



# *Harbour Isles Community Development District*

**April 28, 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  
Tabitha Blackwelder, Administrative Assistant

## Meeting Agenda Tuesday, April 28, 2026 – 11:00 a.m.

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- 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. Acceptance of March 2025 Financial Statements ..... Page 4
  - B. Consideration of March 24, 2026 Meeting Minutes ..... Page 18
- 5. Staff Reports and Updates**
  - A. Aquatics Report..... Page 22
  - B. Landscape Report ..... Page 36
    - i. Consideration of United Install Sod and Rock Border Around Gazebo Deck Proposal #219427..... Page 56
    - ii. Consideration of United Replace Turf on Royal Bonnet Proposal #219430..... Page 59
    - iii. Consideration of Oasis Palms & Landscaping Sod Removal & Replacement Royal Bonnet Proposal #1086 ..... Page 62
    - iv. Consideration of United Hardwood Tree Trimming and Light Clearance Proposal #225722 ..... Page 63
    - v. Consideration of United Flush Cut 4 Dead Pine Trees Proposal #225721..... Page 65
    - vi. Consideration of United Reroute Irrigation for Pickleball Court Proposal #219383 ..... Page 73
    - vii. Consideration of United April 2026 Irrigation Repair Proposal #225526..... Page 76
    - viii. Consideration of United Landscape Contract Renewal..... Page 77
  - C. District Engineer
  - D. District Council
  - E. District Manager
  - F. Onsite Manager Report ..... Page 83
    - i. Discussion of Asphalt Walking Path Repair ..... Page 96
- 6. Business Item**
  - A. Ratification of FitRev Equipment Repair Proposal #1709..... Page 103
  - B. Consideration of Keystone Pavers & Outdoor Pressure Washing Proposal ..... Page 104
  - C. Consideration of EMK Brick Pavers Pressure Washing Proposal #339 ..... Page 105
  - D. Consideration of Seal & Shine Pressure Washing Gloss Sealing Finish 3-5 years Proposal #392..... Page 106
  - E. Consideration of Seal & Shine Pressure Washing Gloss Sealing Finish 2-4 years Proposal #392..... Page 110
  - F. Consideration of Xcellent Xteriors Pressure Washing Proposal #7665 ..... Page 114
  - G. Consideration of Hurricane Clean Pressure Washing Proposal #2268 ..... Page 117

## Harbour Isles Community Development District

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Tabitha Blackwelder, Administrative Assistant

H. Consideration of Resolution 2026-03; General Election 2026..... Page 118  
 I. Current Number of Registered Voters (1,094)..... Page 120

- 7. Supervisor Requests**
- 8. Audience Comments – Three (3) Minute Time Limit**
- 9. Adjournment**

*The Budget Workshop is scheduled for Tuesday, May 19, 2026, at 11:00 a.m*  
*The next meeting is scheduled for Tuesday, May 26, 2026, at 11:00 a.m.*

*Harbour Isles  
Community  
Development  
District*

*Financial Report*

*March 31, 2026*

**CLEAR PARTNERSHIPS**



**HARBOUR ISLES**

Community Development District

**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2 - 4
Reserve Fund .....	5
Debt Service Funds .....	6
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Assessments Collection - Schedule .....	7
Cash and Investment Report .....	8
Bank Reconciliation .....	9
Check Register .....	10

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

**Financial Statements**

(Unaudited)

**March 31, 2026**

**HARBOUR ISLES**

Community Development District

**Governmental Funds****Balance Sheet**  
March 31, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>RESERVE FUND</b>	<b>DEBT SERVICE FUND - SERIES 2021</b>	<b>TOTAL</b>
<b>ASSETS</b>				
Cash - Checking Account	\$ 953,681	\$ 228,013	\$ -	\$ 1,181,694
Investments:				
Prepayment Account	-	-	3	3
Revenue Fund	-	-	363,685	363,685
Utility Deposits - TECO	18,687	-	-	18,687
<b>TOTAL ASSETS</b>	<b>\$ 972,368</b>	<b>\$ 228,013</b>	<b>\$ 363,688</b>	<b>\$ 1,564,069</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 55,049	\$ -	\$ -	\$ 55,049
Accrued Expenses	13,800	-	-	13,800
<b>TOTAL LIABILITIES</b>	<b>68,849</b>	<b>-</b>	<b>-</b>	<b>68,849</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	18,687	-	-	18,687
<b>Restricted for:</b>				
Debt Service	-	-	363,688	363,688
<b>Assigned to:</b>				
Operating Reserves	261,374	-	-	261,374
<b>Unassigned:</b>	623,458	228,013	-	851,471
<b>TOTAL FUND BALANCES</b>	<b>\$ 903,519</b>	<b>\$ 228,013</b>	<b>\$ 363,688</b>	<b>\$ 1,495,220</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 972,368</b>	<b>\$ 228,013</b>	<b>\$ 363,688</b>	<b>\$ 1,564,069</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending March 31, 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	\$ 18,290	\$ 8,290	182.90%
Interest - Tax Collector	570	1,095	525	192.11%
Rental Income	16,000	21,864	5,864	136.65%
Special Assmnts- Tax Collector	1,060,653	1,015,200	(45,453)	95.71%
Special Assmnts- Discounts	(42,426)	(39,659)	2,767	93.48%
Other Miscellaneous Revenues	500	-	(500)	0.00%
Facility Revenue	200	376	176	188.00%
<b>TOTAL REVENUES</b>	<b>1,045,497</b>	<b>1,017,166</b>	<b>(28,331)</b>	<b>97.29%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	7,400	4,600	61.67%
FICA Taxes	918	474	444	51.63%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	4,125	15,875	20.63%
ProfServ-Legal Services	20,000	8,118	11,882	40.59%
ProfServ-Mgmt Consulting	54,642	27,321	27,321	50.00%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	4,000	3,887	113	97.18%
Auditing Services	4,000	3,700	300	92.50%
Website Hosting/Email services	2,000	1,000	1,000	50.00%
Postage and Freight	500	214	286	42.80%
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	19,511	1,702	91.98%
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>89,430</b>	<b>69,668</b>	<b>56.21%</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending March 31, 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	67,299	80,701	45.47%
Utility Services	25,000	11,964	13,036	47.86%
<b>Total Electric Utility Services</b>	<b>173,000</b>	<b>79,263</b>	<b>93,737</b>	<b>45.82%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	4,000	3,505	495	87.63%
<b>Total Garbage/Solid Waste Services</b>	<b>4,000</b>	<b>3,505</b>	<b>495</b>	<b>87.63%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	6,000	5,052	948	84.20%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>5,052</b>	<b>948</b>	<b>84.20%</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	41,450	13,550	75.36%
Fountain Maintenance	2,500	12,717	(10,217)	508.68%
Aquatic Maintenance	39,600	19,800	19,800	50.00%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
<b>Total Stormwater Control</b>	<b>127,700</b>	<b>75,967</b>	<b>51,733</b>	<b>59.49%</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	77,958	77,995	49.99%
Landscape Replacement	40,000	20,772	19,228	51.93%
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>154,942</b>	<b>137,511</b>	<b>52.98%</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending March 31, 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	33,872	(2,872)	109.26%
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>33,872</b>	<b>1,628</b>	<b>95.41%</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	15,000	2,014	12,986	13.43%
<b>Total Contingency</b>	<b>15,000</b>	<b>2,014</b>	<b>12,986</b>	<b>13.43%</b>
<b><u>Parks and Recreation</u></b>				
ProfServ-Pool Maintenance	15,000	10,815	4,185	72.10%
Clubhouse - Facility Janitorial Service	12,000	6,869	5,131	57.24%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	128,746	64,289	64,457	49.93%
Contracts-Pest Control	2,000	948	1,052	47.40%
Telephone/Fax/Internet Services	8,000	4,528	3,472	56.60%
R&M-Pools	3,000	9,696	(6,696)	323.20%
R&M-Fitness Equipment	2,500	420	2,080	16.80%
Maintenance & Repairs	45,000	81,129	(36,129)	180.29%
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	823	1,177	41.15%
<b>Total Parks and Recreation</b>	<b>232,746</b>	<b>180,368</b>	<b>52,378</b>	<b>77.50%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,045,497</b>	<b>624,413</b>	<b>421,084</b>	<b>59.72%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	392,753	392,753	0.00%
Net change in fund balance	\$ -	\$ 392,753	\$ 392,753	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>\$ 903,519</b>		

**HARBOUR ISLES**

Community Development District

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

For the Period Ending March 31, 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	\$ -	\$ 4,090	\$ 4,090	0.00%
Other Miscellaneous Revenues	-	13,617	13,617	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>17,707</b>	<b>17,707</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	-	17,707	17,707	0.00%
Net change in fund balance	\$ -	\$ 17,707	\$ 17,707	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>210,306</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 228,013</b>		

**HARBOUR ISLES**

Community Development District

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

For the Period Ending March 31, 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>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,202	\$ 2,202	0.00%
Special Assmnts- Tax Collector	312,608	298,651	(13,957)	95.54%
Special Assmnts- Discounts	(12,504)	(11,667)	837	93.31%
<b>TOTAL REVENUES</b>	<b>300,104</b>	<b>289,186</b>	<b>(10,918)</b>	<b>96.36%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	6,252	5,740	512	91.81%
<b>Total Administration</b>	<b>6,252</b>	<b>5,740</b>	<b>512</b>	<b>91.81%</b>
<b>Debt Service</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>35,410</b>	<b>266,338</b>	<b>11.73%</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,644)	253,776	255,420	0.00%
Net change in fund balance	\$ (1,644)	\$ 253,776	\$ 255,420	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>\$ 363,688</b>		

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

Supporting Schedules

March 31, 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
03/05/26	\$ 22,125	\$ 260	\$ 452	\$ 22,837	\$ 17,646	\$ 5,191
<b>TOTAL</b>	<b>\$ 1,237,275</b>	<b>\$ 51,326</b>	<b>\$ 25,251</b>	<b>\$ 1,313,851</b>	<b>\$ 1,015,200</b>	<b>\$ 298,651</b>
<b>% COLLECTED</b>				96%	96%	96%
<b>TOTAL OUTSTANDING</b>				<b>\$ 58,824</b>	<b>\$ 45,453</b>	<b>\$ 13,371</b>

**Cash and Investment**  
**February 28, 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%	\$	953,681
					<i>Subtotal</i>	<b>\$ 953,681</b>
<b>RESERVE FUND</b>						
Reserve Fund	Valley National	Checking account	n/a	3.56%	\$	228,013
					<i>Subtotal</i>	<b>\$ 228,013</b>
<b>DEBT SERVICE FUNDS</b>						
Series 2021 Prepayment Account	US Bank	Open-Ended Comm. Paper	n/a	3.36%	\$	3
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	3.36%	\$	363,685
					<i>Subtotal</i>	<b>\$ 363,688</b>
					<b>Total</b>	<b>\$ 1,545,382</b>

# Bank Account Statement

Harbour Isles CDD

**Bank Account No.** 7037

**Statement No.** 03-26

**Statement Date** 03/31/2026

<b>G/L Account No. 101002 Balance</b>	953,680.52	<b>Statement Balance</b>	957,296.34
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	957,296.34
<b>Subtotal</b>	953,680.52	<b>Outstanding Checks</b>	-3,615.82
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	953,680.52
<b>Ending G/L Balance</b>	953,680.52		

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	Inv: 10526-2000 ACH			-372.00
02/27/2026	Payment	100170	FLA POOLS INC.	Inv: 01194726			-714.71
03/03/2026	Payment	300129	SPECTRUM	Inv: 2852592121325			-119.99
03/26/2026	Payment	100185	ABM INDUSTRIES INC	Inv: 19902781			-1,133.75
03/26/2026	Payment	100186	FITREV	Inv: 38070			-210.00
03/30/2026	Payment	219	GREGG LETIZIA	Payment of Invoice 003346			-200.00
03/30/2026	Payment	300135	SPECTRUM	Inv: 2852592031326			-125.37
<b>Total Outstanding Checks</b>							-3,615.82

**Outstanding Deposits**

**Total Outstanding Deposits**

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/26 to 3/31/26

(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	100171	03/05/26	DIANNE MARTINEZ URSO (KAY-LIAN)	022726	Feb 2026- Janitorial	Clubhouse - Facility Janitorial Service	531131-57201	\$895.00
001	100173	03/11/26	INFRAMARK LLC	172353	Dec 2025- Holiday Bonus for Clubhouse Manager	Contracts-Mgmt Services	534001-57201	\$508.95
001	100173	03/11/26	INFRAMARK LLC	173016	March 2026- Management fees	ProfServ-Mgmt Consulting	531027-51201	\$4,553.50
001	100173	03/11/26	INFRAMARK LLC	173016	March 2026- Management fees	Website Hosting/Email services	534369-51301	\$166.67
001	100174	03/11/26	NVIOTECT PEST CONTROL SERVICES, INC	386304	Feb 2026- Pest Control	Contracts-Pest Control	534125-57201	\$158.00
001	100175	03/11/26	MICHELLE M AMBRIATI	292	Remove old decking and Replace decking with new PT 2x6.	Maintenance & Repairs	546920-53985	\$33,270.00
001	100176	03/11/26	UNITED LAND SERVICES	193184	Feb 2026 - Installed Awabuki	Landscape Replacement	546338-53908	\$379.32
001	100176	03/11/26	UNITED LAND SERVICES	193983	Feb 2026- Flush Cut Dead Pine	Landscape Replacement	546338-53908	\$278.64
001	100177	03/11/26	QFC SUPPLY COMPANY INC	15-17434	Feb 2026- Dog Waste Stations	Dog Waste Station Supplies	552160-57201	\$148.00
001	100177	03/11/26	QFC SUPPLY COMPANY INC	15-17456	Feb 2026- Cleaners	Clubhouse - Facility Janitorial Service	531131-57201	\$129.49
001	100177	03/11/26	QFC SUPPLY COMPANY INC	15-17466	Feb 2026- Pull towels	Clubhouse - Facility Janitorial Service	531131-57201	\$78.50
001	100178	03/11/26	VESTA PROPERTY SERVICES, INC.	431077	March 2026- Amenity Mgmt	Contracts-Mgmt Services	534001-57201	\$10,729.00
001	100179	03/11/26	GRAU & ASSOCIATES	28800	FY 2025- Audit	Auditing Services	532002-51301	\$3,700.00
001	100180	03/11/26	PREMIER LAKES INC	3530	March 2026- Aquatics	Aquatic Maintenance	546995-53805	\$3,300.00
001	100181	03/13/26	UNITED LAND SERVICES	194729	March 2026- Landscape Contract	Landscape Maintenance	546300-53908	\$12,996.02
001	100182	03/13/26	THE POOL DOCTOR OF CENTRAL FLORIDA INC	158627	March 2026- Pool repairs	R&M-Pools	546074-57201	\$9,696.00
001	100183	03/13/26	BRLETIC DVORAK, INC	2364	Feb 2026- District Engineer	ProfServ-Engineering	531013-51501	\$840.00
001	100184	03/13/26	VESTA PROPERTY SERVICES, INC.	431187	March 2026- Pool service	ProfServ-Pool Maintenance	531034-57201	\$1,200.00
001	100185	03/26/26	ABM INDUSTRIES INC	19902781	Jan 2026- Gym AC	Maintenance & Repairs	546920-57201	\$1,133.75
001	100186	03/26/26	FITREV	38070	March 2026- Preventative Maintenance Fitness Equipment	R&M-Fitness Equipment	546115-57201	\$210.00
001	213	03/05/26	SAFETOUGH LLC	21483	Safetouch buy-out	Contracts-Security Services	534037-53935	\$18,501.00
001	214	03/05/26	TAMCO CAPITAL CORP	61392A	Final Contract Early Buyout with remaining payments & purchase option on contract: L402584-000	Contracts-Security Services	534037-53935	\$14,018.35
001	217	03/09/26	DIANNE MARTINEZ URSO (KAY-LIAN)	013126	Jan 2026- Cleaning Services	Clubhouse - Facility Janitorial Service	531131-57201	\$995.00
001	219	03/30/26	GREGG LETIZIA	GL-032426	Board 3/24/26	P/R-Board of Supervisors	511001-51101	\$200.00
001	300127	03/02/26	REPUBLIC SERVICES	0696-001332162	March waste removal	Garbage - Recreation Facility	531133-53401	\$602.12
001	300128	03/02/26	TAMPA ELECTRIC CO.	020926-26391 ACH	12/31/25-01/30/26	Utility Services	543063-53100	\$20.98
001	300129	03/03/26	SPECTRUM	2852592121325	12/13/25-01/12	Telephone/Fax/Internet Services	541009-57201	\$119.99
001	300130	03/04/26	SPECTRUM	2378408021726	INTERNET SVCS 2/17-3/16/26	Telephone/Fax/Internet Services	541009-57201	\$256.00
001	300132	03/23/26	SPECTRUM	2441826031126	3/11-4/10/26 # 2441826	Telephone/Fax/Internet Services	541009-57201	\$336.83
001	300133	03/25/26	BOCC	030426-2000-ACH	02/02-03/04/26 HBC #7759220000	Utility Services	543063-53601	\$593.05
001	300134	03/26/26	TAMPA ELECTRIC CO.	03262026-ACH	01/30-2/27/26	Utility Services	543063-53100	\$1,997.27
001	300134	03/26/26	TAMPA ELECTRIC CO.	03262026-ACH	01/30-2/27/26	Electricity - Streetlights	543013-53100	\$11,357.11
001	300135	03/30/26	SPECTRUM	2852592031326	INTERNET 3/13-4/12/26	Telephone/Fax/Internet Services	541009-57201	\$125.37
001	300136	03/31/26	BOCC	031026-8063-ACH	2/5-3/2/26 #8063	Utility Services	543063-53601	\$232.29
001	300138	03/11/26	T-MOBILE	977081124-53 ACH	1/21/26 - 2/20/26 cell phone	Telephone/Fax/Internet Services	541009-57201	\$75.00
001	DD134	03/18/26	VALLEY NATIONAL BANK	022026-5409-ACH	Feb SUPPLIES	Postage and Freight	541006-51301	\$6.08
001	DD134	03/18/26	VALLEY NATIONAL BANK	022026-5409-ACH	Feb SUPPLIES	Postage and Freight	541006-51301	\$13.00
001	DD134	03/18/26	VALLEY NATIONAL BANK	022026-5409-ACH	Feb SUPPLIES	Maintenance & Repairs	546920-57201	\$44.94
001	DD134	03/18/26	VALLEY NATIONAL BANK	022026-5409-ACH	Feb SUPPLIES	Maintenance & Repairs	546920-57201	\$112.44
<b>Fund Total</b>								<b>\$133,977.66</b>

**DEBT SERVICE FUND - SERIES 2021 - 202**

202	215	03/06/26	HARBOUR ISLES CDD- C/O US BANK	020825-21000	Trsf 2021 DS Assessments	Due From Other Funds	131000	\$204,565.79
202	216	03/06/26	HARBOUR ISLES CDD- C/O US BANK	030326-21000	Trsf 2021 DS Assessments	Due From Other Funds	131000	\$3,586.31
202	218	03/09/26	HARBOUR ISLES CDD- C/O US BANK	030626-21000/2	Trsf 2021 DS Assessments	Due From Other Funds	131000	\$5,029.14
<b>Fund Total</b>								<b>\$213,181.24</b>

**Total Checks Paid**      **\$347,158.90**

**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, March 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	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 Ramsewak	Onsite Manager
16	Cristi Cochran	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 a.m. 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 The Board received audience comments regarding the following:

- 32 • Solar lights
- 33 • Fence around basketball court
- 34 • Landscaping
- 35 • Using facility for guide dog group

36

37 Representatives from Street Leaf, John and Connor, were present and answered questions from  
38 the Board regarding the solar lights. Street Leaf will be installing a test light so the Board and  
39 community can provide feedback on its performance.

40 The Board discussed reinstating a weekend clubhouse attendant. They agreed that the weekend  
41 clubhouse attendant would starting May 1, 2026.

42

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to approve the reinstatement of the clubhouse weekend attendant, carried.

43

44 **FOURTH ORDER OF BUSINESS Consent Agenda**

45 **A. Review of February 2026 Financial Statements**

46 Ms. Zanoni reviewed the February 2026 Financial Statements with the Board and advised that the  
47 district has used approximately 42% of their budget as of February 28, 2026.

48

49 **B. Consideration of Regular Meeting Minutes from February 24, 2026**

On MOTION by Mr. Bowden, seconded by Mr. Letizia, with all in favor, motion to approve the Meeting Minutes from February 24, 2026, carried.

50

51 **FIFTH ORDER OF BUSINESS Staff Reports**

52 **A. Aquatics Report**

53 Mr. Kurth reviewed the aquatics report with the Board. Overall, the ponds are in good condition  
54 except for Pond 11. The Hydrilla came back aggressively. SONAR treatments will begin  
55 immediately. Fountain installation at Pond 2 will be completed this week. There is still no update on  
56 the Carp for the ponds.

57

58 **B. Landscape Report**

59 Ms. Cochran provided the Board with landscaping updates. The turf application was completed,  
60 but weeds are still present. A blanket application will be completed until the weeds are no longer  
61 present. Slipper Key irrigation will run daily for now to cater to the new sod and rock glue will go  
62 down this week.

On MOTION by Ms. Clavio, seconded by Mr. Nesbitt, with all in favor, motion to approve a NTE of \$5,000.00 for Spring Annuals carried.

63

64

65



103 **B. Consideration of Specialist Fencing Panel Replacement Proposal**

104 Not approved by the Board.

105

106 **C. Consideration of Witt Fence Panel Replacement Proposal #6826**

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to approve the Witt Fence Panel Replacement Proposal #6826 in the amount of \$795.00 carried.

107

108 **D. Consideration of CMS Pro's General Repairs Proposal #1134**

On MOTION by Mr. Bowden, seconded by Ms. Clavio, with all in favor, motion to approve a revised proposal to replace 8 lights in the amount of \$7960.00 carried.

109

110 **E. Consideration of CMS Pro's Wall and Columns Repairs Proposal #1143**

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to approve only the railing repair at the clubhouse in the amount of \$120.00 carried.

111

112 **F. Consideration of Hurricane Clean Pressure Washing & Paver Sealing Proposal #2268**

113 The Board tabled this proposal.

114

115 **SEVENTH ORDER OF BUSINESS** **Supervisor Request**

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

117

118 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

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

120

121 **NINTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Letizia, seconded by Ms. Clavio, with all in favor, the meeting adjourned at 12:54 p.m.

122

123

124

125

126

127 \_\_\_\_\_  
Secretary / Assistant Secretary

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



## Harbour Isles CDD

Aquatics Report

4/13/2026

[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:**

CustomerSupport@PremierLakesFL.com 844-525-3735



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:**



6



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

5



**Comments:**

This pond is in good condition. Minor broadleaf weeds are present on the exposed bank.

**Action Required**

Shoreline weed treatment

**Target:**

Misc. Broadleaf Weeds



7



**Comments:**

Minor algae observed along isolated shoreline.

**Action Required**

Algae treatment

**Target:**

Filamentous Algae

8



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

CustomerSupport@PremierLakesFL.com 844-525-3735



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:**

Sonar treatment of the Hydrilla is showing significant damage to the plant. We expect full control soon. Algae is present from the decay of the Hydrilla. Treating as needed.

**Action Required**

Monitor Hydrilla and reapply Sonar as needed. Algae Treatment

**Target:**

Hydrilla & Filamentous Algae

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 good condition. Some broadleaf weeds present on the exposed banks

**Action Required**

Shoreline weed treatment

**Target:**

Broadleaf weeds



17



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

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:**

Minor algae observed along the shoreline

**Action Required**

Algae treatment

**Target:**

Filamentous Algae



23



**Comments:**

Shoreline weeds observed in the ditch.

**Action Required**

Shoreline weed treatment

**Target:**

Broadleaf weeds and torpedo grass.



## Management Summary

All lakes remain in great condition this month. The Hydrilla on lake 11 is showing significant damage from the SONAR treatments. I am pleased with the progress of the application. We will continue to monitor and reapply until full control is achieved.

Some minor algae and minimal shoreline weeds were observed during the inspection. All of which have been treated. We will continue to monitor for growth on all sites.

Grass Carp Update: Unfortunately, we were also told that grass carp stocking will not be approved in Harbour Isles. In reviewing the design with SWFWMD, a large number of the interconnect pipes are underwater, and there is no viable option to block the carp from escaping the property in an effective way. Given the lack of regrowth aside from lake 11, and continued monitoring, I am confident this will not be a problem, as we can achieve effective control through herbicides.

We appreciate your continued business and trust.

Alex Kurth



Cristi Cochran  
ULS

# APRIL LANDSCAPE AUDIT

---

Betty, Paul, Dale & Cristi in Attendance

Wednesday, April 8, 2026

Prepared For Board Of Supervisors

16 Issues Identified



**ISSUE 1**

Assigned To Cristi  
Send quote to flush cut dead pine



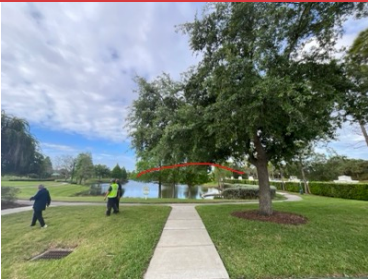
**ISSUE 2**

Assigned To Cristi  
2 additional dead pines



**ISSUE 3**

Assigned To ULS  
Monitor this leaning queen palm



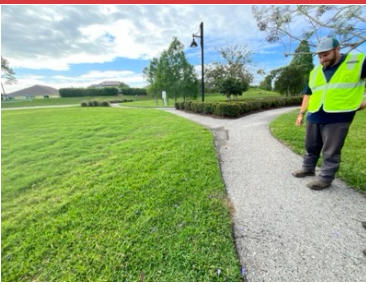
**ISSUE 4**

Assigned To ULS  
Elevate low limbs



**ISSUE 5**

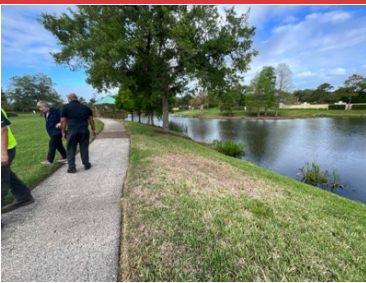
Assigned To Irrigation  
This head should have been lowered & straightened,  
will correct



---

**ISSUE 6**

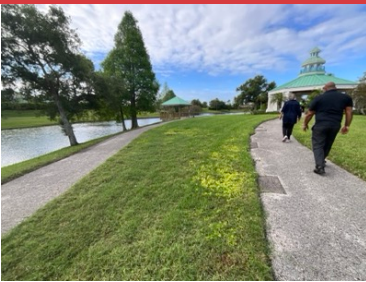
Assigned To ULS  
Active ants



---

**ISSUE 7**

Assigned To Agronomics  
Fungus or insects? Treat accordingly



---

**ISSUE 8**

Assigned To Board  
Weed control app working, will schedule additional treatment if needed



---

**ISSUE 9**

Assigned To Agronomics  
Fertilize all palms



---

**ISSUE 10**

Assigned To Dale  
Straighten this leaning Jatropha, use pro40 kit



---

**ISSUE 11**

Assigned To Agronomics  
Needs second turf weed app



---

**ISSUE 12**

Assigned To Cristi  
Prepare quote for Class II prune all oaks, light clearance and thinning canopies



---

**ISSUE 13**

Assigned To Crew  
Don't shear this side of viburnum, all it to fill gap



---

**ISSUE 14**

Assigned To Cristi  
Additional dead pine (4 total)



---

**ISSUE 15**

Assigned To Cristi & Dale  
Add 8 blue daze under warranty, trim existing plants in half



---

**ISSUE 16**

Assigned To Crew  
Trim Awabuki next visit

Job Name: Harbour Isles CDD  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Behind monument entry  
 Date: 4-9-26



Page: 1 of 4

Program	Start Time	Seasonal Adjust %	Run Days
A 6pm			(M) T W TH F S S
B 6pm			M (T) W TH (F) S S
C 4am			(M) T W (TH) F (S) S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: acc  
 Two Wire Conventional  
 Controller Status: Working Not Working  
 Weather / Rain Sensor: Working Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifugal  
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubler - MP	S		S	S	S	S	S	r	r	S	S	S	r	S	r	S
Turf - Shrub - Annuals	S		S/1	T	T	T/S	S/r	T	T	T/S	T	T	T	T/S	T	S/T
Run Time (Program A)	30		20	30	30	30	30			30	30	30		30		30
Run Time (Program B)			19m					45	45				45			
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm	alarm															

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle										1		3				
Cut Drip Line																
Head Straightened / Adjusted					5						4			alarm		

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																
Head Broken 12" Spray								1								
Head Broken 4" Rotor													1			
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"								1								
Lateral Line 1.5"+														1		
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box										1						
Decoder																1
Solenoid																1
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf				3			11				1	1				
Raise / Lower Head Shrub							1									
Relocate Head or Lateral																1

Comments: Junction box behind dumpster needs to be replaced, along with junction box behind entry sign. Zone 14 has been located, will need to have an red top installed and solenoid replaced

Tech Name: Tyler W

Job Name: Harbour Isles CDD  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Behind monument sign  
 Date: 4-9-26



Page: 2 of \_\_\_\_\_

Program	Start Time	Seasonal Adjust %	Run Days
A 6pm			(M) T W TH F S S
B 6pm			M (P) W TH (E) S S
C 4am			(M) T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC  
 Two Wire Conventional  
 Controller Status: Working Not Working  
 Weather / Rain Sensor: Working Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifugal  
 Pump Start Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	S	S	S	T	S	S	S	S	S	S	T	T	S	T	S	S
Turf - Shrub - Annuals	T	S	T/S	T	T/S	T	T/S	T	T/S	T/S	T	T	S	T	T/S	T/S
Run Time (Program A)	30	30	30		30	30	30	30	30	30			30		30	30
Run Time (Program B)				45							45	45			45	
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Maintenance Repairs																
Partially Clogged Nozzle	2	1		1	2	2	3	2								
Cut Drip Line																
Head Straightened / Adjusted								2	3							

BILLABLE REPAIR	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Head Broken 6" Spray	1	2					1									
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+		1														
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box							1				1			1		
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub			3	1												
Relocate Head or Lateral											3					

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour isles CDD  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Behind monument sign  
 Date: 4-9-26



Page: 3 of 4

Program	Start Time	Seasonal Adjust %	Run Days
A 6am			<u>M T W TH F S S</u>
B 6pm			<u>M T W TH F S S</u>
C 4am			<u>M T W TH F S S</u>
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: hunter Controller Model: acc  
 Two Wire Conventional  
 Controller Status: Working Not Working  
 Weather / Rain Sensor: Working Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifugal  
 Pump Start Submersible

ZONE INFORMATION	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray - Rotor - Drip - Bubbler - MP	r	r	s	r	r	r	s	s	r	s	s/r	s	s	r	s	s
Turf - Shrub - Anuals	T	T	T/S	T	T	T	T/S	T/S	T	T/S	T/S	T/S	T/S	T	T/S	T/S
Run Time (Program A)			30				30	30		30	30	30	30		30	30
Run Time (Program B)	45			45	45	45			45					45		
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm		alarm														

CONTRACT/MAINT. REPAIRS	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Maintenance Repairs																
Partially Clogged Nozzle															1	2
Cut Drip Line																
Head Straigtened / Adjusted														1		

BILLABLE REPAIR	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Head Broken 6" Spray		1														
Head Broken 12" Spray																
Head Broken 4" Rotor		2														
Head Broken 6" Rotor																
Broken Riser				1												
Nozzle Fixed																
Nozzle MP Rotor																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box						1			1							
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf					2											
Raise / Lower Head Shrub						1			3							
Relocate Head or Lateral	1															

Comments: Zone 34 has been located, need to install a Teb100 + replace solenoid.

Tech Name: Tyler W

Job Name: Harbour Isles CPO  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Behind monument sign  
 Date: 4-9-26



Page: 4 of 4

Program	Start Time	Seasonal Adjust %	Run Days
A	6pm		<u>M T W TH F S S</u>
B	6pm		<u>M T W TH F S S</u>
C	4am		<u>M T W TH F S S</u>
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: acc  
 Two Wire  Conventional   
 Working  Not Working   
 Controller Status: Working  
 Weather / Rain Sensor: Working Not Working   
 Point of Connection Type: Potable Reclaim  Well  Lake   
 Well & Pump Type: Pressurized Centrifugal   
 Pump Start  Submersible

ZONE INFORMATION	49	50	51	52														
Spray - Rotor - Drip - Bubblers - MP	S	F	S	S														
Turf - Shrub - Annuals	T/S	T	T/S	T/S														
Run Time (Program A)	30		30	30														
Run Time (Program B)		45																
Battery Pack - Add a Zone - Doubler																		
Zone Fault or Alarm																		

CONTRACT/MAINT. REPAIRS																		
Maintenance Repairs																		
Partially Clogged Nozzle	2			2														
Cut Drip Line																		
Head Straightened / Adjusted																		

BILLABLE REPAIR																		
Head Broken 6" Spray	1			1														
Head Broken 12" Spray																		
Head Broken 4" Rotor		1																
Head Broken 6" Rotor																		
Broken Riser																		
Nozzle Fixed																		
Nozzle MP Rotator																		
Lateral Line Clogged																		
Drip Line Clogged																		
Drip Line Repair																		
Lateral Line Break .5-1"																		
Lateral Line 1.5"+																		
Main Line Repair																		
Valve Repair / Replacement																		
Broken Valve Box																		
Decoder																		
Solenoid																		
Valve Inoperable																		

NEEDED UPGRADES																		
Spray Head 4 to 6"																		
Spray Head 6 to 12"																		
Rotor 4 to 6"																		
Raise / Lower Head Turf																		
Raise / Lower Head Shrub																		
Relocate Head or Lateral																		

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour isles #1  
 Job Number: \_\_\_\_\_  
 Controller \_\_\_\_\_  
 #/Location: Sandy shell/royal banner  
 Date: 4-9-26



Page: 1 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A	3am		(M) T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: hunter      Controller Model: hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable      Reclaim Well Lake  
 Well & Pump Type: Pressurized      Centrifigual  
 Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	r	r	s													
Turf - Shrub - Anuals	T	T	T													
Run Time (Program A)	60	60	30													
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle			1													
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray			1													
Head Broken 12" Spray																
Head Broken 4" Rotor	1															
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour istles #2  
 Job Number: \_\_\_\_\_  
 Controller \_\_\_\_\_  
 #/Location: royal bonnet  
 Date: 4-9-26



Page: 2 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A 3am			(M) T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter      Controller Model: hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifigual  
 Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubler - MP	<u>r</u>	<u>s</u>	<u>s</u>	<u>r</u>												
Turf - Shrub - Anuals	<u>r</u>	<u>r</u>	<u>r</u>	<u>r</u>												
Run Time (Program A)	<u>45</u>	<u>30</u>	<u>30</u>	<u>45</u>												
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray			<u>does</u>	<u>low</u>												
Head Broken 12" Spray			<u>does</u>	<u>low</u>												
Head Broken 4" Rotor			<u>does</u>	<u>low</u>												
Head Broken 6" Rotor			<u>does</u>	<u>low</u>												
Broken Riser				<u>press</u>												
Nozzle Fixed			<u>not</u>	<u>press</u>												
Nozzle MP Rotator			<u>not</u>	<u>press</u>												
Lateral Line Clogged			<u>not</u>	<u>press</u>												
Drip Line Clogged			<u>not</u>	<u>press</u>												
Drip Line Repair			<u>activate</u>	<u>ure</u>												
Lateral Line Break .5-1"			<u>activate</u>	<u>ure</u>												
Lateral Line 1.5"+			<u>activate</u>	<u>ure</u>												
Main Line Repair			<u>activate</u>	<u>ure</u>												
Valve Repair / Replacement			<u>activate</u>	<u>ure</u>												
Broken Valve Box			<u>activate</u>	<u>ure</u>												
Decoder			<u>activate</u>	<u>ure</u>												
Solenoid			<u>activate</u>	<u>ure</u>												
Valve Inoperable			<u>activate</u>	<u>ure</u>												

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour isles #3  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: @ boat storage  
 Date: 4-9-26



Page: 3 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A <u>3am</u>			<u>M</u> T W <u>TH</u> F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: hunter      Controller Model: hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifigual  
 Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	<u>5</u>	<u>B</u>	<u>5</u>	<u>5</u>												
Turf - Shrub - Annuals	<u>T</u>	<u>tree</u>	<u>T</u>	<u>T/S</u>												
Run Time (Program A)	<u>45</u>	<u>10</u>	<u>45</u>	<u>30</u>												
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle				<u>2</u>												
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray				<u>1</u>												
Head Broken 12" Spray																
Head Broken 4" Rotor			<u>1</u>													
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box	<u>1</u>															
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour isles #4  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Cockle shell  
 Date: 4-9-26



Page: 4 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A <u>3am</u>			(M) T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter      Controller Model: Hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifigual  
 Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	R														
Turf - Shrub - Annuals	T	T														
Run Time (Program A)	30	60														
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box		1														
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour isles #6  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Cockle shell  
 Date: 4-9-26



Page: 5 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A	3am		(M) T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter      Controller Model: XC-hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifigual  
 Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	F														
Turf - Shrub - Anuals	T	T														
Run Time (Program A)	30	45														
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour Isles #6  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Hope bay  
 Date: 4-9-26



Page: 6 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A 3am			M T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: hunter      Controller Model: xc-hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable      Reclaim Well Lake  
 Well & Pump Type: Pressurized      Centrifigual  
 Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubler - MP	F	S														
Turf - Shrub - Anuals	T	T														
Run Time (Program A)	60	30														
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle		Z														
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour Isles #7  
 Job Number: \_\_\_\_\_  
 Controller \_\_\_\_\_  
 #/Location: Hope bay  
 Date: 4-9-26



Page: 7 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A 3am			(M) T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter      Controller Model: hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized      Centrifigual  
 Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S														
Turf - Shrub - Anuals	T	T														
Run Time (Program A)	30	60														
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray	1															
Head Broken 12" Spray	0															
Head Broken 4" Rotor	0															
Head Broken 6" Rotor																
Broken Riser	0															
Nozzle Fixed	1															
Nozzle MP Rotator	2															
Lateral Line Clogged	3															
Drip Line Clogged	3															
Drip Line Repair	1															
Lateral Line Break .5-1"	1															
Lateral Line 1.5"+	1															
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box	1															
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf		1														
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour Isles #9  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Butterfly shell  
 Date: 4-9-26



Page: 9 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A <u>3am</u>			<u>M</u> <u>T</u> <u>W</u> <u>TH</u> <u>F</u> <u>S</u> <u>S</u>
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: hunter      Controller Model: xc-hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable      Reclaim Well Lake  
 Well & Pump Type: Pressurized      Centrifigual  
                                  Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubler - MP	<u>S</u>	<u>F</u>														
Turf - Shrub - Anuals	<u>R</u>	<u>T</u>														
Run Time (Program A)	<u>30</u>	<u>60</u>														
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour isles # 10  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Butterfly shell  
 Date: 4-9-26



Page: 10 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A <u>3am</u>			<u>(M) T W (TH) F S S</u>
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: hunter      Controller Model: XC-hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized      Centrifugal  
    Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	<u>5</u>	<u>5</u>														
Turf - Shrub - Annuals	<u>T</u>	<u>T</u>														
Run Time (Program A)	<u>30</u>	<u>60</u>														
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS																	
Maintenance Repairs																	
Partially Clogged Nozzle	<u>1</u>																
Cut Drip Line																	
Head Straightened / Adjusted																	

BILLABLE REPAIR																
Head Broken 6" Spray		<u>1</u>														
Head Broken 12" Spray																
Head Broken 4" Rotor		<u>2</u>														
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W

Job Name: Harbour Isles #11  
 Job Number: \_\_\_\_\_  
 Controller \_\_\_\_\_  
 #/Location: Slipper Key  
 Date: 4-9-26



Page: 11 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A	3am		(M) T W TH (F) S (S)
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: hunter      Controller Model: hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable      Reclaim      Well      Lake  
 Well & Pump Type: Pressurized      Centrifugal  
    Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	F	S	F												
Turf - Shrub - Anuals	T	T	T	F												
Run Time (Program A)	30	60	30	60												
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor		3														
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: There was new sod installed, hence the run days.

Tech Name: Tyler W

Job Name: Harbour isles #12  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Slipper Key + moonshell  
 Date: 4-9-26



Page: 12 of 12

Program	Start Time	Seasonal Adjust %	Run Days
A <u>3in</u>			<u>(M T W TH) F S S</u>
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter      Controller Model: Hybrid  
 Two Wire      Conventional  
 Controller Status: Working      Not Working  
 Weather / Rain Sensor: Working      Not Working  
 Point of Connection Type: Potable      Reclaim Well Lake  
 Well & Pump Type: Pressurized      Centrifigual  
    Pump Start      Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Anuals																
Run Time (Program A )																
Run Time (Program B )																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: There is no water @ the valves, need to locate shutoff.

Tech Name: Tyler W



**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
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United Land Services | Buccaneer Landscape | Pinellas Park, FL 33781

Labor &amp; Material

1.00

<b>Property Improvements:</b>	<b>\$1,683.75</b>
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<b>PROJECT TOTAL:</b>	<b>\$1,683.75</b>
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## 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.
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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.

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

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**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**

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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.

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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
<b>TOTAL</b>			<b>\$2,352.00</b>

Accepted By

Accepted Date



**Proposal #225721**

**Date: 4/13/2026**

**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 4 Dead Pine Trees**

Provide Labor and Equipment to Flush Cut 4 Dead Pine Trees Affected By Pine Beetles, Haul Debris

**Default Group**

**Property Improvements**

Items	Quantity	Price
Flush Cut Pine Trees	1.00	
<b>Property Improvements:</b>		<b>\$2,340.00</b>
<b>PROJECT TOTAL:</b>		<b>\$2,340.00</b>

**Terms & Conditions**

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

By \_\_\_\_\_

Date 4/13/2026

Date \_\_\_\_\_

**Harbour Isles CDD**



**Proposal #225722**

**Date: 4/13/2026**

**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 Class II Prune Oak Trees**

Provide Labor and Equipment to Class II Prune All Hardwood Trees, Raise Canopies As Needed 12-16', Thin Canopies, Remove Dead Wood 2" and Over, Trim Back as Needed for Light Clearance Along Walkway; Haul Debris













**Default Group**

**Property Improvements**

<b>Items</b>	<b>Quantity</b>	<b>Price</b>
Tree Trimming	1.00	
	<b>Property Improvements:</b>	<b>\$3,978.00</b>
<b>PROJECT TOTAL:</b>		<b>\$3,978.00</b>

## Terms & Conditions

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By \_\_\_\_\_  
Cristi Cochran  
Date 4/13/2026  
\_\_\_\_\_

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



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**



**Proposal #225526**

**Date: 4/13/2026**

**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 April Irrigation Repairs**

Provide Labor and Material to Repair Irrigation Issues Not in Contract:

- Main Controller Behind Monument Wall
  - Replace 2 Junction Boxes
  - Replace Decoders & Solenoids Zones 1, 14, 34
  - Elevate Sprays in Perimeter Hedge
- Controller 2 - Royal Bonnet
  - Replace Solenoid Zone 3
  - Replace Valve With Low Pressure Zone 4
- Controller 7 - Hope Bay
  - Replace Valve With Low Pressure Zone 1
- Controller 11 - Slipper Key
  - Replace Valve Not Pressurizing Zone 3

**Default Group**

**Irrigation Repair**

Items	Quantity	Price
Labor & Material	1.00	
		<b>Irrigation Repair:</b>
		\$2,272.17
		<b>PROJECT TOTAL:</b>
		<b>\$2,272.17</b>

**Terms & Conditions**

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

Date 4/13/2026

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**

## SERVICES AGREEMENT

This Services Agreement (the “**Agreement**”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_ between \_\_\_\_\_ (the “**Customer**”), and Florida ULS Operating, LLC DBA United Land Services, LLC ,(the “**Contractor**”). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer in accordance with the following terms and conditions of this Agreement.

Service Address: \_\_\_\_\_

Bill to Address \_\_\_\_\_

**1. Term.** The initial term of the Agreement shall commence for a three (3) year period commencing on \_\_\_\_\_ and ending on \_\_\_\_\_. After expiration of the initial term, the Agreement shall continue on a month-to-month basis unless terminated by either party upon thirty (30) days prior written notice.

**2. Services.** Contractor agrees to provide the Customer with the scope of services set forth in **Exhibit A** (the “Services”). Contractor agrees to provide all labor, material, equipment, and supervision to perform the duties outlined by this Agreement, except that Customer shall provide any water and utilities necessary for Contractor to perform the Services. Contractor warrants to the Customer that: (i) Contractor will perform the Services in a workmanlike manner in accordance with reasonable prevailing industry standards; (ii) Contractor shall comply with all applicable laws; (iii) Contractor has no outstanding agreement or obligation that is in conflict with any of the provisions of this Agreement or that would preclude Contractor from complying with the provisions of this Agreement. Contractor shall not be liable for any nonperformance, delays, or alleged deficient performance resulting from any environmental issues, including drought, hurricane, flooding, tornados, rainfall, storms, earthquakes, or other disasters or weather events, any governments actions or changes in law, any wars, acts of terrorism, epidemics, shortages, strikes or other labor issues, or other causes beyond the control of Contractor. **Contractor’s liability to Customer for any alleged non-performance under this Agreement shall be expressly limited to the amount of compensation actually received by Contractor for the disputed scope of work.**

**3. Compensation.** In consideration of the Contractor’s performance of the Services, the Customer agrees to pay Contractor the fees set forth on **Exhibit B** for the total monthly amount of \$\_\_\_\_\_. On each anniversary date of this Agreement, the agreed upon fees for Contractor’s Services shall be increased by 3% over the previous year’s level or CPI, whichever is greater. Customer shall be responsible for all sales, use, and other taxes with respect to all amounts paid by the Customer to Contractor under this Agreement other than taxes on Contractor’s income. All payments shall be made by direct electronic payment.

**4. Confidentiality.** Customer acknowledges this agreement along with any documentation, financial data, designs and plans provided by the Contractor are confidential information and shall not be disclosed by the Customer to any other person or entity, except as required by law.

**5. Late Payment.** If payment is not received within 30 days of invoicing, a 1.5% per month late fee will be applied to all unpaid balances. Should Contractor need to pursue legal action to collect any amounts owed, Customer agrees to pay Contractor’s reasonable attorney’s fees, court costs, and all other expenses incurred.

**6. Termination.** Customer may terminate this Agreement for cause, if Contractor, after prior written notice per section 7, of any default hereunder, fails to cure that default within 30 days thereafter. Customer shall pay for

all services performed up to the effective date of any valid termination. Contractor, upon 30 days prior written notice to Customer, may terminate this Agreement without cause.

**7. Notices.** Any notice required to be sent to the Contractor under this Agreement shall be sent to the following address unless otherwise specified: Attention Thomas Mootz, 4195 62nd. Ave N. Pinellas Park, FL. 33781. Any notice required to be sent to the Customer under this Agreement shall be sent to the Service Address specified above, or to such other address as Customer hereafter provides.

**8. Insurance.** Contractor acknowledges and agrees that it shall be solely responsible for securing and maintaining all insurance coverage for itself and its employees, including without limitation, commercial general liability, workers' compensation and employers' liability, comprehensive automobile, and umbrella liability. Contractor shall provide proof of insurance coverage prior to commencement and shall not cancel or change any coverage without providing Customer written notice.

**9. Licenses.** Contractor shall maintain all applicable licenses and permits within the cities, counties, and states of operations.

**10. Indemnification.** Each party, to the extent permitted by law, will indemnify, defend and hold harmless the other party, its affiliates, and all of their directors, officers, employees, agents and representatives from and against all claims, liabilities, damages, losses or expenses to the extent arising out of any negligence, willful misconduct, breach of contract or violation of law for which the indemnifying party, its employees, agents, subcontractors, or assigns in the performance of work under this Agreement is at fault. In the event the parties are jointly at fault, each party will indemnify the other in proportion to its relative fault.

**11. Right to Cure.** Should customer determine that Contractor has provided defective, deficient, or destructive work ("complaint", it shall provide written notice withing 48 hours of the alleged occurrence or any claim shall be deemed to be waived. Upon receipt of any said complaint, Contractor shall have seven (7) days to address any said complaint. The failure to allow the Contractor to address any complaint will serve as a waiver of any claim related to the alleged claim.

**12. Contractual Lien.** The Customer grants Contractor, in addition to any other rights and remedies allowed under the applicable law, a lien on the real and personal property related to the project to secure payment for all sums due and owing under this agreement. The Contractor shall be entitled to recover its reasonable attorney fees and costs in any action related to the recovery of sums owed by Customer.

**13. Miscellaneous.** Contractor enters into this Agreement as an independent contractor. Contractor shall be solely responsible for all taxes, withholdings, and other similar statutory obligations with respect to its employees, including without limitation, Worker' Compensation Insurance. Either party may assign this Agreement to an affiliate or to any successor entity or purchaser of a substantial portion of the assets of such party that relate to the subject matter of this Agreement without the other party's consent but with written notice. This Agreement shall be governed by the laws of the State of Florida. The exclusive jurisdiction for the resolution of any disputes arising out of or relating to this Agreement shall be in a court of competent jurisdiction in Duval County, Florida. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes and replaces all prior and contemporaneous understandings or agreements, written or oral, regarding such subject matter. No amendment or modification of this Agreement will be binding unless in writing and signed by a duly authorized representative of both parties.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the day and year first above written.

<b>CONTRACTOR</b> Florida ULS Operating, LLC DBA United Land Services, LLC  _____ Signature  _____ Date	<b>CUSTOMER</b>   _____ Signature  _____ Date
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# Exhibit A: Scope of Services Summary

## Annual Maintenance Outline

The following outline details our proposed scope of services and offerings to be provided by our service teams, to ensure we meet the specific needs of your project as governed by our agreement.

### LANDSCAPE MAINTENANCE PROGRAM

#### 1. Turf Grass Mowing

- a. Mowing schedule based on climate and turf type.
- b. Mowing height to be adjusted based on turf type.
- c. Cuts postponed because of weather to be made up as soon as possible.
- d. Hard edging (concrete) will be done per cut, soft edge will be done every other cut. Landscape beds containing rock will not be mechanically edged.
- e. Areas too small to mow will be completed with a string trimmer or push mower.
- f. All debris created during maintenance operations will be removed and or blown from adjacent surfaces.

#### 2. Ornamental Detailing

- a. Detail operations will be completed in a sectional manner once monthly.
- b. Plant material will be trimmed to retain the natural shape and function of the plant using Best Management Practices and techniques.
- c. Trees will have trunks cleared of sprouts and elevated to 8' in Green areas and 12' in Paved areas.
- d. Palms under 12' will have brown fronds removed during detail rotation.
- e. Post emergent herbicide will be used in landscape beds to control unwanted weeds and vegetation.

#### 3. Fertilization & Pest Control Services

- a. Applications will adhere to any State and Local ordinance including Blackout Periods.
- b. Fertilizer composition (NPK, Nitrogen, Phosphorous, Potassium) will be determined based on site needs.
- c. Pre and Post Emergent Herbicides will be used as needed to control weeds in turfgrass.
- d. All applications will be used as directed by the manufacturers instructions for use and in accordance with all State and Federal regulations / guidelines.
- e. Ornamental Plants, Trees & Palms will receive a balanced fertilizer at appropriate rates, typically in spring and fall months.

# Scope of Services Summary

## Annual Maintenance Outline

### 4. Irrigation Inspections & Maintenance

- a. System will be routinely inspected for operational efficiency and condition.
- b. Visual inspection will include controller and electronic components, spray and rotor heads and shrub risers.
- c. Minor adjustments for efficiency will be made during inspection.
- d. Repairs for malfunctioning, broken or worn out components (heads, line breaks, controllers and electronics, pumps, etc.) will be done after client approval.

### 5. Seasonal Color (Annuals) Installation (Optional Service)

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from client.
- b. Flower type will be selected based on climate, availability at time of install and coordination with adjacent neighborhood associations to ensure uniformity.
- c. Flower beds will be maintained to remove faded or dead plants and to ensure optimal bloom production and neat appearance.
- d. Commercial fertilizer will be applied to all areas at time of install with follow up applications of micro nutrient, fungicide and pesticide based on flower type and Best Management Practices.
- e. Standard Annuals to be used for quarterly changeouts. Premium varieties to incur additional cost.

### 6. Mulch & Pine Straw Installation (Optional Service)

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from client.
- b. Mulch will be installed at timeframe determined by client.
- c. Installation method to be determined by contractor, either bagged product or bulk install with blower truck.

## ADDITIONAL SERVICES AND TEAM EXPECTATIONS

### 1. Extra Services

- a. We will provide extra/special services based on agreement and specifications set forth by the Client

### 2. Team Expectations

- a. Our field personnel will be licensed for all applicable maintenance duties, included any pesticide applications, as required by law.

### 3. Appearance

- a. Our team is required to maintain a professional and well-groomed appearance at all times.

# Exhibit B: Your Investment

## Landscape Management Proposal

<u>Contract Maintenance</u>	<u>Monthly</u>	<u>Yearly</u>
<b>Core Maintenance- (44)</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 12 ft.), Rejuvenation Pruning (native grass), Weeding and Cleanup. Palm Pruning Dog Stations	\$ 10,905	\$ 130,860
<b>Irrigation Inspections- (12)</b> Includes Adjusting Heads and Nozzles. Seasonal Clock Adjustments. Monthly Reports	\$ 1,121	\$ 13,452
<b>Fertilization &amp; Chemical Treatments</b> Includes Turf (4) and Shrub (2) Fertilization & Pest Control Applications.	\$ 970	\$ 11,640
<b>Total for Landscape Maintenance 2027</b>	\$ 12,996	\$ 155,952
<b>Total for Landscape Maintenance 2028</b>	\$ 13,385	\$ 160,620
<b>Total for Landscape Maintenance 2029</b>	\$ 13,385	\$ 160,620

<u>Additional Services</u>	<u>Quantity</u>	<u>Price</u>
<b>Annuals</b> 4" Units each Rotation	4x	\$ 2.50/ unit
<b>Mulch Installation</b> ___ Cuyd.	1x	\$65/ Cuyd



**PROPERTY MANAGER**

**121 Spindle Shell Way**

**Apollo Beach, Florida 33572**

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

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

**March 24<sup>th</sup> to April 28<sup>th</sup>, 2026 Clubhouse Operations/Maintenance Updates:**

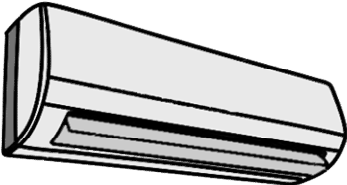
**VENDORS:**

- **PREMIER LAKES:**



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

- **ABM AIR CONDITIONING:**



. **COMPLETED:** 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:** replaced annuals with marigold, on Spindle Shell Way.

- **CONSTRUCTION MANAGEMENT SERVICES:**

- **COMPLETED:** pressure washed and sealed wooden bridge on walk path behind clubhouse, replaced wall lights around entrance guard house, repair stucco on guard house ceiling and repair hand rail to entrance of the Clubhouse.

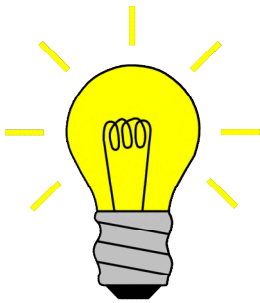
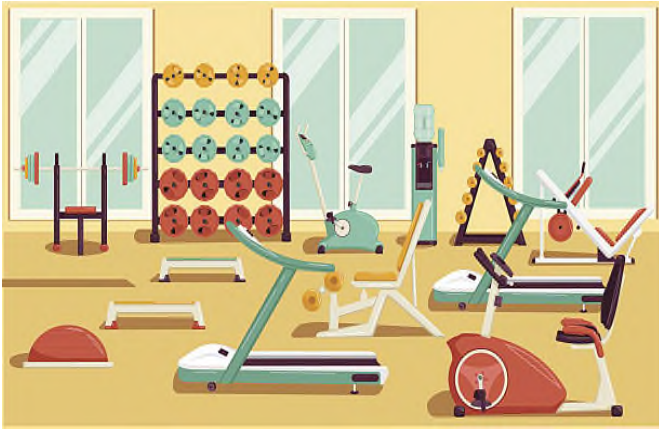


• **OASIS PALMS AND LANDSCAPING LLC.**

\* **PENDING:** Proposal to remove and replace St Augustine sod on Royal Bonnet Dr, and repair to asphalt sidewalk, behind clubhouse.



- **FITNESS REV:** second quarterly PM checks for 2026.

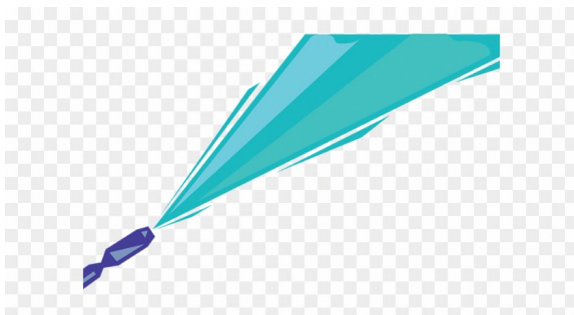


- **HAWKINS ELECTRIC:**
- **SHEPPARDS ELECTRICAL:**



- **HURRICANE PRESSURE WASH:**
- Proposal to pressure wash and reseal pool deck pavers.

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



- **KAY LIAN CLEANING SERVICES:**



- Cleans restrooms, pool deck and gym twice weekly.

**11. NVIROTECT:**

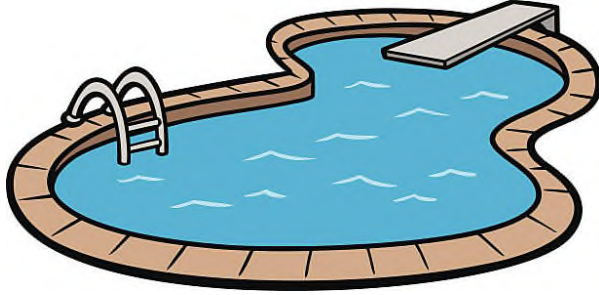


- **COMPLETED:** April 2026. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse.



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

•



13. VERKADA:

\*PENDING: Proposal for Intrusion system.



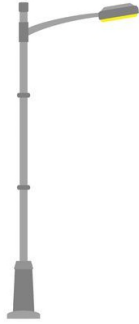


**14. HILLSBOROUGH COUNTY:**



- **PENDING:** All sidewalks that are raised and Wolf Branch Canal dredging.
- **RENEWED IN MARCH 2026:** All sidewalks in community, reported to the HCWD and County Commissioner's office.

**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.
- Repaired covers inside pool pump enclosure.



**17. Green Works Inc:**



**18. Site Masters:**

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

**20. Florida Wild Life:**



**21. FDOT:**



**Incident Report**

. No Incident Report.

**Resident Relations**

**Rentals/ Events**

. No rental this month.

**Security/ Emergencies**

None.

**Improvements/ Ongoing:**





April 14, 2025

Proposal #19859426

Contact

Paul Ramsewak  
Phone: 813 712-9758  
propmgt@harbourislesfl.com

Customer

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

Job

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

**PROPERTY IMPROVEMENTS**

**Asphalt Walking Path Repair**

**Scope of work:**

1. Secure the job site for the safety of crew and public using barricades and/or cones.
2. Saw cut and or mill and remove 27 areas of damaged asphalt totaling approximately 2,706 square feet.
3. Haul off debris from repair and tack areas, if necessary.
4. Patch using Type SP-9.5 asphalt in 27 areas totaling approximately 2,706 square feet and compacted up to 1.5".
5. Clean up the job site.

**Labor and Material - \$23,738.00**

**Notes:**

\*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

\*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.

\*PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

\*WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.

\*PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, TESTING, LANE CLOSURE, IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548  
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street  
Tampa, FL 33619



April 14, 2025

Proposal #19859426

Contact

Paul Ramsewak  
Phone: 813 712-9758  
propmgt@harbourislesfl.com

Customer

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

Job

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

**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*NO WORK WILL BE PERFORMED IN THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY.
- \*ANY TYPE OF LANDSCAPING, CONSTRUCTION, RENOVATION, RESTORATION, REMODEL, OR REPAIRS DONE TO THE BUILDING OR THE PARKING LOT AFTER THE PROPOSED WORK IS COMPLETE CAN CAUSE DAMAGE TO THE NEW PRODUCT. THE PROPOSED WORK SHOULD BE THE LAST SERVICE PROVIDED IN THESE TYPES OF SITUATIONS. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*ASPHALT SAW CUTTING AND MILLING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- \*ACPLM IS NOT RESPONSIBLE FOR RE-INSTALLATION OF GATE LOOPS OR TRAFFIC LIGHT LOOPS AFTER PAVING COMPLETION. LOOPS TO BE REPLACED BY OTHERS, IF REQUIRED.
- \*ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.
- \*ASPHALT THAT IS REQUIRED TO COME UP THICKER THAN THE PROPOSED THICKNESS WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.



Office: 813.633.0548  
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street  
Tampa, FL 33619



April 14, 2025

Proposal #19859426

Contact

Paul Ramseyak  
Phone: 813 712-9758  
propmgt@harbourislesfl.com

Customer

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

Job

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

**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*ADDITIONAL ASPHALT USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON ASPHALT DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$340.00 PER LEVELING TON.
- \*ACPLM CANNOT BE HELD RESPONSIBLE FOR REFLECTIVE CRACKING OF ASPHALT DUE TO EXISTING CRACKS.
- \*ACPLM IS NOT RESPONSIBLE FOR LANDSCAPING, SOD, AND TREE DAMAGED OR REMOVED DURING PAVING OPERATIONS.
- \*AT LEAST TWO WEEKS PRIOR TO THE START OF WORK, CUSTOMER IS TO HAVE THE GRASS, VEGETATION, AND BRANCHES THAT ARE GROWING ALONG THE EDGE OF THE PATH, TRIMMED, KILLED AND REMOVED OFF AND BEYOND THE EDGE OF THE ROAD.
- \*NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- \*THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- \*MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- \*PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- \*DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER.
- \*IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- \*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- \*CUSTOMER TO HAVE TREES TRIMMED TO MAINTAIN AN AVERAGE CLEARANCE HEIGHT OF 15'. ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO TREES IF CLEARANCE HEIGHT OF 15' IS NOT ACHIEVED DURING TREE TRIMMING



Office: 813.633.0548  
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street  
Tampa, FL 33619



April 14, 2025

Proposal #19859426

Contact

Paul Ramsewak  
Phone: 813 712-9758  
propmgt@harbourislesfl.com

Customer

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

Job

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

**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*PRIOR TO OUR ARRIVAL, THE CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS, TRUCKS AND TRAILERS FROM THE WORK AREAS.
- \*IT IS THE CUSTOMER’S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- \*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- \*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- \*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- \*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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Tampa, FL 33619



April 14, 2025

Proposal #19859426

Contact

Paul Ramsewak  
Phone: 813 712-9758  
propmgt@harbourislesfl.com

Customer

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

Job

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

**PROPERTY IMPROVEMENTS**

**Customer Billing Information**

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

**The terms of your contract are:**

90% Upon Substantial Completion, 10% Net 30 Days

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

**Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.**

**Bill To Name and Address:**

**Job Site Name and Address:**

**Billing Contact Name:**

**Billing Phone Number:**

**Email Address:**

**Billing Instructions:**





April 14, 2025

Proposal #19859426

Contact

Paul Ramseyak  
Phone: 813 712-9758  
propmgt@harbourislesfl.com

Customer

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

Job

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

**PROPERTY IMPROVEMENTS**

**Terms: 90% Upon Substantial Completion, 10% Net 30 Days**

**If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due**

ACPLM Authorized Signature Sean Fernandez  
Sean Fernandez  
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

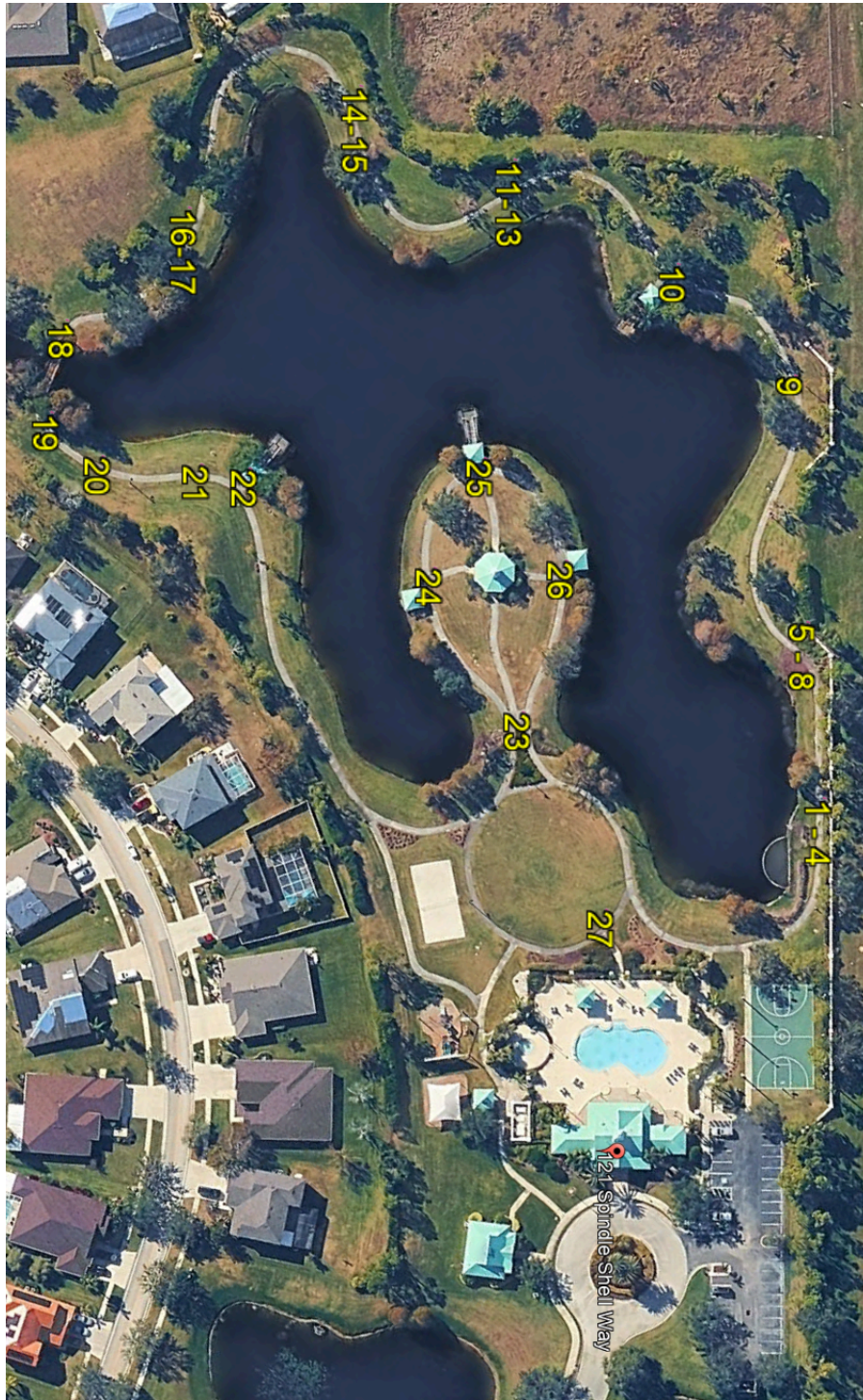
Date of Acceptance \_\_\_\_\_

Customer’s Authorized Signature \_\_\_\_\_

**Terms and Conditions:** Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

**Proposal Amount - \$23,738.00**



**Asphalt Repairs - 27 areas - 2,706 Square Feet**



Office: 813.633.0548  
Fax: 813.634.2686



[www.acplm.net](http://www.acplm.net)



2010 S 51st Street Page 102  
Tampa, FL 33619



7823 N Dale Mabry Hwy  
STE 107

# Quote

Date	Quote #
4/3/2026	17609
Phone #	Fax #
813-870-2966	813-870-2896

Name / Address
Harbour Isles Paul Ramsewak 121 Spindle Shell Way Apollo Beach, FL 33572

Rep
CJ

Item	Description	Qty	Cost	Total
Parts	Matrix RBK SN# RB307140602106 RIGHT SENSOR KIT	1	55.00	55.00T
Parts	LEFT SENSOR KIT	1	55.00	55.00T
Parts	Inflight fitness multi-leg curl/ext. SN# 28554 POP PIN ASSEMBLY	1	48.00	48.00T
Parts	Inflight Multi-machine CABLE ASSEMBLY	2	185.00	370.00T
Parts	Matrix TRM SN# FTM523140306941 & 42 E STOP CLIPS	2	16.00	32.00T
Labor	Labor	3	80.00	240.00
Freight Sales (INV)	Freight Charges are subject to change		45.00	45.00

Signed by: <i>Sam Zanoni</i> <small>A2F0A541F9E8494...</small>		4/3/2026	<b>Subtotal</b>	\$845.00
This quote becomes an order with signature approval and returned to <a href="mailto:service@fitrev.com">service@fitrev.com</a>			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$845.00



813-952-8803

**Hardscape Contract**

**Harbour Isles CDD  
121 Spindle Shell Way  
Apollo Beach  
813-593-3464  
propmgt@harbourislesfl.com**

Thank you for the opportunity to submit the following quotation. Listed below is a complete breakdown of the scope of work.

**The proposed cost for your project includes r:**

*Power-wash, sand & seal pavers on club house pool deck, no repairs*

**Total square feet 9,724**

**Total investment = \$10,000**

We require a 50% deposit when signing the agreement, the remaining 50% to be paid upon completion.

**Terms & Conditions-**

1. If more material is needed due to a change order from the customers from the initial agreement, the Sq ft or cost per item will be re-measured and multiplied by the amount charged
2. Pavers and Patio Pros stand behind all their work, if any problems with installation come up contact us



**EMK Brick Pavers Llc.**

Edson Martins  
Business Number 8135009663  
414 Maplewood Dr. Oldsmar Fl 34677  
8135009663  
emkbrickpavers@gmail.com

EST339

DATE

Apr 1, 2026

TOTAL

USD \$10,500.00

TO

**Paul Ramsewak. (Manager)**

121 spindle shell way Apollo beach fl 33572

☎ 8137129758

propmgt@harbourislesfl.com

DESCRIPTION	RATE	QTY	AMOUNT
Pressure washer and sealer the pool deck 10.000 square feet Price includes materials and labor	\$10,500.00	1	\$10,500.00
SUBTOTAL			\$10,500.00
TAXABLE			\$0.00
TAX (7.5%)			inc \$0.00
TOTAL			<b>USD \$10,500.00</b>

DATE SIGNED

Apr 1, 2026

# ESTIMATE

# EST-000392

Estimate Date: Apr 01, 2026

Expiry Date: Apr 29, 2026



**FROM:**  
**Seal N Shine Paver Sealing services**  
 EIN # 39-3334135  
 789 Nodding Shade Drive  
 Brooksville, FL, 34604  
 Email: Sealnshinellc@gmail.com  
 Phone: (352) 263-9677  
 (813) 403-2979

**TO:**  
**Paul Ramsewak**  
 121 Spindle Shell Way  
 Apollo Beach, FL, 33572  
 Phone: (813) 593-3464

**JOB LOCATION:**  
**Paul Ramsewak**  
 121 Spindle Shell Way  
 Apollo Beach, FL, 33572  
 Phone: (813) 593-3464

**JOB:**

#	Services	Price	Discount	Total
1	Gloss Finish Paver Sealing ( 3-5 Years)	\$10,000.00	\$0.00	\$10,000.00

# Services	Price	Discount	Total
<p>Price includes upper and lower part of the pool deck. The covered areas will be completed as well at no additional cost.</p> <p>Our process for revitalizing your pavers begins with a thorough chemical treatment followed by pressure washing to ensure they are impeccably clean. Once the cleaning is complete, we will stabilize the joints by sanding them with fresh sand. We employ a wet sanding technique to effectively fill and pack the joints, ensuring the sand is compacted to a level of 1/8 inch below the paver's level.</p> <p>Following the sanding process, a two-part urethane water-based sealer will be applied to secure the joints and enhance the pavers' coloration, providing a desirable Gloss look finish. A minimum of 3-4 coats of sealer will be applied, with additional coats as necessary to achieve the desired aesthetic.</p> <p>Recommended Wait Times:</p> <ul style="list-style-type: none"> <li>- Pedestrian Traffic: We advise refraining from walking on the pavers for at least 24 hours.</li> <li>- Vehicle Traffic: Please avoid driving on the pavers for a minimum of 48 hours.</li> </ul> <p>Wet Sanding vs. Dry Sanding:</p> <p>Wet sanding is preferred over dry sanding as it allows water and gravity to compact the sand deeper into the joints, ensuring optimal sand levels and stability. Dry sanding, on the other hand, tends to sit loosely in the joints and may create pockets over time due to insufficient compaction.</p> <p>While the aesthetic benefits of sealing, such as enhanced color and sheen, are significant, it is crucial to use the appropriate products and sand for these applications to ensure the longevity and performance of the pavers.</p>			
<p><b>2 Gloss Finish Paver Sealing ( 3-5 Years) Covered Patio</b></p> <p>Our process for revitalizing your pavers begins with a thorough chemical treatment followed by pressure washing to ensure they are impeccably clean. Once the cleaning is complete, we will stabilize the joints by sanding them with fresh sand. We employ a wet sanding technique to effectively fill and pack the joints, ensuring the sand is compacted to a level of 1/8 inch below the paver's level.</p> <p>Following the sanding process, a two-part urethane water-based sealer will be applied to secure the joints and enhance the pavers' coloration, providing a desirable Gloss look finish. A minimum of 3-4 coats of sealer will be applied, with additional coats as necessary to achieve the desired aesthetic.</p> <p>Recommended Wait Times:</p> <ul style="list-style-type: none"> <li>- Pedestrian Traffic: We advise refraining from walking on the pavers for at least 24 hours.</li> <li>- Vehicle Traffic: Please avoid driving on the pavers for a minimum of 48 hours.</li> </ul> <p>Wet Sanding vs. Dry Sanding:</p> <p>Wet sanding is preferred over dry sanding as it allows water and gravity to compact the sand deeper into the joints, ensuring optimal sand levels and stability. Dry sanding, on the other hand, tends to sit loosely in the joints and may create pockets over time due to insufficient compaction.</p> <p>While the aesthetic benefits of sealing, such as enhanced color and sheen, are significant, it is crucial to use the appropriate products and sand for these applications to ensure the longevity and performance of the pavers.</p>	\$0.00	\$0.00	\$0.00

Subtotal \$10,000.00

**Grand Total (\$)** \$10,000.00**Accepted payment methods**

Credit Card, Check, Cash, PayPal, Venmo, Zelle, Cash App, Consumer Financing, Other

**Message**

Seal N Shine LLC takes pride in everything that we do and believe in maintaining a high standard for ourselves and our customers. We are a local business that strives to do the best and be the best at everything that we do!. Thank you for considering us for all your exterior cleaning and paver sealing needs!.

**Terms**

Terms and Conditions

Company Name: Seal N Shine LLC

Business Address: 789 Nodding Shade Dr. Brooksville, FL 34604

Phone: 352-263-9677

Email: Sealnshinellc@gmail.com

**1. Introduction**

These Terms and Conditions govern all services provided by Seal N Shine llc to the client By engaging our services, you agree to these Terms in full.

**2. Scope of Services**

We specialize in paver cleaning, sealing, sanding, and restoration. The specific services provided will be detailed in your written estimate or service agreement.

Any additional work not included in the original estimate will require written approval and may incur additional charges.

**3. Estimates and Pricing**

Estimates provided are valid for 30 days from the date of issue.

All quotes are based on information provided by the client and a visual inspection, if applicable.

Any unforeseen conditions (e.g., heavy staining, structural damage, or inaccessible areas) may alter the final price.

Sales tax and applicable fees will be added to all invoices unless exempt by law.

**4. Payment Terms**

A non-refundable deposit of 10% is required to schedule service, with the balance due upon completion.

Payment methods accepted: [credit card, check, cash, etc.].

Late payments may incur a 10% per month interest fee.

Failure to pay within [number] days may result in collection actions and associated costs.

**5. Cancellations and Rescheduling**

Cancellations must be made at least 72 hours in advance of the scheduled service date.

Cancellations within 72 hours may be subject to a 10% cancellation fee.

We reserve the right to reschedule due to weather conditions or unforeseen circumstances. We will notify you promptly of any such changes.

**6. Client Responsibilities**

Ensure that work areas are fully accessible (e.g., remove vehicles, furniture, planters).

Close all windows and doors near the work area to prevent water or chemical entry.

Provide access to water and electrical outlets, if required.

Keep pets and children away from the work zone during and for at least 24 hours after sealing.

#### 7. Sealing and Weather Conditions

Sealer curing time varies depending on temperature and humidity. Avoid walking or driving on the surface for at least 24–48 hours after application.

We are not responsible for damage caused by walking, driving, or weather before the sealer has fully cured. We reserve the right to reschedule if weather conditions are unsuitable for sealing (rain, high humidity, or extreme temperatures).

#### 8. Warranty and Limitations

We provide a 36-month or 2-year limited warranty on our workmanship.

Warranty covers sealer performance under normal conditions but excludes:

Damage due to neglect, misuse, or improper maintenance.

Natural wear and tear, efflorescence, or environmental staining.

Shifts in pavers or underlying substrate movement.

No warranty applies if cleaning, chemicals, or repairs are performed by another company after the sealing.

#### 9. Liability

We are fully insured; however, our liability is limited to the cost of the service provided.

We are not responsible for pre-existing damage to surfaces, landscaping, or other property.

Any claim must be submitted in writing within 7 days of service completion.

#### 10. Use of Photos and Marketing

Unless otherwise requested in writing, we reserve the right to use before-and-after photos of your project for marketing purposes. No personal information or identifiable details will be disclosed.

#### 11. Governing Law

These Terms shall be governed by and construed in accordance with the laws of the State of Florida.

Any disputes arising under these Terms will be subject to the jurisdiction of the courts located in Hernando County Florida.

#### 12. Acceptance

By hiring Seal N Shine LLC and accepting our quote or invoice, you acknowledge that you have read, understood, and agreed to these Terms and Conditions.



---

signed on 01-Apr-2026  
by Seal N Shine Paver Sealing services

# ESTIMATE

# EST-000392

Estimate Date: Apr 01, 2026

Expiry Date: Apr 29, 2026



**FROM:**

**Seal N Shine Paver Sealing services**

EIN # 39-3334135  
 789 Nodding Shade Drive  
 Brooksville, FL, 34604  
 Email: Sealnshinellc@gmail.com  
 Phone: (352) 263-9677  
 (813) 403-2979

**TO:**

**Paul Ramsewak**  
 121 Spindle Shell Way  
 Apollo Beach, FL, 33572  
 Phone: (813) 593-3464

**JOB LOCATION:**

**Paul Ramsewak**  
 121 Spindle Shell Way  
 Apollo Beach, FL, 33572  
 Phone: (813) 593-3464

**JOB:**

#	Services	Price	Discount	Total
1	Natural/ Semi-gloss Finish ( 2-3 years before resealing)	\$0.80	\$0.00	\$8,000.00

#	Services	Price	Discount	Total
	<p>Our process for revitalizing your pavers begins with a thorough chemical treatment followed by pressure washing to ensure they are impeccably clean. Once the cleaning is complete, we will stabilize the joints by sanding them with fresh sand. We employ a wet sanding technique to effectively fill and pack the joints, ensuring the sand is compacted to a level of 1/8 inch below the paver's level.</p> <p>Following the sanding process, a two-part urethane water-based sealer will be applied to secure the joints and enhance the pavers' coloration, providing a desirable Natural finish. A minimum of 2 coats of sealer will be applied, with additional coats as necessary to achieve the desired aesthetic.</p> <p>Recommended Wait Times:</p> <ul style="list-style-type: none"> <li>- Pedestrian Traffic: We advise refraining from walking on the pavers for at least 24 hours.</li> <li>- Vehicle Traffic: Please avoid driving on the pavers for a minimum of 48 hours.</li> </ul> <p>Wet Sanding vs. Dry Sanding:</p> <p>Wet sanding is preferred over dry sanding as it allows water and gravity to compact the sand deeper into the joints, ensuring optimal sand levels and stability. Dry sanding, on the other hand, tends to sit loosely in the joints and may create pockets over time due to insufficient compaction.</p> <p>While the aesthetic benefits of sealing, such as enhanced color and sheen, are significant, it is crucial to use the appropriate products and sand for these applications to ensure the longevity and performance of the pavers.</p>			
			Subtotal	\$8,000.00
			<b>Grand Total (\$)</b>	<b>\$8,000.00</b>

### Accepted payment methods

Credit Card, Check, Cash, PayPal, Venmo, Zelle, Cash App, Consumer Financing, Other

### Message

Seal N Shine LLC takes pride in everything that we do and believe in maintaining a high standard for ourselves and our customers. We are a local business that strives to do the best and be the best at everything that we do!. Thank you for considering us for all your exterior cleaning and paver sealing needs!.

### Terms

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Business Address: 789 Nodding Shade Dr. Brooksville, FL 34604

Phone: 352-263-9677

Email: Sealnshinellc@gmail.com

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charges.

### 3. Estimates and Pricing

Estimates provided are valid for 30 days from the date of issue.

All quotes are based on information provided by the client and a visual inspection, if applicable.

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Sales tax and applicable fees will be added to all invoices unless exempt by law.

### 4. Payment Terms

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Failure to pay within [number] days may result in collection actions and associated costs.

### 5. Cancellations and Rescheduling

Cancellations must be made at least 72 hours in advance of the scheduled service date.

Cancellations within 72 hours may be subject to a 10% cancellation fee.

We reserve the right to reschedule due to weather conditions or unforeseen circumstances. We will notify you promptly of any such changes.

### 6. Client Responsibilities

Ensure that work areas are fully accessible (e.g., remove vehicles, furniture, planters).

Close all windows and doors near the work area to prevent water or chemical entry.

Provide access to water and electrical outlets, if required.

Keep pets and children away from the work zone during and for at least 24 hours after sealing.

### 7. Sealing and Weather Conditions

Sealer curing time varies depending on temperature and humidity. Avoid walking or driving on the surface for at least 24–48 hours after application.

We are not responsible for damage caused by walking, driving, or weather before the sealer has fully cured.

We reserve the right to reschedule if weather conditions are unsuitable for sealing (rain, high humidity, or extreme temperatures).

### 8. Warranty and Limitations

We provide a 36-month or 2-year limited warranty on our workmanship.

Warranty covers sealer performance under normal conditions but excludes:

Damage due to neglect, misuse, or improper maintenance.

Natural wear and tear, efflorescence, or environmental staining.

Shifts in pavers or underlying substrate movement.

No warranty applies if cleaning, chemicals, or repairs are performed by another company after the sealing.

### 9. Liability

We are fully insured; however, our liability is limited to the cost of the service provided.

We are not responsible for pre-existing damage to surfaces, landscaping, or other property.

Any claim must be submitted in writing within 7 days of service completion.

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Unless otherwise requested in writing, we reserve the right to use before-and-after photos of your project for marketing purposes. No personal information or identifiable details will be disclosed.

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County Florida.

12. Acceptance

By hiring Seal N Shine LLC and accepting our quote or invoice, you acknowledge that you have read, understood, and agreed to these Terms and Conditions.



---

signed on 01-Apr-2026  
by Seal N Shine Paver Sealing services

---

Business powered by [Markate.com](https://markate.com)



ESTIMATE	#7665
ESTIMATE DATE	Apr 14, 2026

**Xcellent Xteriors**

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

(813) 593-3464  
 propmgt@harbourislesfl.com

CONTACT US

2406 E State Rd 60, Unit 1009  
 Valrico, FL 33595

(813) 610-5251  
 info@xcellentxteriors.com

ESTIMATE

**Two Coats with Sand**

Services	amount
Sealing - Paver Sealing - 2 Coats - With Sand - Ureseal H2O All Lower Square Pool Deck Pavers including Kiddy Pool Section  -Pre-wet all areas (plants and property) that may come in contact with cleaning solutions.  -Apply Total Prep to treat efflorescence and condition pavers, if needed.  -Pretreat using commercial grade cleaning solutions, including degreaser.  -Clean and remove debris and organic growth from pavers and paver joints.  Wash Silica Sand in between joints of Pavers.  -Apply 2 coats of Ureseal H2O to pavers.  -Sealer will leave pavers with a sheen (depending on the quality and porosity of pavers) and enhanced color.  *Turn off your pool pump before service. Although we try to limit debris from collecting in the pool, we can not prevent it. We recommend having your pool professionally vacuumed/cleaned after service. **Additionally, paver sealing and/or sanding slows down, or mitigates weeds growth, however it does not stop it. Weeds can germinate on top of the sand. Weed control is needed throughout the year even after sealing.	\$9,990.00

Services subtotal: \$9,990.00

**Total \$9,990.00**

**Two Coats no Sand**

Services	amount
Sealing - Paver Sealing - 2 Coats - No Sand - Ureseal H2O All Lower Square Pool Deck Pavers including Kiddy Pool Section -Pre-wet all areas (plants and property) that may come in contact with cleaning solutions.  -Apply Total Prep to treat efflorescence and condition pavers, if needed.  -Pretreat using commercial grade cleaning solutions, including degreaser.	\$8,910.00

-Clean and remove debris and organic growth from pavers and paver joints.

-Apply 2 coats of Ure Seal H2O to pavers.

-Sealer will leave pavers with a sheen (depending on the quality and porosity of pavers) and enhanced color.

\*Although we try to limit debris from collecting in the pool, we can not prevent it. We recommend having your pool professionally vacuumed/cleaned after service.

\*\*\*Additionally, paver sealing and/or sanding slows down, or mitigates weeds growth, however it does not stop it. Weeds can germinate on top of the sand. Weed control is needed throughout the year even after sealing.

---

Services subtotal: \$8,910.00

**Total** **\$8,910.00**

\*\*\* MAKE CHECKS PAYABLE TO: XCELLENT XTERIORS\*\*\*

ESTIMATE:

-PLEASE NOTE: If furniture is in the area(s) that are scheduled to be cleaned and/or sealed it must be removed. A fee of up to \$200 may be added if we have to move it at the time of service.

-By clicking to accept this quote, you are agreeing to any associated costs, and any terms and conditions or warranty that may apply.

-This quote is valid for the next 30 days, after which values may be subject to change.

\*Any add-on services under our minimum service fee of \$200, must be scheduled with another service and is excluded from any discount.

\*Prepare for our visit by reading about your service(s) at:

<https://xcellentexteriors.com/get-ready/>

\*On-site water must be provided at every job unless otherwise noted in our estimate. Xcellent Xteriors is not responsible for bringing water.

\*Company documents like, Warranty, Terms of Service, Ask the Seal, General Liability, Stripping Waiver and Workman's Comp can be found attached to the emailed quote.

\*CHRISTMAS LIGHTING

Please see our terms and conditions here:

<https://docs.google.com/document/d/1aq4xtPzlrpO5HfakFx1xaYCVxJ8tk59gxOqCBosYqJo/edit?usp=sharing>

-Deposits are required to schedule all work. Paver Sealing services require a 40% deposit. Pressure Washing services require a 20% deposit. Lighting services require a 50% deposit. Deposits are due at the time of estimate approval to schedule your service. Deposits are used to secure materials, equipment, and labor for your service.

-Scheduling in a business in which productivity can be based upon weather can be difficult at times. This may affect scheduling. We will try our best to work out any scheduling conflicts that may arise from circumstances that are beyond our control and may affect the start of work and completion. We will notify you of any changes that may occur.

-Client Cancellation Policy: You are responsible for notifying us of any need to cancel or reschedule your appointment after a booking confirmation is sent by email or text. If a service is canceled or rescheduled within 48 business hours of the scheduled date of service a rescheduling fee of up to \$150 will be charged. After written or verbal cancellation is received, Xcellent Xteriors will refund your deposit minus the rescheduling fee.

INVOICE:

-Payments to Xcellent Xteriors are due, as the work is completed, by either cash, credit card, or check. Any variance to this policy must be agreed upon and noted in the agreement form in writing.

OUR XCELLENT GUARANTEES:

-14 DAY RAIN GUARANTEE (All window cleaning)

Our Xcellent Window Cleaning service comes with a 14-Day guarantee. If it rains within 14 days of your window cleaning service and your windows spot, we'll come back and make it right!

-7 DAY GUARANTEE (Pressure Washing & Paver Sealing services)

Our Xcellent Pressure Washing & Paver Sealing services comes with our 7-day satisfaction guarantee. We want you to be happy with your service at the time of completion, but if you're not, call us within 7-days of your service and we'll come back and make it right, no questions asked!

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
<b>TOTAL</b>			<b>\$17,500.00</b>

Accepted By

Accepted Date

## RESOLUTION 2026-03

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

**WHEREAS**, the Harbour Isles Community Development District (the “**District**”) is a local unit of special-purpose government situated in Hillsborough County, Florida (the “**County**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

**WHEREAS**, Section 190.003(17), *Florida Statutes* defines a “**qualified elector**” as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

**WHEREAS**, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

**WHEREAS**, the following Board seats will be up for election in the upcoming 2026 General Election and all seats will have 4-year terms:

Seat No. 1, Currently held by Betty Fantauzzi

Seat No. 2, Currently held by Bryce Bowden

### **NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:**

**Section 1. General Election.** The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

**Section 2. Qualifying Period.** The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026, through noon, Friday June 12, 2026. This Resolution shall serve as the District’s notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

**Section 3. Conduction and Procedure of Election.**

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

**Section 4. Election Costs.** The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

**Section 5. Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

**This Resolution is duly passed and adopted on April 28, 2026.**

**Attest:**

**Harbour Isles  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Secretary /  Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Chairperson /  Vice Chairperson



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING  
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Harbour Isles CDD	1094

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
Administrative Assistant/Candidate Services

**VoteHillsborough.gov**



**(813) 744 - 5900**

Fred B. Karl County Center  
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center  
2514 N. Falkenburg Rd., Tampa, FL 33619

*See website for regional office locations.*