

*The next meeting is scheduled for Tuesday, April 28, 2026, at 11:00 a.m.*

**District Office: Inframark**  
2654 Cypress Ridge Blvd., Suite 101  
Wesley Chapel, Florida 33544

[www.HarbourIslesCDD.org](http://www.HarbourIslesCDD.org)

**Meeting Location: Harbour Isles Clubhouse**  
121 Spindle Shell Way  
Apollo Beach, Florida 33572

*Harbour Isles  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



**HARBOUR ISLES**

Community Development District

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

**Financial Statements**

(Unaudited)

**February 28, 2026**

**HARBOUR ISLES**

Community Development District

**Governmental Funds**

**Balance Sheet**  
February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>RESERVE FUND</u>	<u>DEBT SERVICE FUND - SERIES 2021</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 1,273,170	\$ 227,337	\$ -	\$ 1,500,507
Due From Other Funds	-	-	208,152	208,152
Investments:				
Prepayment Account	-	-	3	3
Revenue Fund	-	-	150,101	150,101
Utility Deposits - TECO	18,687	-	-	18,687
<b>TOTAL ASSETS</b>	<b>\$ 1,291,857</b>	<b>\$ 227,337</b>	<b>\$ 358,256</b>	<b>\$ 1,877,450</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 1,906	\$ -	\$ -	\$ 1,906
Accrued Expenses	13,558	-	-	13,558
Due To Other Funds	208,152	-	-	208,152
<b>TOTAL LIABILITIES</b>	<b>223,616</b>	<b>-</b>	<b>-</b>	<b>223,616</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Deposits	18,687	-	-	18,687
<b>Restricted for:</b>				
Debt Service	-	-	358,256	358,256
<b>Assigned to:</b>				
Operating Reserves	261,374	-	-	261,374
<b>Unassigned:</b>	788,180	227,337	-	1,015,517
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,068,241</b>	<b>\$ 227,337</b>	<b>\$ 358,256</b>	<b>\$ 1,653,834</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,291,857</b>	<b>\$ 227,337</b>	<b>\$ 358,256</b>	<b>\$ 1,877,450</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending February 28, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 10,000	\$ 15,065	\$ 5,065	150.65%
Interest - Tax Collector	570	1,095	525	192.11%
Rental Income	16,000	18,599	2,599	116.24%
Special Assmnts- Tax Collector	1,060,653	997,555	(63,098)	94.05%
Special Assmnts- Discounts	(42,426)	(39,458)	2,968	93.00%
Other Miscellaneous Revenues	500	-	(500)	0.00%
Facility Revenue	200	376	176	188.00%
<b>TOTAL REVENUES</b>	<b>1,045,497</b>	<b>993,232</b>	<b>(52,265)</b>	<b>95.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	6,400	5,600	53.33%
FICA Taxes	918	413	505	44.99%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	3,285	16,715	16.43%
ProfServ-Legal Services	20,000	5,347	14,653	26.74%
ProfServ-Mgmt Consulting	54,642	22,768	31,874	41.67%
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	834	1,166	41.70%
Postage and Freight	500	195	305	39.00%
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	19,162	2,051	90.33%
Bank Fees	1,000	-	1,000	0.00%
Misc-Web Hosting	1,583	-	1,583	0.00%
Miscellaneous Expenses	1,600	151	1,449	9.44%
Annual District Filing Fee	175	175	-	100.00%
<b>Total Administration</b>	<b>159,098</b>	<b>75,971</b>	<b>83,127</b>	<b>47.75%</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending February 28, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	148,000	55,942	92,058	37.80%
Utility Services	25,000	9,967	15,033	39.87%
<b>Total Electric Utility Services</b>	<b>173,000</b>	<b>65,909</b>	<b>107,091</b>	<b>38.10%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	4,000	2,903	1,097	72.58%
<b>Total Garbage/Solid Waste Services</b>	<b>4,000</b>	<b>2,903</b>	<b>1,097</b>	<b>72.58%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	6,000	3,826	2,174	63.77%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>3,826</b>	<b>2,174</b>	<b>63.77%</b>
<b><u>Stormwater Control</u></b>				
Midge Fly Treatment	10,000	-	10,000	0.00%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	17,600	2,000	15,600	11.36%
R&M Lake & Pond Bank	55,000	-	55,000	0.00%
Fountain Maintenance	2,500	3,243	(743)	129.72%
Aquatic Maintenance	39,600	16,500	23,100	41.67%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
<b>Total Stormwater Control</b>	<b>127,700</b>	<b>21,743</b>	<b>105,957</b>	<b>17.03%</b>
<b><u>Other Physical Environment</u></b>				
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	64,962	90,991	41.65%
Landscape Replacement	40,000	20,114	19,886	50.29%
Annual Mulching	20,000	22,514	(2,514)	112.57%
Entry & Walls Maintenance	4,000	3,250	750	81.25%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
<b>Total Other Physical Environment</b>	<b>292,453</b>	<b>141,288</b>	<b>151,165</b>	<b>48.31%</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending February 28, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>Security Operations</u></b>				
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%
<b>Total Security Operations</b>	<b>35,500</b>	<b>1,353</b>	<b>34,147</b>	<b>3.81%</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	15,000	1,928	13,072	12.85%
<b>Total Contingency</b>	<b>15,000</b>	<b>1,928</b>	<b>13,072</b>	<b>12.85%</b>
<b><u>Parks and Recreation</u></b>				
ProfServ-Pool Maintenance	15,000	9,315	5,685	62.10%
Clubhouse - Facility Janitorial Service	12,000	5,766	6,234	48.05%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	128,746	53,051	75,695	41.21%
Contracts-Pest Control	2,000	790	1,210	39.50%
Telephone/Fax/Internet Services	8,000	3,610	4,390	45.13%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Fitness Equipment	2,500	210	2,290	8.40%
Maintenance & Repairs	45,000	46,568	(1,568)	103.48%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control	1,000	-	1,000	0.00%
Office Supplies	2,500	851	1,649	34.04%
Dog Waste Station Supplies	2,000	675	1,325	33.75%
<b>Total Parks and Recreation</b>	<b>232,746</b>	<b>120,836</b>	<b>111,910</b>	<b>51.92%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,045,497</b>	<b>435,757</b>	<b>609,740</b>	<b>41.68%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	557,475	557,475	0.00%
Net change in fund balance	\$ -	\$ 557,475	\$ 557,475	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>510,766</b>	<b>510,766</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 510,766</b>	<b>\$ 1,068,241</b>		

**HARBOUR ISLES**

Community Development District

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

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 3,414	\$ 3,414	0.00%
Other Miscellaneous Revenues	-	13,617	13,617	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>17,031</b>	<b>17,031</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	17,031	17,031	0.00%
Net change in fund balance	\$ -	\$ 17,031	\$ 17,031	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>210,306</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 227,337</b>		

**HARBOUR ISLES**

Community Development District

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

For the Period Ending February 28, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,799	\$ 1,799	0.00%
Special Assmnts- Tax Collector	312,608	293,460	(19,148)	93.87%
Special Assmnts- Discounts	(12,504)	(11,608)	896	92.83%
<b>TOTAL REVENUES</b>	<b>300,104</b>	<b>283,651</b>	<b>(16,453)</b>	<b>94.52%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	6,252	5,637	615	90.16%
<b>Total Administration</b>	<b>6,252</b>	<b>5,637</b>	<b>615</b>	<b>90.16%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	236,000	-	236,000	0.00%
Interest Expense	59,496	29,670	29,826	49.87%
<b>Total Debt Service</b>	<b>295,496</b>	<b>29,670</b>	<b>265,826</b>	<b>10.04%</b>
<b>TOTAL EXPENDITURES</b>	<b>301,748</b>	<b>35,307</b>	<b>266,441</b>	<b>11.70%</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,644)	248,344	249,988	0.00%
Net change in fund balance	\$ (1,644)	\$ 248,344	\$ 249,988	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>109,912</b>	<b>109,912</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 108,268</b>	<b>\$ 358,256</b>		

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

Supporting Schedules

February 28, 2026

**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
01/06/26	\$ 33,331	\$ 1,052	\$ 680	\$ 35,063	\$ 27,093	\$ 7,970
02/03/26	\$ 15,777	\$ 354	\$ 322	\$ 16,453	\$ 12,713	\$ 3,740
<b>TOTAL</b>	<b>\$ 1,215,150</b>	<b>\$ 51,065</b>	<b>\$ 24,799</b>	<b>\$ 1,291,015</b>	<b>\$ 997,555</b>	<b>\$ 293,460</b>
<b>% COLLECTED</b>				94%	94%	94%
<b>TOTAL OUTSTANDING</b>				<b>\$ 81,661</b>	<b>\$ 63,099</b>	<b>\$ 18,562</b>

**Cash and Investment**  
**January 31, 2026**

<b>GENERAL FUND</b>						
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>	
Checking Account	Valley National	High Yielding Checking Acct.	n/a	3.56%	\$	1,273,170
					<i>Subtotal</i>	<b>\$ 1,273,170</b>
<b>RESERVE FUND</b>						
Reserve Fund	Valley National	Checking account	n/a	3.56%	\$	227,337
					<i>Subtotal</i>	<b>\$ 227,337</b>
<b>DEBT SERVICE FUNDS</b>						
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%	\$	150,101
					<i>Subtotal</i>	<b>\$ 150,104</b>
					<b>Total</b>	<b>\$ 1,650,611</b>

# Bank Account Statement

Harbour Isles CDD

**Bank Account No.** 7037

**Statement No.** 02-26

**Statement Date** 02/28/2026

<b>G/L Account No. 101002 Balance</b>	1,273,169.93	<b>Statement Balance</b>	1,288,485.94
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	1,273,169.93	<b>Subtotal</b>	1,288,485.94
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-15,316.01
<b>Ending G/L Balance</b>	1,273,169.93	<b>Ending Balance</b>	1,273,169.93

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
12/02/2025	Payment	100159	FLA POOLS INC.	Inv: 01194724			-740.00
01/26/2026	Payment	300111	BOCC - ACH	Inv: 10526-2000 ACH			-372.00
02/26/2026	Payment	300125	SPECTRUM	Inv: 2441826021126			-336.83
02/27/2026	Payment	100168	INFRAMARK LLC	Inv: 171463			-31.08
02/27/2026	Payment	100169	UNITED LAND SERVICES	Inv: 191110			-12,996.02
02/27/2026	Payment	100170	FLA POOLS INC.	Inv: 01194726			-714.71
02/27/2026	Payment	300126	SPECTRUM	Inv: 2852592021326			-125.37
<b>Total Outstanding Checks</b>							<b>-15,316.01</b>

**Outstanding Deposits**

**Total Outstanding Deposits**

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/26 to 2/28/26

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100161	02/04/26	ABM INDUSTRIES INC	19866007	Jan 2026- ABM Quarterly Billing	Maintenance & Repairs	546920-57201	\$657.00
001	100162	02/04/26	NVIROTECT PEST CONTROL SERVICES, INC	383431	Jan 2026- Pest Control	Contracts-Pest Control	534125-57201	\$158.00
001	100163	02/13/26	BRLETIC DVORAK, INC	2320	Jan 2026- District Engineer	ProfServ-Engineering	531013-51501	\$105.00
001	100164	02/13/26	VESTA PROPERTY SERVICES, INC.	430755	Feb 2026- Pool Service	ProfServ-Pool Maintenance	531034-57201	\$1,200.00
001	100164	02/13/26	VESTA PROPERTY SERVICES, INC.	020526-	Feb 2026- Replaced 4 pool pumps	Contracts-Mgmt Services	534001-57201	\$2,300.00
001	100164	02/13/26	VESTA PROPERTY SERVICES, INC.	430577	Feb 2026- Amenity Mgmt	Contracts-Mgmt Services	534001-57201	\$10,729.00
001	100165	02/13/26	INFRAMARK LLC	170619	Feb 2026- Management fees	ProfServ-Mgmt Consulting	531027-51201	\$4,553.50
001	100165	02/13/26	INFRAMARK LLC	170619	Feb 2026- Management fees	Website Hosting/Email services	534369-51301	\$166.67
001	100166	02/13/26	UNITED LAND SERVICES	190463	Jan 2026- Removed Dead Tree Beside 301 Royal Bonnet	R&M-Other Landscape	546036-53908	\$857.14
001	100166	02/13/26	UNITED LAND SERVICES	189063	Jan 2026- Flush Cut Dead Queen Palm	Landscape Replacement	546338-53908	\$278.64
001	100166	02/13/26	UNITED LAND SERVICES	184006 A	REMAINING BALANCE FOR FALL MULCH	Landscape Maintenance	546300-53908	\$630.00
001	100166	02/13/26	UNITED LAND SERVICES	183239	REMOVED HOLLY TREES 12.03.2025	Landscape Maintenance	546300-53908	\$527.73
001	100167	02/13/26	PREMIER LAKES INC	3395	Feb 2026- Aquatics	Aquatic Maintenance	546995-53805	\$3,300.00
001	100168	02/27/26	INFRAMARK LLC	171463	Jan 2026- Postage	Postage and Freight	541006-51301	\$31.08
001	100169	02/27/26	UNITED LAND SERVICES	191110	Feb 2026- Landscape contract	Landscape Maintenance	546300-53908	\$12,996.02
001	100170	02/27/26	FLA POOLS INC.	01194726	Service call Motor swap out (Neighbor)	ProfServ-Pool Maintenance	531034-57201	\$714.71
001	212	02/03/26	GREGG LETIZIA	GL-012726	Board 1/27/26	P/R-Board of Supervisors	511001-51101	\$200.00
001	300117	02/03/26	T-MOBILE ACH	9770812452 ACH	Dec 21 to Jan 20	Telephone/Fax/Internet Services	541009-57201	\$75.00
001	300119	02/06/26	REPUBLIC SERVICES - ACH	011726-15809ACH	FEB2026 Waste Services	Garbage - Recreation Facility	531133-53401	\$804.62
001	300121	02/18/26	VALLEY NATIONAL BANK - ACH	012126-5409	JAN SUPPLIES	Maintenance & Repairs	546920-57201	\$84.89
001	300121	02/18/26	VALLEY NATIONAL BANK - ACH	012126-5409	JAN SUPPLIES	Postage and Freight	541006-51301	\$13.00
001	300121	02/18/26	VALLEY NATIONAL BANK - ACH	012126-5409	JAN SUPPLIES	Maintenance & Repairs	546920-57201	\$39.97
001	300121	02/18/26	VALLEY NATIONAL BANK - ACH	012126-5409	JAN SUPPLIES	Miscellaneous Expenses	549999-57201	\$1,927.64
001	300121	02/18/26	VALLEY NATIONAL BANK - ACH	012126-5409	JAN SUPPLIES	Office Supplies	551002-57201	\$117.29
001	300121	02/18/26	VALLEY NATIONAL BANK - ACH	012126-5409	JAN SUPPLIES	Maintenance & Repairs	546920-57201	(\$57.21)
001	300121	02/18/26	VALLEY NATIONAL BANK - ACH	012126-5409	JAN SUPPLIES	Postage and Freight	541006-51301	\$96.53
001	300122	02/17/26	BOCC - ACH	020326-8063 ACH	UTILITY SVC 2/2/26	Utility Services	543063-53601	\$84.27
001	300123	02/24/26	BOCC - ACH	020326-20000-ACH	1/4-2/02/26	Utility Services	543063-53601	\$342.19
001	300124	02/25/26	TAMPA ELECTRIC CO. ACH	022526 ACH	12/31/25-01/29/26	Utility Services	543063-53100	\$1,938.88
001	300124	02/25/26	TAMPA ELECTRIC CO. ACH	022526 ACH	12/31/25-01/29/26	Electricity - Streetlights	543013-53100	\$11,357.11
001	300125	02/26/26	SPECTRUM	2441826021126	2/11-3/10/26	Telephone/Fax/Internet Services	541009-57201	\$336.83
001	300126	02/27/26	SPECTRUM	2852592021326	INTERNET SERVICE 2/13-3/12	Telephone/Fax/Internet Services	541009-57201	\$125.37
001	DD133	02/02/26	SPECTRUM	2852592081325	August internet/phone	Telephone/Fax/Internet Services	541009-57201	\$119.99
<b>Fund Total</b>								<b>\$56,810.86</b>

<b>Total Checks Paid</b>	<b>\$56,810.86</b>
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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, February 24, 2026, and called to order at 11:00 a.m. at the Harbour Isles Clubhouse  
3 located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

4

5 Present and constituting a quorum were:

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

10

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

12	Samantha Zanoni	District Manager, Inframark
13	Vivek Babbar	District Counsel
14	Paul Ramsewak	Onsite Manager
15	Cristi Cochran	United Land Services
16	Alex Kurth	Premier Lakes ( <i>via phone</i> )
17	Residents and Members of the Public.	

18

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

22

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

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

25

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

27 Pledge of Allegiance was said.

28

29 **THIRD ORDER OF BUSINESS** **Audience Comments**

30 The Board received audience comments regarding the following items.

- 31 • Solar Lights
- 32 • Fence Around Basketball Court
- 33 • Pond Fountains
- 34 • Fence Repair at 301 Royal Bonnet Dr.

35

36

37

38 **FOURTH ORDER OF BUSINESS**                      **Consent Agenda**

39 **A. Review of January 2026 Financial Statements**

40 Ms. Zaroni reviewed the January 2026 Financial Statements with the Board. There were no  
41 questions regarding the finances.

42

43 **B. Consideration of Regular Meeting Minutes from January 27, 2026**

On MOTION by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, motion to approve the Meeting Minutes from January 27, 2026, carried.

44

45 **FIFTH ORDER OF BUSINESS**                      **Staff Reports**

46 **A. Aquatics Report**

47 Mr. Kurth reviewed the aquatics report with the Board. There are minor shoreline weeds. The  
48 planktonic algae has been treated and there has been a positive outcome. The grass carp application  
49 was submitted and we are awaiting approval.

50

51 **i. Consideration of Premier Lakes Fountain Repair for Lake 2 Proposal**

52 Not approved.

53

54 **ii. Consideration of Premier Lakes Fountain Replacement for Lake 2 Proposal**

On MOTION by Ms. Clavio, seconded by Mr. Nesbitt, with all in favor, motion to approve the Premier Lakes Fountain Replacement for Lake 2 Proposal carried.

55

56 **B. Landscape Report**

57 Ms. Cochran provided the Board with landscape updates. United will start hard cutbacks on  
58 landscape affected by the freeze once we are out of the colder weather. The transplant crouton will be  
59 replaced. The mix of spring annuals were presented to the Board. Ms. Cochran will look for other  
60 color and design options.

61

62 **i. Ratification of United Dead Tree Removal 301 Royal Bonnet Proposal #211628**

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to ratify United Dead Tree Removal 301 Royal Bonnet Proposal #211628 carried.

63

64 **ii. Consideration of United Additional Rainbow River Rock Proposal #215047**

65 Proposal tabled.

66

67

68           **iii. Consideration of United Rainbow River Rock Installation at Clubhouse Entry**  
69                           **Beds Proposal #215033**

70       Proposal tabled.

71

72           **C. District Engineer**

73       Not present. No report.

74

75           **D. District Counsel**

76       No updates.

77

78           **E. District Manager**

79       Ms. Zanoni announced the next meeting scheduled for March 24, 2026, at 11:00 a.m.

80       Ms. Zanoni updated the Board on the contracts with TECO for solar lighting. Discussion ensued.

81       The Board has additional questions on the solar lights and requests Streetleaf be present at the March  
82       meeting.

83

84           **F. Onsite Manager Report**

85       Mr. Ramsewak updated the Board on ongoing project advising that four out of the five piers have  
86       been completed. They are waiting for additional materials to be delivered to complete the fifth pier.

87

88           **i. Ratification of Vesta Black Mold Treatment Invoice #WC277**

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, motion to ratify the  
Vesta Black Mold Treatment Invoice #WC277 carried.

89

90           **ii. Ratification of ABM 4-Ton Split System Replacement Proposal # PPC2601129**

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, motion to ratify the  
ABM 4-Ton Split System Replacement Proposal #PPC2601129 carried.

91

92           **iii. Consideration of ASP Pool Maintenance Proposal #26133-1**

93       Proposal tabled.

94

95           **iv. Consideration of The Pool Doctor Kiddy Pool Proposal**

On MOTION by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, motion to approve  
The Pool Doctor Kiddy Pool Proposal carried.

96

97

98 **v. Consideration of The Pool Doctor Main Pool Proposal**

On MOTION by Mr. Clavio, seconded by Mr. Nesbitt, with all in favor, motion to approve The Pool Doctor Main Pool Proposal carried.

99

100 **SIXTH ORDER OF BUSINESS Business Items**

101 **A. Consideration of Resolution 2026-02; Expense Resolution**

On MOTION by Mr. Clovio, seconded by Ms. Fantauzzi, with all in favor, motion to adopt Resolution 2026-02; Expense Resolution carried.

102

103 **SEVENTH ORDER OF BUSINESS Supervisor Request**

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

105

106 **EIGHTH ORDER OF BUSINESS Audience Comments**

107 The Board received audience comments regarding the following items.

- 108 • Solar Lighting – Additional Proposals
- 109 • Fitness Center A/C
- 110 • Fire Ants
- 111 • Turf Weeds

112

113 **NINTH ORDER OF BUSINESS Adjournment**

On MOTION by Ms. Fantuazzi, seconded by Mr. Clavio, with all in favor, the meeting adjourned at 12:01 p.m.

114

115

116

117

118 \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_ Chairman / Vice Chairman



## Harbour Isles CDD

Aquatics Report

3/13/2026

[www.premierlakesfl.com](http://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 90%. 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:**

The Hydrilla has begun to come back aggressively. We are going to begin the SONAR treatments immediately.

**Action Required**

Hydrilla 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:**



## Management Summary

All lakes remain in excellent condition this month. The Hydrilla on lake 11 has begun to grow aggressively with the warming temperatures. We are going to apply SONAR herbicide immediately with the anticipation of long-term control. Ideally, we will get control into 2027.

No algae and minimal shoreline weeds were observed during the inspection. We will continue to treat regrowth as it occurs. Grass Carp Update: A permit has been applied for, but there has been no response from the agencies yet.

We appreciate your continued business and trust.

Alex Kurth



Cristi Cochran  
ULS

# MARCH LANDSCAPE AUDIT

---

Betty, Paul, Dale & Cristi in Attendance

Thursday, March 5, 2026

Prepared For Harbour Isle Board Of Supervisors

22 Issues Identified



**ISSUE 1**

Assigned To Cristi  
Pickleball quote, need to locate utilities, relocate  
sprays, is this lateral lines?



**ISSUE 2**

Assigned To Spray Tech  
Mole activity near basketball court?



**ISSUE 3**

Assigned To Crew  
Ants



**ISSUE 4**

Assigned To Irrigation  
Lower this riser next inspection



**ISSUE 5**

Assigned To Irrigation  
Can we lower this riser next inspection?



**ISSUE 6**

Assigned To Crew  
Ants



**ISSUE 7**

Assigned To Crew  
Brazilian pepper



**ISSUE 8**

Assigned To Cristi  
60x1' rock band, 1 pallet sod



**ISSUE 9**

Assigned To Crew  
Trim branches off canopy



**ISSUE 10**

Assigned To Crew  
Remove this limb



**ISSUE 11**

Assigned To Irrigation  
Move this riser hitting a/c unit



**ISSUE 12**

Assigned To Crew  
Select prune crotons mid March



**ISSUE 13**

Assigned To Crew  
Hard cutbacks on lantana to 4"



**ISSUE 14**

Assigned To Crew  
Cut back lantana to 4"



**ISSUE 15**

Assigned To Crew  
Edge jasmine



**ISSUE 16**

Assigned To Cristi

Quote new sod Royal Bonnet to palm tree



**ISSUE 17**

Assigned To Cristi

Quote to replace turf Royal Bonnet



**ISSUE 18**

Assigned To Crew

Ants Royal Bonnet



**ISSUE 19**

Assigned To Dale

Spray under new bench, add bag of mulch



**ISSUE 20**

Assigned To ULS

Monitor ixora for freeze recovery



---

**ISSUE 21**

Assigned To Crew

Hand prune crotons in half with hand pruners mid March



---

**ISSUE 22**

Assigned To Crew

Cut back crotons in half with hand pruners mid March



Proposal #219427

Date: 3/9/2026

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 Install Sod & Rock Border

Provide Labor and Material to Deliver & Install 1 Pallet of Sod In Front and 60 SF of Rock Around Deck Perimeter; Check and Adjust Irrigation for Proper Coverage; Haul Debris



Default Group

Property Improvements

Items	Quantity	Price
-------	----------	-------

Labor &amp; Material

1.00

---

**Property Improvements:** \$1,683.75

---

**PROJECT TOTAL:** \$1,683.75

### Terms & Conditions

1. **Specifications:** The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. **License and Permits:** Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
13. **Warranty:** Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism, water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.
14. **Design Services:** Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

**Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time

said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

**By** \_\_\_\_\_  
**Cristi Cochran**  
**Date** 3/9/2026

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_  
**Harbour Isles CDD**



**Proposal #219430**

**Date: 3/9/2026**

**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 Replace Turf on Royal Bonnet**

Provide Labor, Equipment and Material to Remove Existing Turf Along Royal Bonnet, Mark Irrigation Heads, Use Sod Cutter to Remove Existing Turf; Grade Bed, Deliver & Install 2280 SF of St Augustine Floratam, Check Irrigation for Proper Coverage, Dispose of Debris





**Default Group**

**Property Improvements**

<b>Items</b>	<b>Quantity</b>	<b>Price</b>
Labor & Material	1.00	
		<b>Property Improvements:</b>
		<b>\$4,555.56</b>
		<b>PROJECT TOTAL:</b>
		<b>\$4,555.56</b>

**Terms & Conditions**

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will

furnish insurance with \$1,000,000 limit of liability.

6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor’s work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.

8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.

9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.

10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.

11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.

12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner’s interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism,

water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer’s payment in full of total contract price, including any change-orders.

14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney’s fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By \_\_\_\_\_  
**Cristi Cochran**

Date 3/9/2026

By \_\_\_\_\_

Date \_\_\_\_\_  
**Harbour Isles CDD**



Oasis Palms and Landscaping, llc  
2527 24th St SE  
Ruskin, FL 33570-7805 USA  
+18134333376  
taylor@oasispalmsandlandscaping.com  
www.oasispalmsandlandscaping.com

# Estimate

**ADDRESS**

Harbour Isles Cdd

**ESTIMATE #** 1086

**DATE** 03/12/2026

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Sod</b> Remove and replace 2400 sqft St. Augustine in the Right of Way of royal bonnet.	2,400	0.98	2,352.00
TOTAL			<b>\$2,352.00</b>

Accepted By

Accepted Date



**Proposal #219383**

**Date: 3/9/2026**

**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 Reroute Irrigation for Pickleball Court**

Provide Labor and Material to Reroute Irrigation for Pickleball Court Net: Locate Utilities; Excavate Existing Irrigation Lateral Lines & Spray Heads, Trench and Install New Lateral Lines & Sprays Per Map Locations; Add Coco Brown Mulch



## Default Group

### Property Improvements

Items	Quantity	Price
Labor, Material, Equipment, Locate	20.00	
<b>Property Improvements:</b>		<b>\$6,333.33</b>
<b>PROJECT TOTAL:</b>		<b>\$6,333.33</b>

## Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.
7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.
8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.
11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism,

water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's

payment in full of total contract price, including any change-orders.

14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney’s fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By \_\_\_\_\_  
**Cristi Cochran**  
Date 3/9/2026

By \_\_\_\_\_  
Date \_\_\_\_\_  
**Harbour Isles CDD**



**PROPERTY MANAGER**

**121 Spindle Shell Way**

**Apollo Beach, Florida 33572**

**Office Phone: (813) 593-3464**

**[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)**

**February 24<sup>th</sup> to March 24<sup>th</sup>, 2026 Clubhouse Operations/Maintenance Updates:**

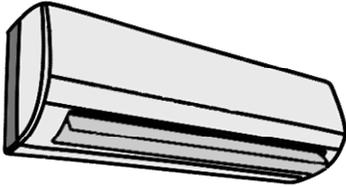
**VENDORS:**

- **PREMIER LAKES:**



- **ONGOING:** Treatment of all ponds for algae and Hydrilla.
- **PENDING:** Replacement of fountain and lights in pond# 2.

- **ABM AIR CONDITIONING:**



. **PENDING:** 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:** installing Muhly grass around palm trees on Spindle Shell Way.

- **CONSTRUCTION MANAGEMENT SERVICES:**
- **COMPLETED:** Repaired all fishing Piers.
- **PENDING:** Proposal to do minor repairs of the US 41 wall, guard house and pool deck columns.

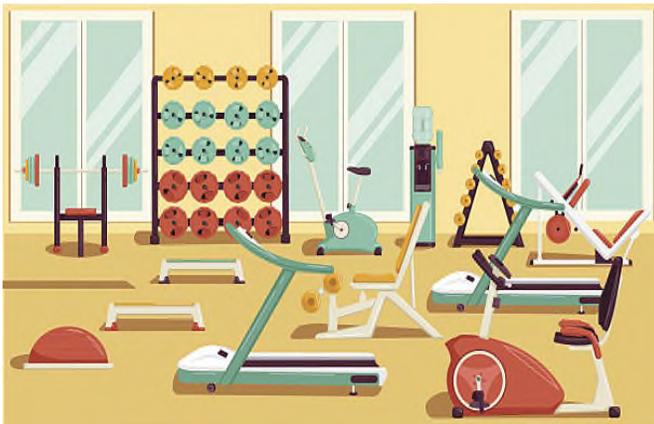


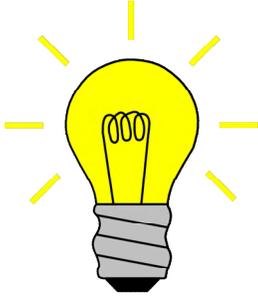
• **OASIS PALMS AND LANDSCAPING LLC.**

\* **PENDING:** Proposal to remove and replace St Augustine sod on Royal Bonnet Dr.



- **FITNESS REV: COMPLETED:** First quarterly PM checks for 2026.





- **HAWKINS ELECTRIC:**
- **SHEPPARDS ELECTRICAL:**

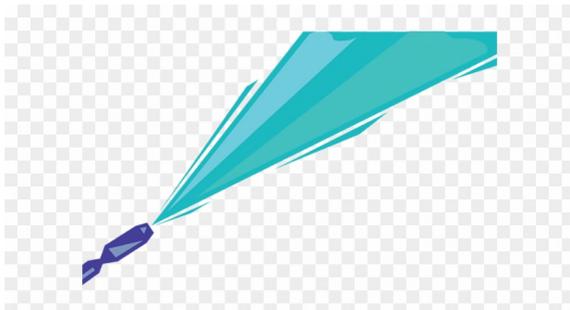


- **HURRICANE PRESSURE WASH:**

- Proposal to pressure wash and reseal pool deck pavers.

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

- Proposal to pressure wash and reseal pool deck pavers.



- **KAY LIAN CLEANING SERVICES:**

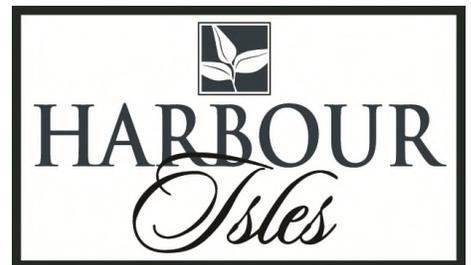


- Cleans restrooms, pool deck and gym twice weekly.

**11. NVIROTECT:**



- **COMPLETED:** March 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:** Proposal for installing two maglocks for Basketball courts fence gate.

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



**14. HILLSBOROUGH COUNTY:**



- **PENDING:** 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.
- Pressure washing sidewalks around Clubhouse.



**17. Green Works Inc:**



**18. Site Masters:**

**19. FINN OUTDOOR:** Doing works in ponds with broken Weirs and erosions.

**20. Florida Wild Life:** Caught 8 feet Alligator in pond# 21.



**21. FDOT:**



**Incident Report**

. No Incident Report.

**Resident Relations**

**Rentals/ Events**

. No rental this month.

**Security/ Emergencies**

None.

**Improvements/ Ongoing:**





# SPECIALIST FENCE/CONCRETE LLC.

12719 US S. Hwy 41, Gibsonton, FL 33534

Tel (813) 677-3555 Fax (813) 671-4172

Email: specialistfence@verizon.net

STYLE	HEIGHT
LINEAR FT.	

- Res: Commercial
- Custom Wood
- Chain Link
- Ornamental Aluminum Iron
- Gate Operations Solar/Electrical
- Complete Entranceways
- U Cart Concrete
- PVC Fence



NAME	Harbour Isles	DATE	3/6/26
ADDRESS	121 Sprink Shell way A.B.	HOME CELL	813-593-3464
JOB SITE		ORDER NO.	

	Replace 1 panel of 4' tall black 3-Rail Aluminum.	
	* propmgr@harbourislesfl.com	

TOTAL	939
FAX	
DEPOSIT	469.50
TOTAL DUE	

\* Not responsible for underground Damage to Utilities, Sprinklers Telephone Lines Etc.

ACCEPTED BY THE UNDERSIGNED PARTIES SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS DOCUMENT.	Price Quoted: Balance
CUSTOMER:	Terms: <input type="checkbox"/> Completion
PROPERTY OWNER:	Salesman: <u>Cheri</u>



# Witt Fence Co

6720 U.S. 301 S.  
 Riverview, Florida 33578  
 (813) 671-1995  
 info@wittfence.com | wittfence.com

**RECIPIENT:**

**Harbour Isle Community**

121 Spindle Shell Way  
 Apollo Beach, Florida 33572

Estimate #6826	
Sent on	Mar 05, 2026
Subdivision	Harbour Isles
Job Type	Aluminum
Approximate Project Length	1 Day
Clearing Needed by Others	No
Onsite Contact	Paul Ramsewak
Total Footage	0.0 LF
<b>Total</b>	<b>\$795.00</b>

Product/Service	Description	Qty.	Total
Emily 3 Rail Flat Top Residential 4 High	6' of 4' High 3 Rail Emily Flat Top Residential 5/8" Picket With 2"X2" Posts, Manufactured in The USA By Antebellum Manufacturing, remove and replace 1- section, use existing posts	1	\$795.00*

\* Non-taxable

<b>Total</b>	<b>\$795.00</b>
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## Attachments

View online <https://l.jbbr.io/865yFht>

photo\_1772746887909.jpg



# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com

## Reviews

### Kim Beasley



Excellent company to work with. A BIG thank you to Terrell, Steve, Fitz, Jacob A and Jacob S! They were helpful and professional and did a beautiful job on the fence! Love it!! Highly recommend this company!

### Kenneth McLaughlin



Great bunch of guys

### Mark Binder



Crew was on time and respectful of my property. Communication with crew was great. They were efficient with the scope of work and the time allotted for completion. Price was fair and referrals went out immediately. No complaints from me. Great Job guys!

This Estimate is valid for the next 10 days, after which values may be subject to change.

THERE COULD BE OTHER ISSUES THAT WERE NOT APPARENT DURING OUR INITIAL INSPECTION THAT MAY REQUIRE ADDITIONAL PARTS AND LABOR

- CUSTOMER IS RESPONSIBLE FOR MOVING ANY LANDSCAPING IF NEEDED
  - CUSTOMER IS RESPONSIBLE FOR POWER & PHONE LINES BEING RUN TO INSTALLATION SITE, IF NEEDED
  - CUSTOMER IS RESPONSIBLE FOR ANY PERMITS AND/OR ARCHITECTURAL DRAWINGS, IF NEEDED
- WITT FENCE CO. INC., will provide, install and warranty all products and equipment included above. WITT FENCE CO. INC., will provide a written one-year workmanship warranty for all parts included in this estimate. The preceding is an outline of the estimated cost for the completion of the project.

WITT FENCE CO. INC., hereby offers for the amount shown in estimate, subject to the approval of Witt Fence Co. Inc. Management and subject to the below listed conditions, to furnish, deliver and install (where proposal covers installation) the materials listed above in accordance with the specification set forth below and any sketches, specifications to drawings attached here too or provided at time of in-person estimate:

WOOD ADVISORY: Regardless of species, wood will split, crack or warp as a result of the natural drying process. Splitting near the end of wood is expected and will not affect the integrity of the fence. Gaps will also develop between pickets and posts as the wood dries. An untreated fence will change color as it ages.

LEGAL ADVISORY: All sums due to WITT FENCE CO., INC. under this agreement shall be due and payable upon completion. In the event WITT FENCE CO., INC. shall employ the services of an attorney, whether to collect any sum due or any other purpose whatsoever arising out of this agreement, customer shall pay all attorney's fees and costs incurred by WITT FENCE CO.,

INC., whether of not suit shall be files.

WARNING TO CUSTOMER: A penalty of 2% unpaid balance, not to exceed 24% per year, will be charged for each 30 days full payment lags contract payment date.

CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR THE LOCATION OF THE LINE UPON WHICH IS SAID MATERIALS ARE TO BE INSTALLED.

Customer agrees to defend, hold harmless and indemnify WITT FENCE CO., INC. from and against all claims, liabilities and expenses arising out of the location of said fence, including attorney's fees. Customer shall be solely responsible for any damage to underground wires, pipes, cables, sprinkler systems, etc.

If sight is not prepped (landscaping cleared to Estimator's specifications, Installers are not able to access) customer agrees for landscaping charges or a trip charge at Witt Fence's discretion.

Customer must meet with installer to determine fence placement and gate functionality (location & swing). In the event you will need something changed after the date of installation, a minimum of \$195.00 service fee will be applied.



## Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com

### -TERMS OF PAYMENT-:

Price includes cost of material, labor and tax (if any).  
All Credit/Debit card transactions are subject to an additional 3% processing fee.  
Any Deposit collected will be considered non-refundable unless otherwise specified.

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

# ESTIMATE

Construction Management  
Services inc.  
5233 MOON SHELL DR  
Apollo Beach, FL 33572

mikeambriati@live.com  
+1 (315) 374-3296



**Bill to**  
mgt Paul Ramsewak  
Harbour Isles CDD  
121 spindle shell way  
Apollo Beach, FL 33572 USA

**Ship to**  
mgt Paul Ramsewak  
Harbour Isles CDD  
121 spindle shell way  
Apollo Beach, FL 33572 USA

## Estimate details

Estimate no.: 1134  
Estimate date: 02/16/2026  
Expiration date: 03/31/2026

#	Date	Description	Rate	Amount
1.		Various Repairs  Guard shack at Exit (ceiling beam). Stucco Repair and paint to match stucco.  \$1800.00 L/M		
2.		Remove old gooseneck lights and replace with new pack lights  \$425.00 per light. L/M		
3.		Fence at pump area: Repair fence and replace one post.  \$460.00 L/M		
4.		Bridge behind club house. Power Wash. check all screws and hardware. Stain bridge and railing with Cedar colored stain.  \$2300.00 L/M		

**Total** **\$0.00**

Expiry date 03/31/2026

Accepted date

Accepted by

**ESTIMATE**

**Construction Management Services inc.**  
 5233 MOON SHELL DR  
 Apollo Beach, FL 33572

mikeambriati@live.com  
 +1 (315) 374-3296



**Bill to**  
 mgt Paul Ramsewak  
 Harbour Isles CDD  
 121 spindle shell way  
 Apollo Beach, FL 33572 USA

**Ship to**  
 mgt Paul Ramsewak  
 Harbour Isles CDD  
 121 spindle shell way  
 Apollo Beach, FL 33572 USA

**Estimate details**

Estimate no.: 1143  
 Estimate date: 03/02/2026  
 Expiration date: 03/30/2026

#	Date	Description	Rate	Amount
1.		Cracks in wall around community. To repair we must remove all loose concrete from cracks, wire brush clean , paint on an adhesive for bonding new concrete. fill cracks with an high psi concrete mortar. seal, prime and paint to match repaired areas only. approximately 15 areas		\$4,600.00
2.		Add epoxy to the front railing that is loose at club house.		\$120.00
3.		Fix the holes in the tops of several columns (Foam column caps). foam filler, stucco, sealer and paint.		\$1,400.00

**Total** **\$6,120.00**

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Expiry date 03/30/2026

**Accepted date**

**Accepted by**

Hurricane Clean  
28837 Bennington Drive  
Wesley Chapel, FL 33544 US  
+18139676088  
JoshHaker@gmail.com  
http://www.HurricaneClean.com



## Estimate

**ADDRESS**

Harbour Isles

**ESTIMATE # 2268**

**DATE 03/12/2026**

ACTIVITY	QTY	RATE	AMOUNT
<b>Paver Sealing</b> Pressure Washing, re-sanding the joints and sealing the entire pool deck (lower level only.) two coats of Ure-Seal (A Premium quality sealer) paver sealer will be applied. Note: We are completely weather dependent and will need days that are free of rain.	1	17,500.00	17,500.00
TOTAL			<b>\$17,500.00</b>

Accepted By

Accepted Date