



# *Harbour Isles Community Development District*

**June 23, 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

## District Staff

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

### Regular Meeting Agenda Tuesday, June 23, 2026 – 11:00 a.m.

The Regular Meeting of the **Harbour Isles Community Development District** will be held on **June 23, 2026, at 11:00 a.m. at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting.

#### THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. **Call to Order and Roll Call**
- 2. **Pledge of Allegiance**
- 3. **Public Comments on Agenda Items**

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

- 4. **Consent Agenda**
  - A. Acceptance of May 2026 Financial Statements ..... Page 3
  - B. Meeting Minutes: May 26, 2026 ..... Page 18
- 5. **Staff Reports and Updates**
  - A. Aquatics Report ..... Page 23
  - B. Landscape Report ..... Page 37
    - i. Consideration of United Summer Annuals Proposal #235807..... Page 45
    - ii. Consideration of United Install 3 Foxtail Palms Proposal #236074..... Page 47
    - iii. Consideration of United Install Hong Kong Orchid Tree Proposal #183985 ..... Page 52
    - iv. Consideration of United Install 65 Gallon Jacaranda Tree Proposal #183989..... Page 53
  - C. District Engineer
  - D. District Counsel
  - E. District Manager
  - F. Onsite Manager
    - i. Discussion on Fonroche Lighting Brochure..... Page 55

- 6. **Business Item**
- 7. **Supervisor Requests**
- 8. **Public Comments**

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

- 9. **Adjournment**

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

*Harbour Isles  
Community  
Development  
District*

*Financial Report*

*May 31, 2026*

**CLEAR PARTNERSHIPS**



**HARBOUR ISLES**

Community Development District

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

**Financial Statements**

(Unaudited)

**May 31, 2026**

**HARBOUR ISLES**

Community Development District

**Governmental Funds****Balance Sheet**

May 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	\$ 803,362	\$ 229,349	\$ -	\$ 1,032,711
Due From Other Funds	-	-	721	721
Investments:				
Revenue Fund	-	-	104,582	104,582
Utility Deposits - TECO	18,687	-	-	18,687
<b>TOTAL ASSETS</b>	<b>\$ 822,049</b>	<b>\$ 229,349</b>	<b>\$ 105,303</b>	<b>\$ 1,156,701</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 11,618	\$ -	\$ -	\$ 11,618
Accrued Expenses	15,200	-	-	15,200
Due To Other Funds	721	-	-	721
<b>TOTAL LIABILITIES</b>	<b>27,539</b>	<b>-</b>	<b>-</b>	<b>27,539</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	18,687	-	-	18,687
<b>Restricted for:</b>				
Debt Service	-	-	105,303	105,303
<b>Assigned to:</b>				
Operating Reserves	261,374	-	-	261,374
<b>Unassigned:</b>	514,449	229,349	-	743,798
<b>TOTAL FUND BALANCES</b>	<b>\$ 794,510</b>	<b>\$ 229,349</b>	<b>\$ 105,303</b>	<b>\$ 1,129,162</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 822,049</b>	<b>\$ 229,349</b>	<b>\$ 105,303</b>	<b>\$ 1,156,701</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending May 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	\$ 23,446	\$ 13,446	234.46%
Interest - Tax Collector	570	1,271	701	222.98%
Rental Income	16,000	28,319	12,319	176.99%
Special Assmnts- Tax Collector	1,060,653	1,037,139	(23,514)	97.78%
Special Assmnts- Discounts	(42,426)	(39,586)	2,840	93.31%
Other Miscellaneous Revenues	500	-	(500)	0.00%
Facility Revenue	200	426	226	213.00%
<b>TOTAL REVENUES</b>	<b>1,045,497</b>	<b>1,051,015</b>	<b>5,518</b>	<b>100.53%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	9,200	2,800	76.67%
FICA Taxes	918	581	337	63.29%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	5,850	14,150	29.25%
ProfServ-Legal Services	20,000	11,034	8,966	55.17%
ProfServ-Mgmt Consulting	54,642	36,428	18,214	66.67%
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	1,532	468	76.60%
Postage and Freight	500	443	57	88.60%
Insurance - General Liability	4,803	4,525	278	94.21%
Public Officials Insurance	4,064	3,829	235	94.22%
Legal Advertising	1,000	85	915	8.50%
Misc-Assessment Collection Cost	21,213	19,951	1,262	94.05%
Bank Fees	1,000	-	1,000	0.00%
Misc-Web Hosting	1,583	-	1,583	0.00%
Miscellaneous Expenses	1,600	236	1,364	14.75%
Annual District Filing Fee	175	175	-	100.00%
<b>Total Administration</b>	<b>159,098</b>	<b>106,456</b>	<b>52,642</b>	<b>66.91%</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending May 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	90,515	57,485	61.16%
Utility Services	25,000	16,881	8,119	67.52%
<b>Total Electric Utility Services</b>	<b>173,000</b>	<b>107,396</b>	<b>65,604</b>	<b>62.08%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	4,000	5,317	(1,317)	132.93%
<b>Total Garbage/Solid Waste Services</b>	<b>4,000</b>	<b>5,317</b>	<b>(1,317)</b>	<b>132.93%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	6,000	8,481	(2,481)	141.35%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>8,481</b>	<b>(2,481)</b>	<b>141.35%</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	3,875	13,725	22.02%
R&M Lake & Pond Bank	55,000	41,450	13,550	75.36%
Fountain Maintenance	2,500	13,067	(10,567)	522.68%
Aquatic Maintenance	39,600	26,400	13,200	66.67%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
<b>Total Stormwater Control</b>	<b>127,700</b>	<b>84,792</b>	<b>42,908</b>	<b>66.40%</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	4,246	25,754	14.15%
Landscape Maintenance	155,953	103,950	52,003	66.65%
Landscape Replacement	40,000	30,234	9,766	75.59%
Annual Mulching	20,000	22,514	(2,514)	112.57%
Entry & Walls Maintenance	4,000	11,776	(7,776)	294.40%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
<b>Total Other Physical Environment</b>	<b>292,453</b>	<b>201,194</b>	<b>91,259</b>	<b>68.80%</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending May 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	2,480	12,520	16.53%
<b>Total Contingency</b>	<b>15,000</b>	<b>2,480</b>	<b>12,520</b>	<b>16.53%</b>
<b><u>Parks and Recreation</u></b>				
ProfServ-Pool Maintenance	15,000	13,215	1,785	88.10%
Clubhouse - Facility Janitorial Service	12,000	8,859	3,141	73.83%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	128,746	76,390	52,356	59.33%
Contracts-Pest Control	2,000	1,264	736	63.20%
Telephone/Fax/Internet Services	8,000	6,782	1,218	84.78%
R&M-Pools	3,000	22,544	(19,544)	751.47%
R&M-Fitness Equipment	2,500	515	1,985	20.60%
Maintenance & Repairs	45,000	76,381	(31,381)	169.74%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control	1,000	-	1,000	0.00%
Office Supplies	2,500	1,093	1,407	43.72%
Dog Waste Station Supplies	2,000	1,030	970	51.50%
<b>Total Parks and Recreation</b>	<b>232,746</b>	<b>208,073</b>	<b>24,673</b>	<b>89.40%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,045,497</b>	<b>758,061</b>	<b>287,436</b>	<b>72.51%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	292,954	292,954	0.00%
Net change in fund balance	\$ -	\$ 292,954	\$ 292,954	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>501,556</b>	<b>501,556</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 501,556</b>	<b>\$ 794,510</b>		

**HARBOUR ISLES**

Community Development District

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

For the Period Ending May 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	\$ -	\$ 5,426	\$ 5,426	0.00%
Other Miscellaneous Revenues	-	13,617	13,617	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>19,043</b>	<b>19,043</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	19,043	19,043	0.00%
Net change in fund balance	\$ -	\$ 19,043	\$ 19,043	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>210,306</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 229,349</b>		

**HARBOUR ISLES**

Community Development District

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

For the Period Ending May 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	\$ -	\$ 4,140	\$ 4,140	0.00%
Special Assmnts- Tax Collector	312,608	305,105	(7,503)	97.60%
Special Assmnts- Discounts	(12,504)	(11,645)	859	93.13%
<b>TOTAL REVENUES</b>	<b>300,104</b>	<b>297,600</b>	<b>(2,504)</b>	<b>99.17%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	6,252	5,869	383	93.87%
<b>Total Administration</b>	<b>6,252</b>	<b>5,869</b>	<b>383</b>	<b>93.87%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	236,000	236,000	-	100.00%
Principal Prepayments	-	1,000	(1,000)	0.00%
Interest Expense	59,496	59,340	156	99.74%
<b>Total Debt Service</b>	<b>295,496</b>	<b>296,340</b>	<b>(844)</b>	<b>100.29%</b>
<b>TOTAL EXPENDITURES</b>	<b>301,748</b>	<b>302,209</b>	<b>(461)</b>	<b>100.15%</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,644)	(4,609)	(2,965)	0.00%
Net change in fund balance	\$ (1,644)	\$ (4,609)	\$ (2,965)	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>\$ 105,303</b>		

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

Supporting Schedules

May 31, 2026

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

					ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund	
Assessments Levied FY26				\$1,372,675	1,060,653	312,022	
Allocation %				100%	77%	23%	
11/06/25	\$ 24,090	\$ 1,252	\$ 492	\$ 25,833	\$ 19,961	\$ 5,872	
11/13/25	\$ 69,598	\$ 2,959	\$ 1,420	\$ 73,977	\$ 57,161	\$ 16,816	
11/01/25	\$ 43,943	\$ 1,868	\$ 897	\$ 46,708	\$ 36,091	\$ 10,617	
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	
01/06/25	\$ 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	
04/07/26	\$ 24,745	\$ -	\$ 505	\$ 25,250	\$ 19,510	\$ 5,739	
05/05/26	\$ 3,172	\$ (94)	\$ 65	\$ 3,143	\$ 2,428	\$ 714	
<b>TOTAL</b>	<b>\$ 1,265,192</b>	<b>\$ 51,232</b>	<b>\$ 25,820</b>	<b>\$ 1,342,244</b>	<b>\$ 1,037,139</b>	<b>\$ 305,105</b>	
<b>% COLLECTED</b>				98%	98%	98%	
<b>TOTAL OUTSTANDING</b>				<b>\$ 30,432</b>	<b>\$ 23,514</b>	<b>\$ 6,917</b>	

**Cash and Investment**  
**May 31, 2026**

<b>GENERAL FUND</b>						
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>	
Checking Account	Valley National	High Yielding Checking Acct.	n/a	3.56%	\$	803,362
					<i>Subtotal</i>	<b>\$ 803,362</b>
<b>RESERVE FUND</b>						
Reserve Fund	Valley National	Checking account	n/a	3.56%	\$	229,349
					<i>Subtotal</i>	<b>\$ 229,349</b>
<b>DEBT SERVICE FUNDS</b>						
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	3.36%	\$	104,582
					<i>Subtotal</i>	<b>\$ 104,582</b>
					<b>Total</b>	<b>\$ 1,137,293</b>

# Bank Account Statement

Harbour Isles CDD

**Bank Account No.** 7037

**Statement No.** 05-26

**Statement Date** 05/31/2026

<b>G/L Account No. 101002 Balance</b>	803,361.66	<b>Statement Balance</b>	804,389.73
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	804,389.73
<b>Subtotal</b>	803,361.66	<b>Outstanding Checks</b>	-1,028.07
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	803,361.66
<b>Ending G/L Balance</b>	803,361.66		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
04/29/2026	Payment	100204	SHEPPARD ELECTRICAL SERVICES	Inv: 42581			-566.00
05/28/2026	Payment	300167	SPECTRUM	Inv: 2441826051126			-336.70
05/26/2026	Payment	300169	SPECTRUM	Inv: 2852592051326			-125.37
<b>Total Outstanding Checks</b>							-1,028.07

**Outstanding Deposits**

**Total Outstanding Deposits**

**Harbour Isles CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Miscellaneous</b>						
ABM INDUSTRIES INC	5/20/2026	19927665	\$657.00			May 2026- ABM Maint Billing
BOCC	5/4/2026	050426-8063-ACH	\$281.73			WATER 3/31 to 5/4
BUSINESS OBSERVER, INC	5/22/2026	26-01749H	\$85.31			May 2026- Legal Advertising
DIANNE MARTINEZ URSO (KAY-LIAN)	4/30/2026	043026	\$995.00			April 2026- Janitorial
HARBOUR ISLES CDD- C/O US BANK	4/7/2026	040726-2100	\$5,624.70			TRSF 2021 DS ASSESSMENTS
INFRAMARK LLC	5/1/2026	178452	\$4,553.50			May 2026- Management fee
INFRAMARK LLC	5/1/2026	178452	\$166.67	\$4,720.17	\$4,720.17	Website Maintenance/Email Address
MICHELLE M AMBRIATI	4/17/2026	299	\$7,960.00			April 2026- Clubhouse/guard house repairs
NVIROTECT PEST CONTROL SERVICES, INC	4/28/2026	391813	\$158.00			April 2026- Pest Control
PAUL RAMSEWAK	5/21/2026	PR052126	\$75.99			REIMBURSEMENT FOR OFFICE PRINTER INK
PREMIER LAKES INC	5/1/2026	3889	\$3,300.00			May 2026- Lake Maintenance
PREMIER LAKES INC	5/20/2026	3929	\$350.00		\$3,650.00	May Compressor Warranty Repair
QFC SUPPLY COMPANY INC	4/27/2026	15-17610	\$207.00			April Dog waste roll bag
QFC SUPPLY COMPANY INC	4/27/2026	15-17610	\$129.67	\$336.67	\$336.67	April Pull towels and fuel surcharge
REPUBLIC SERVICES	4/17/2026	0696-001346725	\$1,007.12			May 2026 SERVICES
REPUBLIC SERVICES	5/17/2026	0696-001354318	\$602.12		\$1,609.24	June Trash Svcs
SPECTRUM	4/17/2026	2378408041726	\$256.00			INTERNET SERVICE 4/17-5/16/26
SPECTRUM	5/13/2026	2852592051326	\$125.37			INTERNET SERVICE 5/13-6/12/26
SPECTRUM	5/17/2026	2378408051726	\$256.00			INTERNET SERVICE 5/17-06/16/26
SPECTRUM	5/11/2026	2441826051126	\$336.70			Internet 5/11-06/10/26
SPECTRUM	5/11/2026	24418260511126	\$336.70		\$1,310.77	Internet 5/11-06/10/26
STRALEY ROBIN VERICKER , P.A.	5/15/2026	28425	\$1,368.50			April 2026- District Counsel
TAMPA ELECTRIC CO.	5/5/2026	050526-7019-ACH	\$505.61			ELECTRICAL SERVICE 3/31-4/29/26
TAMPA ELECTRIC CO.	5/5/2026	050526-5914-ACH	\$34.10			ELECTRICAL SERVICE 3/31-4/29/26
TAMPA ELECTRIC CO.	5/5/2026	050526-6599-ACH	\$11,358.30			ELECTRICAL SERVICE 3/31-4/29/26
TAMPA ELECTRIC CO.	5/5/2026	050526-6813-ACH	\$31.02			ELECTRICAL SERVICE 3/31-4/29/26

May 2026 Meeting

<b>Harbour Isles CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TAMPA ELECTRIC CO.	5/5/2026	050526-5658-ACH	\$1,010.21			ELECTRICAL SERVICE 3/31-4/29/26
TAMPA ELECTRIC CO.	5/5/2026	050526-2651-ACH	\$484.98			ELECTRICAL SERVICE 3/31-4/29/26
TAMPA ELECTRIC CO.	5/5/2026	050526-1839-ACH	\$216.37			ELECTRICAL SERVICE 3/31-4/29/26
TAMPA ELECTRIC CO.	5/5/2026	050526-6391-ACH	\$20.31		\$13,660.90	ELECTRICAL SERVICE 3/31-4/29/26
UNITED LAND SERVICES	4/28/2026	202801	\$92.95			April 2026- - Repaired Fence Panels
UNITED LAND SERVICES	5/5/2026	204184	\$2,272.17			April 2026- Irrigation repairs
UNITED LAND SERVICES	5/8/2026	205138	\$12,996.02			May 2026- Landscape Contract
UNITED LAND SERVICES	5/22/2026	207217	\$2,340.00			May 2026- Flush Cut 4 Dead Pine Trees
UNITED LAND SERVICES	5/22/2026	207219	\$3,978.00		\$21,679.14	May 2026- Pruned Oak Trees
VALLEY NATIONAL BANK	4/21/2026	042126-5409	\$22.99			April A2 HOSITNG
VALLEY NATIONAL BANK	4/21/2026	042126-5409	\$90.16			April REGISTERED MAIL
VALLEY NATIONAL BANK	4/21/2026	042126-5409	\$596.12			MARCH AMAZON
VALLEY NATIONAL BANK	4/21/2026	042126-5409	\$189.14			MARCH HOME DEPOT
VALLEY NATIONAL BANK	4/21/2026	042126-5409	\$86.08			APRIL SAMS CLUB
VALLEY NATIONAL BANK	4/21/2026	042126-5409	\$13.00			Apr mail chip
VALLEY NATIONAL BANK	4/21/2026	042126-5409	\$434.60	\$1,432.09	\$1,432.09	April access card
VESTA PROPERTY SERVICES, INC.	5/1/2026	432207	\$1,200.00			May 2026- Pool Service
<b>Miscellaneous Subtotal</b>			<b>\$66,805.21</b>			
<b>TOTAL</b>			<b>\$66,805.21</b>			

**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, May 26, 2026, and was 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	Angel Montagna	District Manager, Inframark
14	Vivek Babbar	District Counsel
15	Paul Ramsewak	Onsite Manager
16	Brett Perez	United Land Services
17	Alex Kurth	Premier Lakes ( <i>via phone</i> )
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. Montagna called the meeting to order at 11:00 a.m. and conducted roll call. A quorum was  
26 established.

27

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

29 Pledge of Allegiance was said.

30

31 **THIRD ORDER OF BUSINESS** **Public Comments**

32 There being no public comments, the next order of business followed.

33

34 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

35 **A. Review of April 2026 Financial Statements**

36 Ms. Montagna reviewed the April 2026 Financial Statements with the Board, and there were no

37 questions.

38

39 **B. Consideration of Regular Meeting Minutes from April 28, 2026**

On MOTION by Mr. Bowden, seconded by Ms. Clavio, with all in favor, motion to approve the Consent Agenda containing the April 2026 Financial Statements and Meeting Minutes from April 28, 2026, carried. (5-0)

40

41 **FIFTH ORDER OF BUSINESS**                      **Staff Reports**

42 **A. Aquatics Report**

43 Ms. Montagna reviewed the aquatics report with the Board. Discussion ensued regarding the  
44 fountain repair on Pond 1. Mr. Kurth will provide solid numbers for repairs vs. replacement for the  
45 June 23, 2026, agenda.

46 It was noted that Pond 10 is seeing a lot of midge fly activity which is cause for concern.

47

48 **B. Landscape Report**

49 Mr. Perez presented the landscape report to the Board.

- 50 • Hedge pruning complete
- 51 • Flush cuts complete
- 52 • Turf weed application is in progress
- 53 • Cuts and trims complete
- 54 • Drought stress is improving
- 55 • Irrigation technician is coming out
- 56 • The red, white, and blue annuals will be installed

57

58 The irrigation technician will check the broken sprinklers.

59 The three queen palms at the entrance need to be replaced. Mr. Perez will provide proposals for  
60 all replacements at the June 23, 2026, meeting.

61

62 **C. District Engineer**

63 Not present.

64 Discussion ensued regarding the shoreline restoration and walking path projects. The Board  
65 decided to move \$30,000.00 out of the shoreline project and into the walking path project.

66 The Board requested that the spreadsheet be updated to reflect the next high-priority items that need

67 to be addressed and be marked in red for easy reference.

68 Ms. Montagna will contact Finn Outdoor to get the status of the ordered grate and will check if  
69 the ditch on Conch Shell needs to be cleaned out by the county before storm season.

70

71 **D. District Counsel**

72 Mr. Babbar will draft the agreement for Alvarez Plumbing for the backflow repair and  
73 replacement. He will also send the links to ethics training to the Board.

74

75 **E. District Manager**

76 Ms. Montagna will advise Ms. Zaroni of the Board's questions regarding the pier repairs  
77 allocation and the amount that will be left out of the operating reserves of \$261,374.00 to potentially  
78 move to the reserves (minus first-quarter operating expenses).

79

80 **F. Onsite Manager Report**

81 **i. Consideration of Kay-Lian Eco Cleaning Services Carpet Cleaning Proposal**

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to approve the Kay-Lian Eco Cleaning Services Carpet Cleaning Proposal in the amount of \$350 carried. (5-0)

82

83 **ii. Consideration of Kay-Lian Eco Cleaning Services External Window Cleaning**  
84 **Proposal**

On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, motion to approve the Kay-Lian Eco Cleaning Services External Window Cleaning Proposal in the amount of \$500 initial and \$375 quarterly carried. (5-0)

85

86 **iii. Consideration of Alvarez Plumbing Backflow Repairs Proposal #255108362**

87 The other vendor backed out.

88 This project comes out of the reserves fund.

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to approve the Alvarez Plumbing Backflow Repairs Proposal #255108362 in the amount of \$8,579.75 carried. (5-0)

89

90

91

- 92           iv.    **Discussion on CPLM Asphalt Paving Proposals**
- 93                a.   **Asphalt Walking Path Repair and Pave Proposal #19848426**

94           Proposal not approved by the Board.

95

- 96                b.   **Asphalt Walking Path Repair Proposal #19859426**

97           Proposal not approved by the Board.

98

99   **SIXTH ORDER OF BUSINESS                      Business Items**

- 100           **A. Consideration of Resolution 2026-04; Approving FY2026-2027 Proposed Budget and**
- 101                **Setting Public Hearing**

- 102                i.   **Exhibit A – FY2026-2027 Proposed Budget Draft**

On MOTION by Mr. Letizia, seconded by Ms. Clavio, with all in favor, motion to adopt Resolution 2026-04; Approving FY2026-2027 Proposed Budget and Setting Public Hearing carried. (5-0)

103

- 104                **B. Ratification of FitRev Proposal #17691**

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to ratify FitRev Proposal #17691 in the amount of \$1,197 carried. (5-0)

105

- 106                **C. Ratification of Sheppard Electrical Services Invoice #42581**

On MOTION by Mr. Letizia, seconded by Ms. Clavio, with all in favor, motion to ratify Sheppard Electrical Services Invoice #42581 in the amount of \$566 carried. (5-0)

107

108   **SEVENTH ORDER OF BUSINESS                      Supervisor Request**

109           There being no supervisors' requests, the next order of business followed.

110

111   **EIGHTH ORDER OF BUSINESS                      Public Comments**

112           There being no public comments, the next order of business followed.

113

114

115

116

117

118 **NINTH ORDER OF BUSINESS** **Adjournment**

119 Ms. Montagna announced that the next meeting is scheduled for June 23, 2026, at 11:00 a.m.

120

On MOTION by Mr. Letizia, seconded by Ms. Clavio, with all in favor, the meeting adjourned at 11:51 a.m. (5-0)

121

122

123

124

125

126 \_\_\_\_\_  
Secretary / Assistant Secretary

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



## Harbour Isles CDD

Aquatics Report

6/9/2026

[www.premierlakesfl.com](http://www.premierlakesfl.com)

CustomerSupport@PremierLakesFL.com

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



1



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

2



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



3



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

4



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



5



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

6



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



7



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

8



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



9



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

10



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



11



**Comments:**

This lake is in great condition. No evidence that there is any remaining Hydrilla.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

12



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



13



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

14



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



15



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

16



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



17



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

18



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



19



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor and treat as necessary.

**Target:**

20



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



21



**Comments:**

This pond is in great condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**

22



**Comments:**

This pond is in great condition. Prior algae has subsided after treatment.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



23



**Comments:**

The ditch is in good condition.

**Action Required**

Continue to monitor & treat as necessary.

**Target:**



## Management Summary

All lakes remain in great condition this month.

I would have to try extremely hard to find anything to complain about the job our team is doing at Harbour Isles. Shoreline weeds & algae are extremely minimal.

Submerged or floating weeds do not appear to be present anywhere on the property right now. We are in great shape for this time of year. The lakes are well prepared for rainfall, which we desperately need. If there is any in-flow of floating weeds as prior vendors suggested, we are ready for it.

We appreciate your continued business and trust.

Alex Kurth



Cristi Cochran  
ULS

# JUNE LANDSCAPE AUDIT

---

Betty, Paul, Dale & Cristi in Attendance

Tuesday, June 9, 2026

Prepared For Board Of Supervisors

33 Issues Identified



---

**ISSUE 1**

Assigned To Cristi

Replace 10 blue daze under warranty



---

**ISSUE 2**

Assigned To Cristi

Have tech check for complete coverage, Loropetalum struggling



---

**ISSUE 3**

Assigned To Crew & Dale

Great job keeping bougainvillea shaped!



---

**ISSUE 4**

Assigned To Cristi

Have irrigation check coverage on Duranta, replace under warranty



---

**ISSUE 5**

Assigned To Crew

Lower Trinettes, trim Roby palms, trim Jatropha off building



**ISSUE 6**

Assigned To Crew

Remove spent blooms from all roses



**ISSUE 7**

Assigned To Crew

Blow debris from rip rap each visit



**ISSUE 8**

Assigned To Dale

Remove hanger



**ISSUE 9**

Assigned To Crew

Prune dead branch from bottlebrush tree



**ISSUE 10**

Assigned To Irrigation

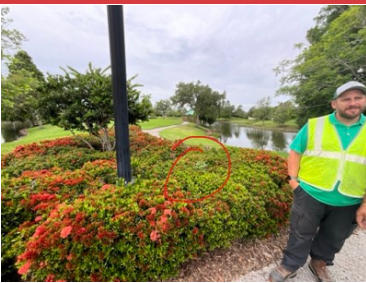
Good coverage here?



---

**ISSUE 11**

Assigned To Crew  
Hand prune dead branches



---

**ISSUE 12**

Assigned To Crew  
Remove Brazilian pepper volunteer



---

**ISSUE 13**

Assigned To Dale  
Check to see if we are able to safely remove this high dead branch



---

**ISSUE 14**

Assigned To Crew  
Trim plumbago next visit



---

**ISSUE 15**

Assigned To Crew & Dale  
Overspray with roundup must stop



**ISSUE 16**

Assigned To Crew

Monitor and remove Virginia creeper vines weekly



**ISSUE 17**

Assigned To Dale

Check mow height, crew must remove grass clumps each time we mow



**ISSUE 18**

Assigned To Dale & Crew

Overspray with roundup must stop



**ISSUE 19**

Assigned To Crew

Flush cut holly



**ISSUE 20**

Assigned To Crew

Remove Virginia creeper next visit



---

**ISSUE 21**

Assigned To Cristi  
Monitor this maple tree



---

**ISSUE 22**

Assigned To Board  
Maple tree has active termites, it will eventually decline



---

**ISSUE 23**

Assigned To Crew & Dale  
Shape plumbago, apply 14-14-14



---

**ISSUE 24**

Assigned To Crew  
Shape hedge



---

**ISSUE 25**

Assigned To Crew  
Remove vines from Podocarpus



**ISSUE 26**

Assigned To Cristi & Dale

Reduction prune in half during winter to allow it to flush from the bottom



**ISSUE 27**

Assigned To Irrigation

Check coverage on this hibiscus



**ISSUE 28**

Assigned To Agronomics

Has this patch of fungus been treated?



**ISSUE 29**

Assigned To Irrigation

Shrubs in pool bed in decline, is coverage good?



**ISSUE 30**

Assigned To Crew

String trim grass along conservation area, remove dead fronds

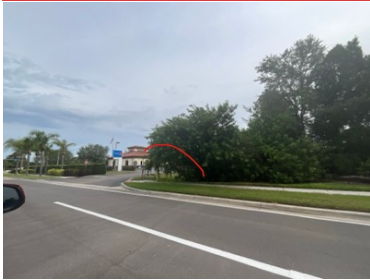


---

**ISSUE 31**

Assigned To Crew

Lower Jatropha next visit



---

**ISSUE 32**

Assigned To Crew

Trim pepper back off sidewalk next visit



---

**ISSUE 33**

Assigned To Cristi

Quote to remove stumps exit side to 41 and guard house, install 3 Royal Palms



**Proposal #235807**

**Date: 6/11/2026**

**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 Summer Annuals**

Provide Labor and Material to Deliver & Install Summer Annuals; Remove Existing Flowers, Till Soil, Install Combination of 500 Red & White Pentas With 84 - 1 Gallon Blue Daze Border, Fertilize Plants, Check & Adjust Irrigation for Proper Coverage; Dispose of Debris

**Default Group**

**Property Improvements**

Items	Quantity	Price
Install Summer Annuals	1.00	
<b>Property Improvements:</b>		<b>\$3,327.50</b>
<b>PROJECT TOTAL:</b>		<b>\$3,327.50</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.

15. Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

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 6/11/2026

By \_\_\_\_\_

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



**Proposal #236074**

**Date: 6/12/2026**

**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 3 Queen Palms with Foxtails**

Provide Labor, Equipment & Material to Remove 3 Queen Palm Stumps (1 at Guard House, 2 Spindle Shell & 41 Exit, Replace With 3 Field Grown Foxtail Palms, Overall Height of Foxtails 12-14', Stake Trees, Add Irrigation Bubblers, Touch Up Mulch; Haul Away Debris







**Default Group**

## Property Improvements

Items	Quantity	Price
Remove Stumps, Install Foxtail Palms	1.00	
<b>Property Improvements:</b>		<b>\$4,948.81</b>
<b>PROJECT TOTAL:</b>		<b>\$4,948.81</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.

15. Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

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 6/12/2026

By \_\_\_\_\_

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



**Proposal #183985**

**Date: 6/12/2026**

**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 Tree Replacement - Hong Kong Orchid**

Provide Labor, Equipment and Material to Deliver & Replace Hong Kong Orchid Tree Remove Post Hurricane, Add Tree Bubbler, Stake Tree, Size 14-20' Tall, Delivery From Homestead

**Services Billed Upon Completion**

Description of Services	Total cost
Property Improvements	\$2,309.41

By \_\_\_\_\_

**Cristi Cochran**

Date 6/12/2026

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**



Proposal #183989

Date: 6/12/2026

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 65 Gallon Jacaranda Tree

Provide Labor, Equipment and Material to Deliver and Install 65 Gallon Jacaranda Tree, Stake Tree, Add Tree Bubbler; Specs 12-14' High x 6' Wide x 2-2.5" Caliper, Deliver From Malabar, FL



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$1,611.18

By \_\_\_\_\_

**Cristi Cochran**

Date 6/12/2026

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**



**365**  
**NIGHTS OF**  
**GUARANTEED**  
**LIGHTING**

S O L A R   S T R E E T   L I G H T I N G

# SOLAR IS THE NEW STANDARD



## THE LEADING PROVIDER OF AUTONOMOUS SOLAR LIGHTING

At Fonroche Lighting, we are motivated by our desire to revolutionize street lighting around the world. With over 20 years of experience, and as the world leader in solar street lighting, we are convinced that solar energy is the best alternative to conventional grid street lighting. Together, we will overcome challenges, break the mold, and accelerate the transition toward a world of sustainable, efficient, economical, and responsible lighting.

# WHY CHOOSE SOLAR LIGHTING?

## FOR 365 NIGHTS OF...



### Savings

Quick and easy installation, no more electricity bills, and no maintenance for 10+ years



### Autonomy

100% powered by solar energy, our solutions do NOT require connection to the grid



### Reliability

Resistant to even the most extreme weather conditions, including high winds and temperatures ranging from -40 °F to +158 °F



### Safety

Anti-blackout security system and vandalism protection



### Intelligence

Optimized energy storage and remote lighting control



### Environmental Responsibility

With a carbon footprint 2 to 6 times lower than grid lighting

## Solar Lighting Reduces Costs From Day One!

Solar lighting eliminates the need for trenching, electrical grid repairs, or construction costs thanks to its **cable-free, hook up-free, and switchgear-free operation**. This represents significant, immediate savings. Say goodbye to electricity bills for your outdoor lighting!



## Solar Cost Savings Over Time



# POWER 365 SOLAR TECHNOLOGY



DESIGNED  
IN FRANCE



ASSEMBLED  
IN USA

## Photovoltaic Module

- Excellent efficiency in all climates
- Self-cleaning hydrophobic coating
- Lifespan of 30 Years



## Smart Storage And Management System

- Long Lifespan (12 years or 4000 cycles)
- Easy to recycle
- Durability in extreme temperatures (From -40F to +158F)
- Programmable lighting profiles



## LED Light

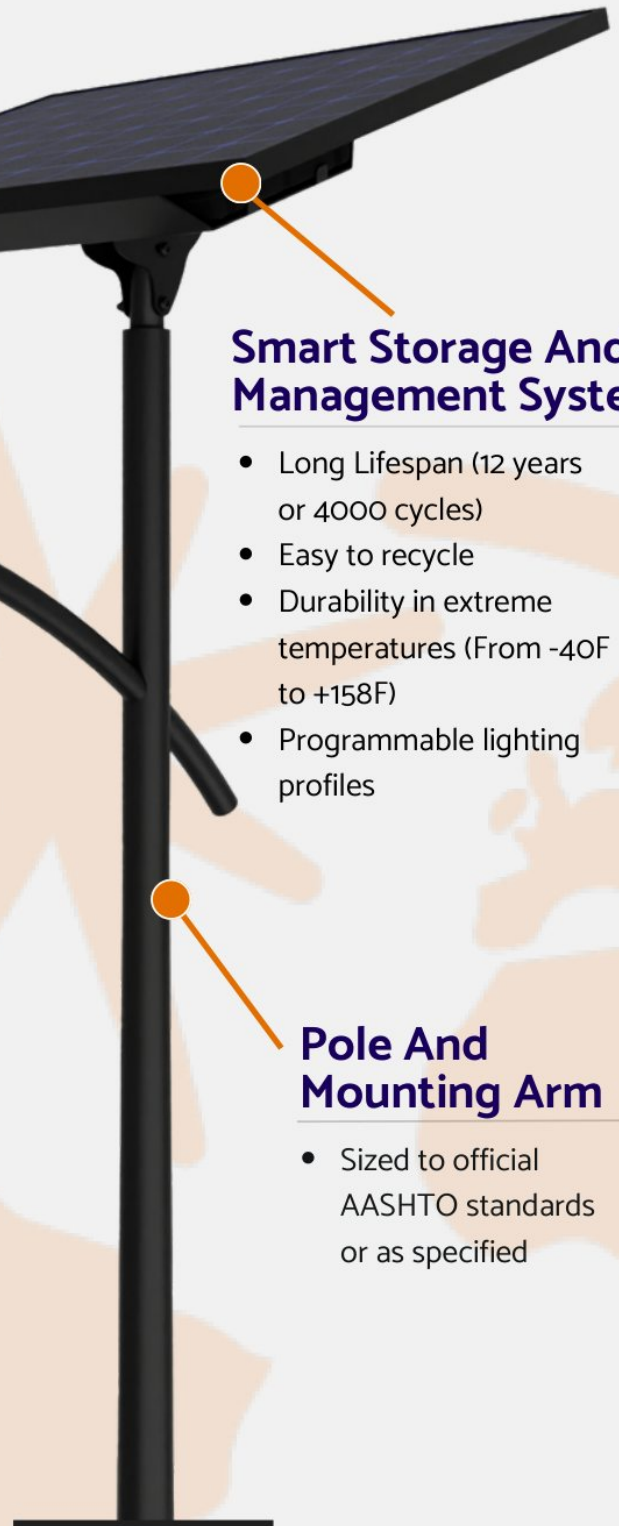
- Lighting performance exceeding 190 Lm/W
- From 40 to 80 nominal Watts
- Lifespan of 20 years

## Advanced Solar Lighting Technology

The Smartlight combines high-efficiency solar panels, advanced energy storage, and LED technology to deliver powerful, reliable solar street lighting. Powered by Fonroche's Power 365 technology, it ensures unmatched performance through high-quality components and a project-specific engineering approach.

## Pole And Mounting Arm

- Sized to official AASHTO standards or as specified



# BATTERY MANAGEMENT SYSTEM

## At The Heart Of The System

Power 365, our smart energy storage and management system, has been specifically designed by our R&D teams for Smartlight solar streetlights



## Energy Storage

Robust and durable, the energy management system technology offers the best resistance in terms of charging temperature and life span, with an expected lifespan of 10 to 12 years depending on climate.

- NIMH Battery: resistance to extreme temperatures
- Long life span
- Easy to recycle
- 100% usable charge without damaging the battery
- No 'hazardous materials' transport restrictions



## Smart Energy Management

Equipped with a custom-developed BMS, POWER 365 includes:

- Programmable operating ranges
- Storage optimization
- Twilight detection system
- Software to analyze solar irradiation at every point on the globe
- Thermal regulation system
- An anti-blackout safety device
- Geolocation system

# LEADING MANUFACTURER

## In The Solar Street Lighting Industry

Fonroche Lighting America is the leading provider of autonomous, off-grid solar lighting, delivering resilient infrastructure for safer, smarter communities without utility dependence.

We are backed by a global leader with **over 250,000 installations** and **390+ employees worldwide**, with a presence across Europe, Africa, Latin America, and North America.

<b>250,000+</b> Streetlights Deployed	<b>500+</b> U.S. Cities/Towns	<b>50+</b> Countries	<b>20+</b> Years of Experience
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## Quality Assurance

### For Our Customers

A **zero-defect quality policy** is applied across all our products, with strict supplier selection based on rigorous specifications and standards.

## The Design Office

### A Team Of Experts

### Dedicated To Your Project

Each project is supported by comprehensive environmental, mechanical, and photometric studies to **ensure optimal performance and reliability**, along with tailored technical support and cost-efficient design.

## Installation Services

### Simple Installation.

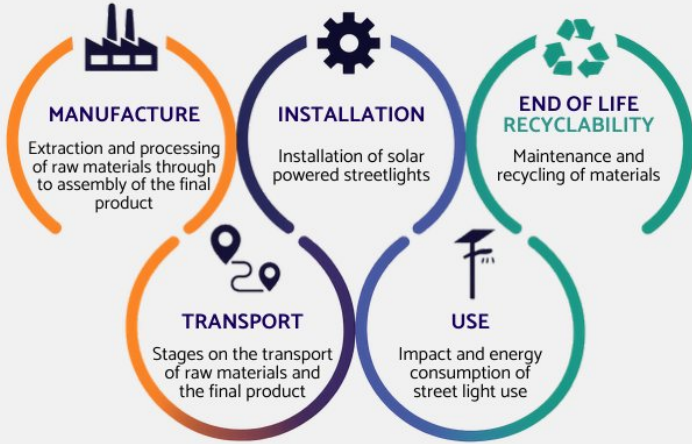
### Flexible Applications.

We provide **installation guidance and on-site support** for fast, seamless deployment. Quickly upgrade or replace existing lighting with no trenching or electrical work required.



# LIFE CYCLE ANALYSIS & RECYCLING

## Assessing The Environmental Impact Of Our Products



### What is a LIFE CYCLE ANALYSIS?

As part of its eco-design approach, Fonroche Lighting conducted a full life cycle analysis of its Smartlight solar streetlights to **evaluate environmental impact across their entire lifespan, from manufacturing to use and recycling.**

This analysis measures carbon emissions per night over a **40-year period**, reflecting the **maximum lifespan** of system components.

## High-Performance And Easy To Recycle

### Power 365

Fonroche's Power 365 technology integrates battery storage and intelligent controls to manage solar streetlight performance. It uses **highly recyclable NiMH batteries**, with recovered materials, primarily **Nickel-Iron, repurposed for steel production.**

Recycling is handled by specialized partners, including **SNAM** for batteries and **EcoSystem** for electrical components.



ecosystem soren SNAM GROUP

### The Photovoltaic Module

Fonroche Lighting has been a member of the eco-organization **SOREN** (formerly PV Cycle) since 2017 for the recycling of its end-of-life **photovoltaic panel components.**

**99% RECYCLABILITY RATE**

**LIFESPAN UP TO 30 YEARS**

**99% RECYCLABILITY RATE**  
**LIFESPAN UP TO 12 YEARS**



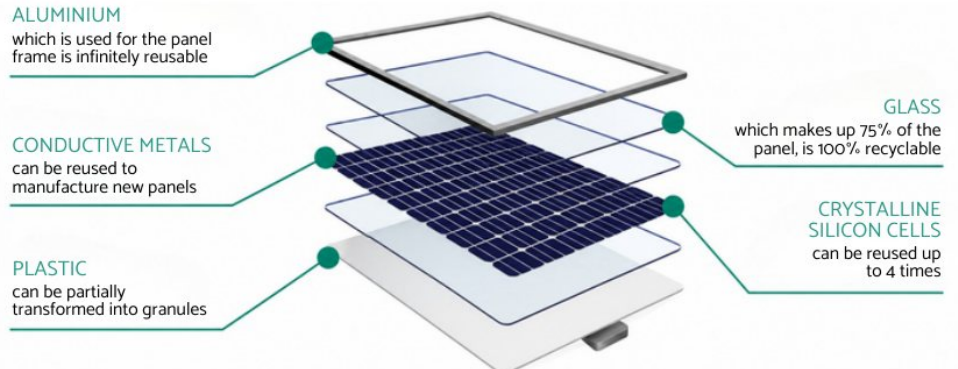
**ALUMINIUM**  
which is used for the panel frame is infinitely reusable

**CONDUCTIVE METALS**  
can be reused to manufacture new panels

**PLASTIC**  
can be partially transformed into granules

**GLASS**  
which makes up 75% of the panel, is 100% recyclable

**CRYSTALLINE SILICON CELLS**  
can be reused up to 4 times

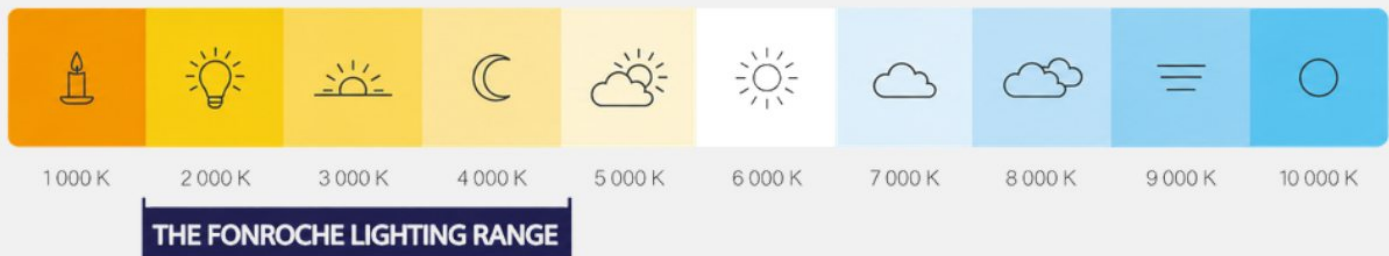


# GREENER & FAIRER LIGHTING

## Warmer Lighting That Works In Harmony With Nature

Fonroche Lighting offers a wide range of color temperatures and optical distributions to deliver high-performance, project-specific lighting solutions.

Measured in Kelvin (K), color temperature influences the appearance and environmental impact of light. Warmer color temperatures help **reduce light pollution, preserve dark skies, and minimize disruption to wildlife** and surrounding ecosystems. The Smartlight range offers **multiple color temperature options**, allowing each lighting solution to be tailored to the needs of its environment.



## Our Global Approach To Respecting Biodiversity

### An Adapted Range Of Lenses

(with different light dispersions) that allow us to adapt the lighting output of our streetlights to respect local biodiversity.

### Adjustable Light Levels

Our street lights can be programmed to provide optimal brightness (dimming or even switching off the streetlight if necessary).

### Control Light Output

To avoid loss of light (flux code CIE).

### “Warmer” Color Temperatures

Ranging from **2000k to 4000k** to avoid disturbing photosensitive species.

### An Environmentally Responsible Approach

Designed with the environment in mind, our solution minimizes site disruption, produces no CO<sub>2</sub> emissions during operation, protects biodiversity, delivers long-term performance, and is nearly 100% recyclable.

# PRESERVING THE NOCTURNAL ENVIRONMENT

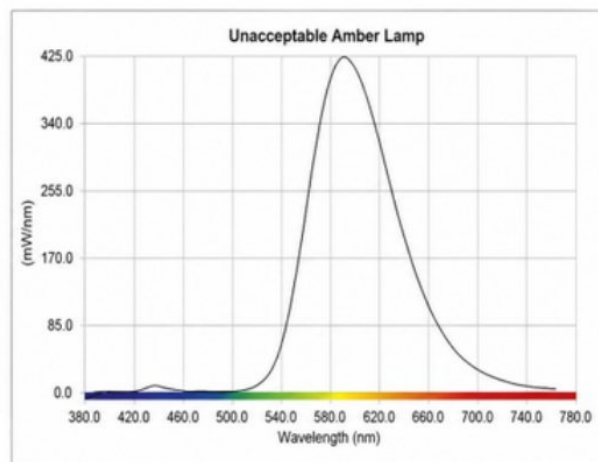
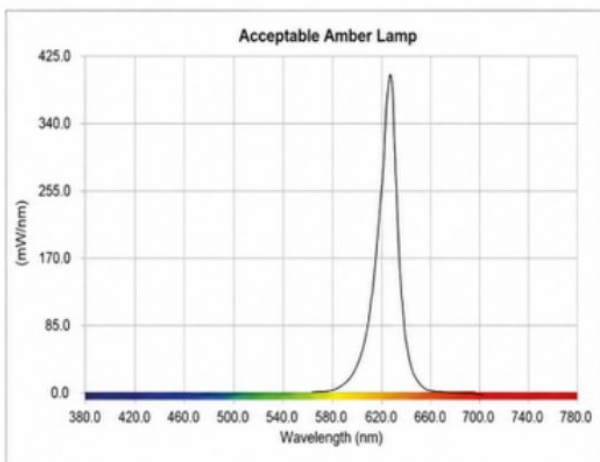
With natural habitats increasingly affected by artificial lighting, preserving and restoring ecosystems has become essential.

By integrating biodiversity conservation into land-use and infrastructure planning, communities and organizations around the world are making more environmentally responsible lighting decisions. As part of this effort, many regions now regulate outdoor lighting to help **preserve the night-time environment and reduce light pollution.**

Fonroche Lighting offers a **wide range of color temperatures and optical configurations**, delivering high-performance, tailor-made solutions for every project. Warmer color temperatures and amber LED options are designed to minimize blue light emissions, helping **reduce disruption to wildlife and sensitive ecosystems** – including sea turtles, migratory birds, and other nocturnal species – while maintaining safe, reliable illumination.

## Amber LEDs & Shielding

- 1600K - Dominant WL: LD 591.3nm & Purity of 99.5% (Peak WL: Ip 604.7nm)
- Shielding accessories





# OUR UNIQUE APPROACH

Every project is unique. By analyzing **local solar irradiance, weather patterns, and environmental conditions**, we design each system with the optimal size and components to ensure reliable lighting 365 nights a year, even in the most demanding conditions.

While every system is precisely engineered using detailed solar studies and environmental data, the result is a solution that is **simple to deploy and easy to manage**. From design to deployment, Fonroche Lighting America delivers optimized solar lighting systems that perform as expected, every night.

1

## Identification Of Project

Recognize each project's unique requirements

2

## Solar And Environmental Study

Collection of weather data from the site

Sizing and simulation of a typical year

3

## Custom Photometric Study

365 nights of guaranteed lighting per year

Adjustments made to create a project tailored to its location

4

## Precise Installation

Ensure optimized installation for cost efficiency

## Remote Management Application For Solar Lighting

### Optimize

Extend the lifespan of installations with continuous remote management, available 24/7

### Monitor

Control and manage equipment remotely, without the need for on-site visits

### Eliminate

Reduce physical interventions and minimize the use of lifting platforms

### Anticipate

Meet needs with effective predictive maintenance

### Update

Automatically upgrade software to ensure performance and longevity

### Control

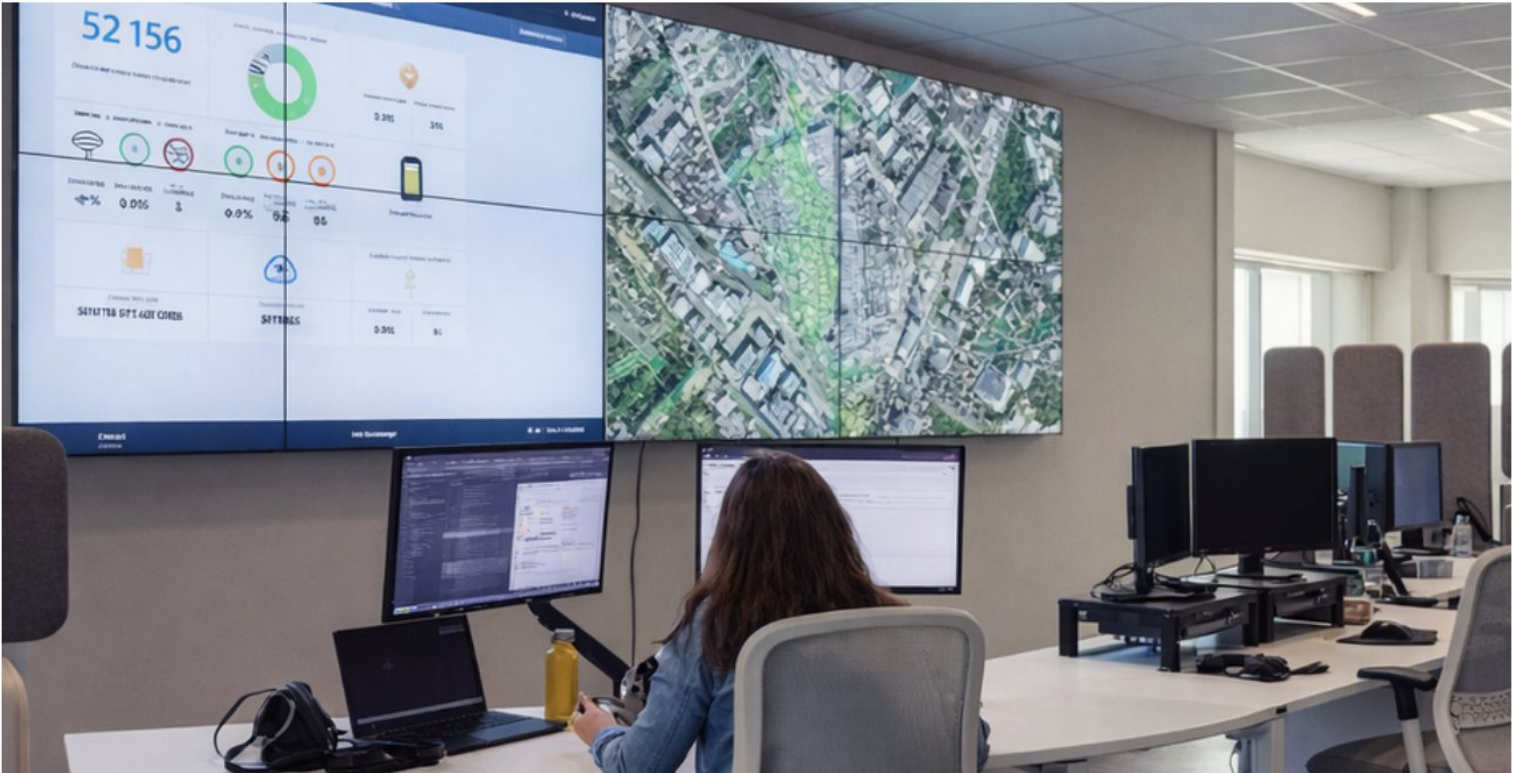
Simultaneously manage one or multiple solar streetlights in real time

Developed by our team, Fonroche Connect is an **intuitive remote communication tool** that allows you to monitor and control your solar lighting network remotely. Thanks to advanced technology, you can **geolocate your streetlights, access real-time diagnostics, and optimize their performance.**

With **Fonroche Connect** enjoy **365 nights of uninterrupted lighting per year.** More than just a monitoring tool, it's your **key to efficient, smart, and stress-free remote management** of your lighting network.



**High-performance features to meet all daily needs and scenarios**



# THE POWER ROOM

## The Largest Test Center For Solar Powered Lighting

Exposed to strong winds, extreme temperatures, humidity, and corrosion, **Fonroche Lighting systems are built to perform in the toughest conditions.**

To ensure long-term reliability and efficiency, we leverage **deep expertise in energy storage** and operate the world's only dedicated solar lighting battery testing center. Equipped with **12 climatic chambers**, it simulates environments across the globe and enables custom **testing tailored to each project's specific conditions.**

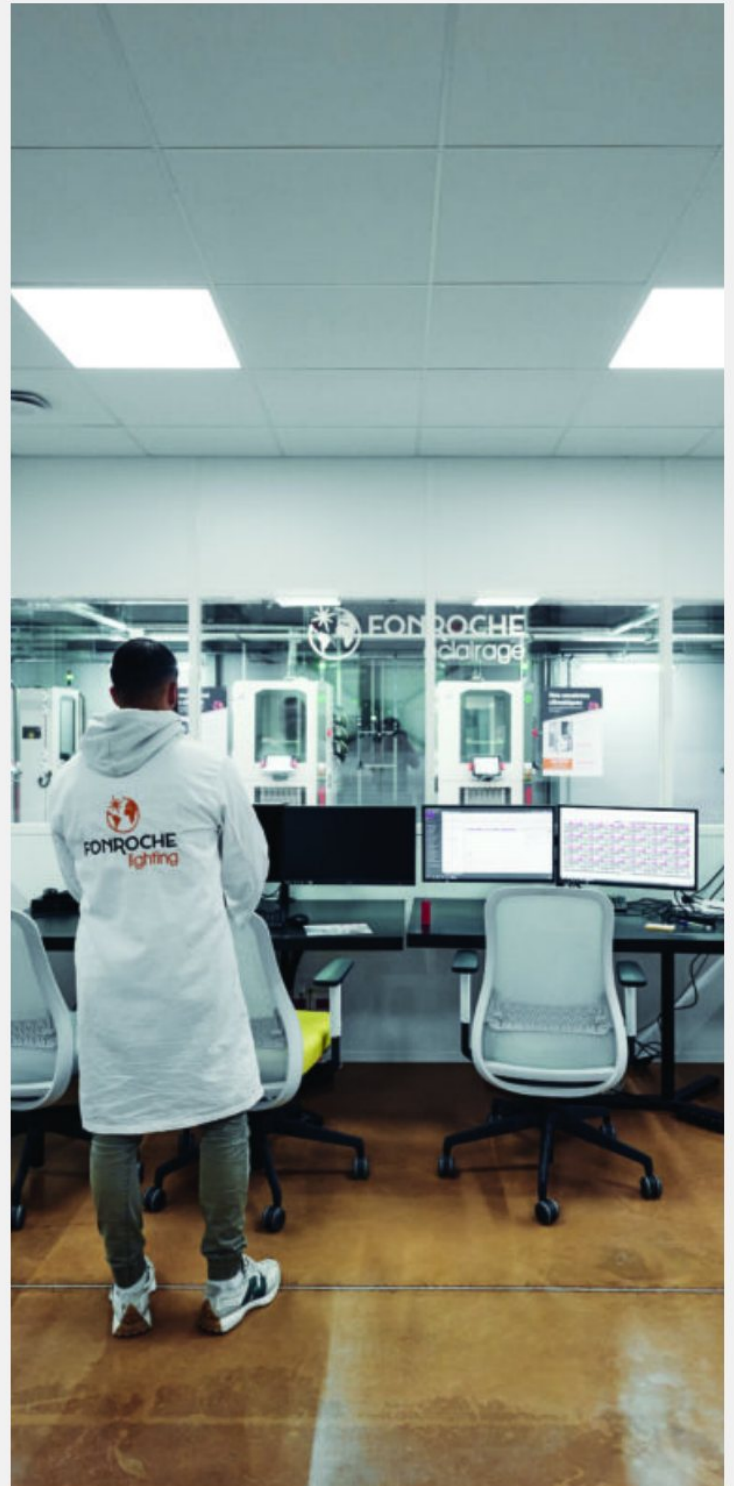
## We Simulate All Climates

**-40°F** to **+158°F**

### To Guarantee Reliability, Resistance, And Longevity Of Our Systems

The Power Room allows us to **put all our batteries and cells through rigorous tests** to guarantee 365 nights of lighting a year, anywhere in the world.

- Characterization of battery behavior in all climates
- Accelerated aging, lifespan
- Thermal shocks, temperature fluctuations
- Watertightness



# STREET LIGHTING

YOUR AREA, YOUR STYLE, OUR AMBIENCES



## BELLE EPOQUE

Refined  
Classic  
Stylish

## NEW ART

Dynamic  
Contemporary  
Striking



## OPERA

Ornate  
Elegant  
Modern

## ESSENTIAL

Sleek  
Timeless  
Minimal



With lines that **blend functionality and elegance**, the lights in our **SMARTLIGHT range** are designed as a complete package and come in a **variety of distinctive styles**. In addition to providing solar-powered lighting, Fonroche Lighting can also **help you choose the ambience** that best suits your environment, reflecting your desire to take an innovative approach to street lighting.



**nowatt** — architectural solar lighting



### CRYSTAL STUD

Elegant, and  
built to last



### FOLLOW L BOLLARD

Aesthetic and  
high-performance  
aluminum



### OKO BOLLARD

A refined wooden  
design inspired by  
nature



### BRUT BOLLARD

Durable and  
robust concrete  
construction

# HELIA SMARTLIGHT

Sculptural - Advanced - Innovative

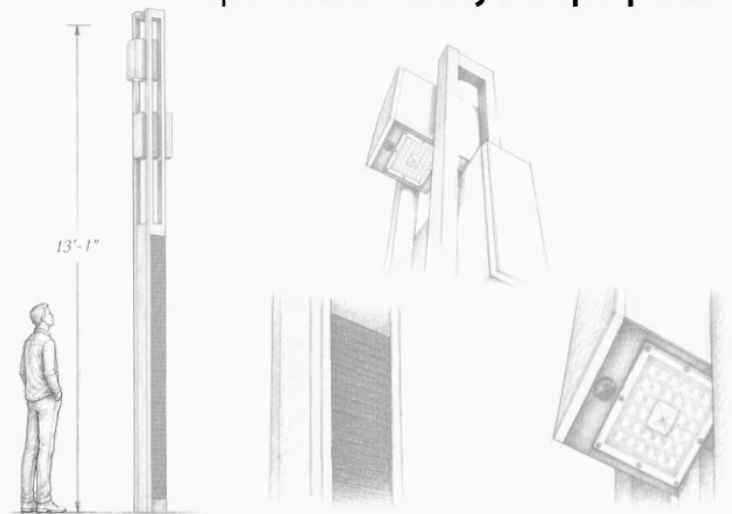
This isn't just a streetlight. **This is Helia.** Redefining what **solar lighting** can be, by uniting **performance, design, and innovation** into a new standard where power and elegance become one.



# FOLLOW UP COLUMN

Elevated - Architectural - Engineered

**FOLLOW UP** elevates urban lighting with a **refined silhouette** and precise illumination, shaping spaces with **clarity and purpose.**





# HELIA SMARTLIGHT

Available in 3 colors



Titanium  
Sheen



Concrete  
Mist



Black  
Shadow



# Helia



## Applications

Roads, urban centers,  
parking lots, residential areas

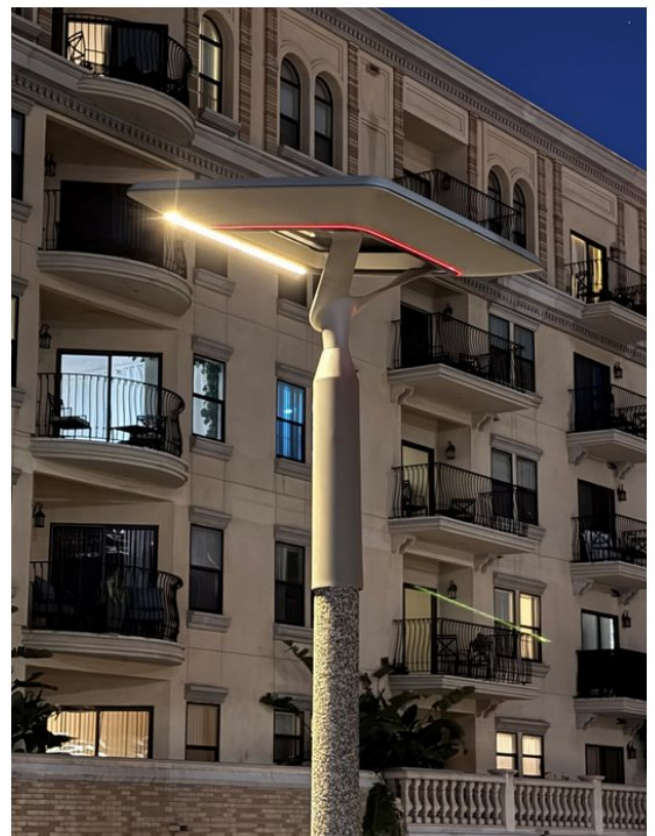
## Specifications

Materials	Aluminum foundry
LED Modules	IP66 and IK09
Nominal Power	60 W Nominal
Lighting Efficiency	> 200 lm/W
Color Temperature	2200K - 2700K - 3000K
Nominal Voltage	24 V
Customization	Colors (see color chart)



## HELIA

True concentrations of technology, Helia combines **sculptural design, advanced technology, and unprecedented installation freedom**. Where **aesthetics and innovation** meet, the rules of lighting change.



# OPERA SMARTLIGHT

## Enhance Your Lighting With Decorative Features

The **OPERA** Decorative Smartlight fixture brings a mix of **traditional elegance and modern efficiency**.

Designed for parks, pedestrian walkways, and commercial districts, this solar streetlight enhances **urban landscapes with its customizable finishes** and optimized LED output.

Its sophisticated pendant-style fixture creates a unique ambiance while maintaining **off-grid sustainability**.

### Applications

Roads, parking lots,  
pedestrian walkways,  
trails



Available in 6 color combinations

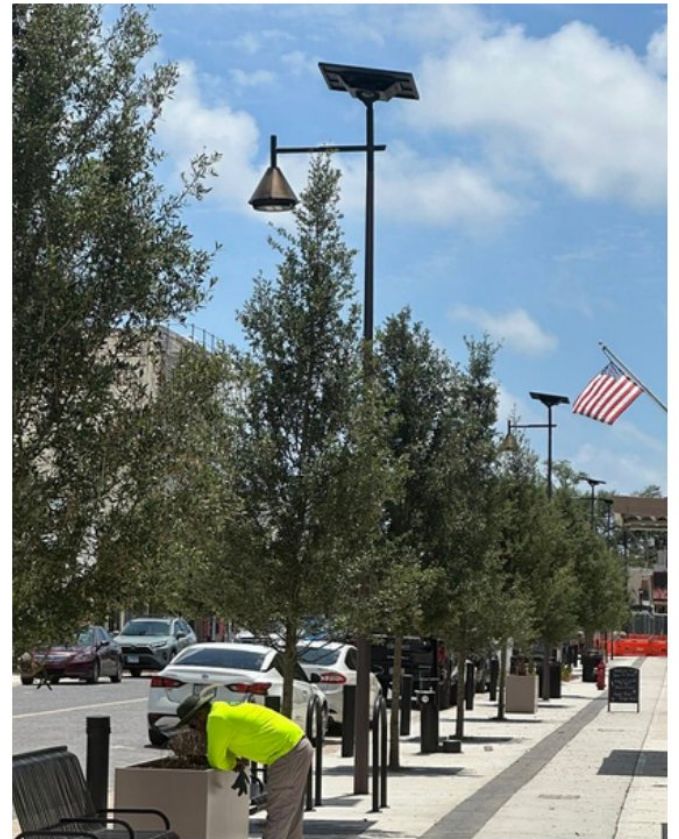


# Opera



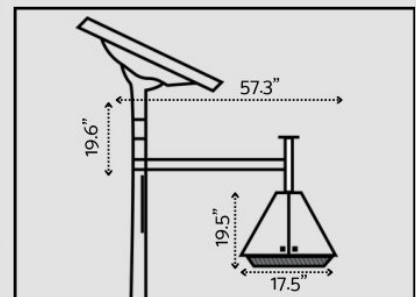
## OPERA

**Ornate and highly customizable**, OPERA effortlessly adapts to the unique character of each environment, while low-positioned LED modules provide **optimized, high-performance illumination**. Its refined design enhances visual appeal while maintaining the durability and reliability required for public infrastructure.



## Specifications

Materials	Aluminum casting with decorative sheet metal
LED Modules	Interchangeable Modules - IP67 and IK09
Mounting Arm	Suspension-effect slip fit mounting arm: Available in a single or twin version
Lighting Efficiency	> 190 lm/W
Color Temperature	2700K - 3000K - 4000K
Uplight	0%
Optics	Type II - Type III - Type IV - Type CW
Customization	Colors (see color chart)



# BELLE EPOQUE SMARTLIGHT

## Traditional With A Modern Twist

The **BELLE EPOQUE** is a solar-powered streetlight that blends historic charm with modern technology. Inspired by traditional streetlamps, its vintage-inspired fixture is suspended upside-down, offering **both aesthetic appeal and robust durability**.

Perfect for **historic town centers, heritage districts, and civic spaces**, the Belle Epoque maintains classic architecture while delivering modern lighting efficiency.

### Applications

Historic town centers, heritage districts, civic spaces



Available in 4 color combinations



Paris

Concorde

Lafayette

Mirabeau



# Belle Epoque



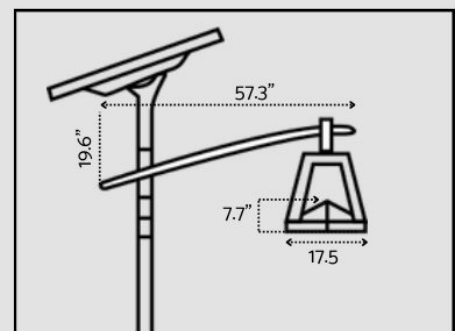
## BELLE EPOQUE

BELLE EPOQUE features a stylish design that integrates seamlessly into storied environments. Its curved mounting arm and suspended lantern create a sense of visual lightness, giving the fixture an **elegant, floating appearance** while enhancing the overall streetscape.



## Specifications

Materials	Aluminum casting
LED Modules	Interchangeable Modules - IP67 and IK09
Mounting Arm	Oblong slip fit mounting arm: Available in a single or twin version
Lighting Efficiency	> 190 lm/W
Color Temperature	2700K - 3000K - 4000K
Uplight	0%
Optics	Type II- Type III - Type IV - Type CW
Equipment	Bird guard included
Customization	Colors (see color chart)



# NEW ART SMARTLIGHT

## Stand Out With A Dynamic Style

The **NEW ART** Smartlight is defined by a fluid, lightweight silhouette that brings a polished technological presence to both urban and rural roadways.

**Inspired by nature and mineral forms**, its sculpted, faceted fixture echoes the strength and light-reflecting qualities of a diamond, expressing both robustness and precision.

The raw, carved appearance of the fixture highlights the durability of its materials while delivering a **distinctly contemporary aesthetic**.

## Applications

Roads, streets, walkways,  
roundabouts, highways

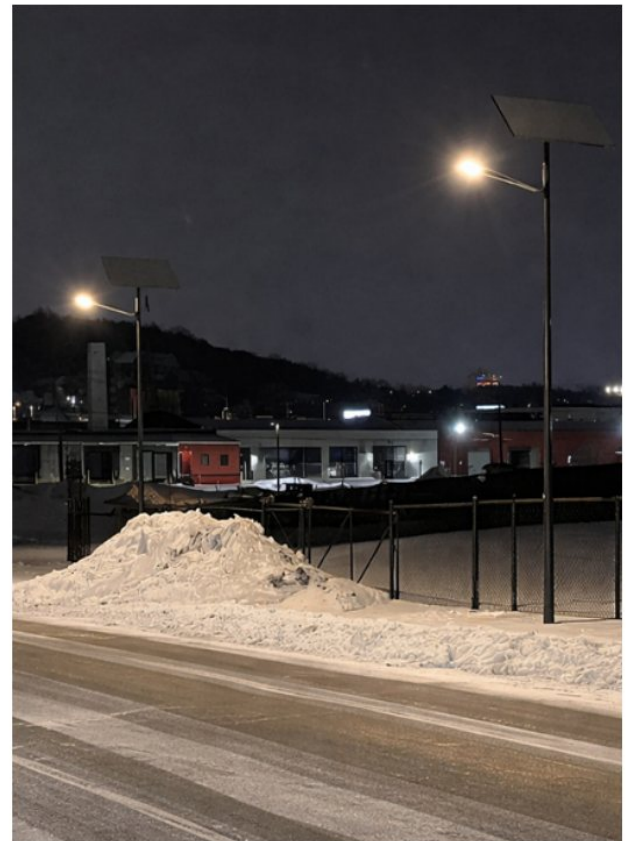


# New Art



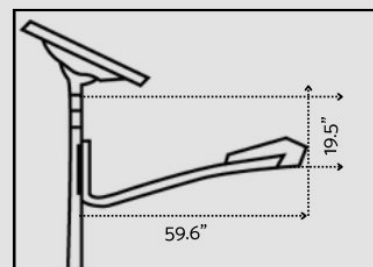
## NEW ART

NEW ART will stand out from the crowd as it brings a high tech feel to your roads. Its streamlined structure enhances the streetscape while maintaining the **performance and durability** required for public infrastructure, making it an ideal choice for projects looking to make a strong impact.



## Specifications

Materials	Aluminum casting
LED Modules	Interchangeable Modules - IP67 and IK09
Mounting Arm	Bolt-on mounting arm: Available in a single or twin version
Lighting Efficiency	> 190 lm/W
Color Temperature	3000K - 4000K
Uplight	0%
Optics	Type II



# ESSENTIAL SMARTLIGHT

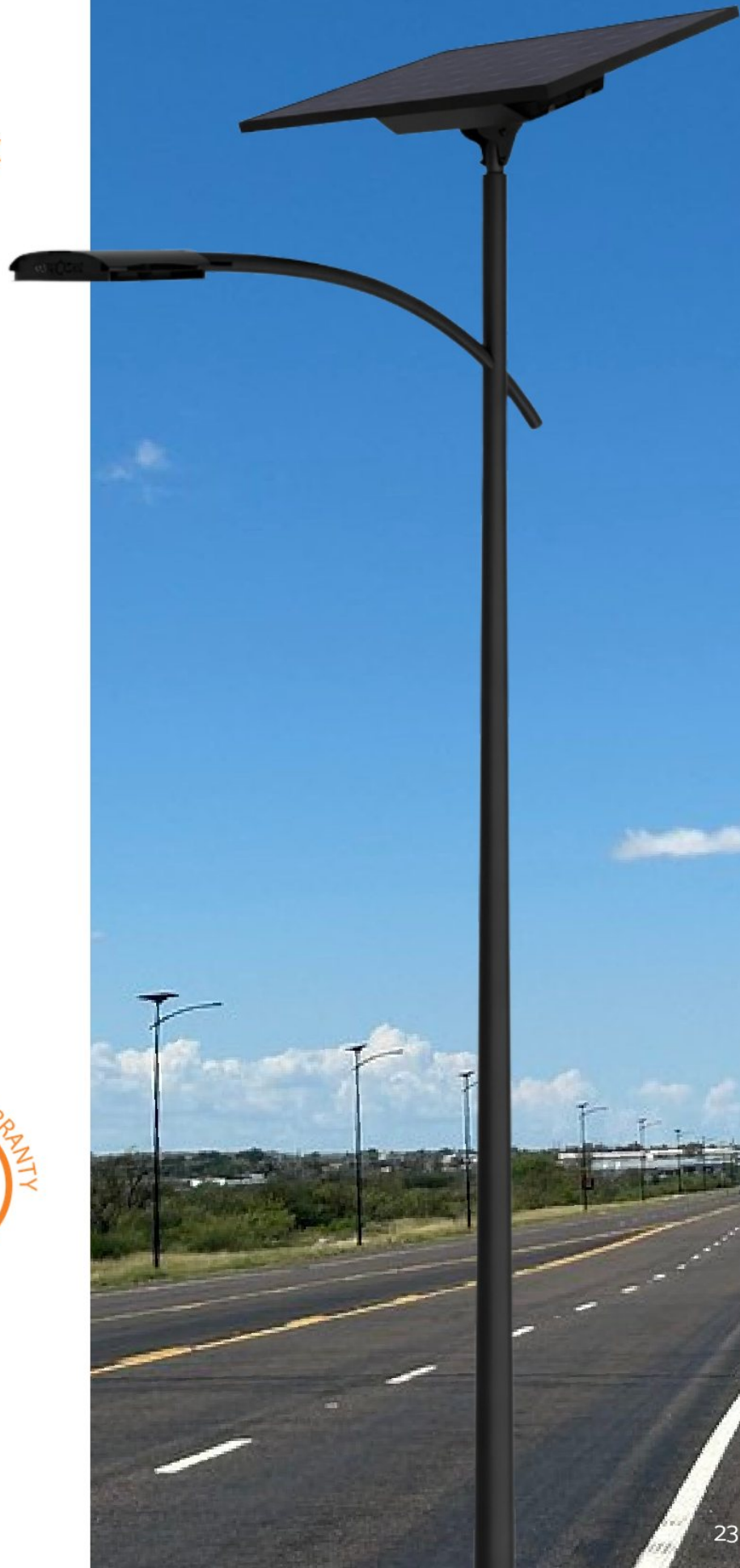
## A Timeless Aesthetic

The **ESSENTIAL** Smartlight combines modern aesthetics with high efficiency, making it a versatile solution for **busy roadways, parking areas, residential streets, trails, and playgrounds**. Its clean, streamlined design integrates seamlessly into a wide range of environments while delivering reliable performance.

This solar-powered streetlight features optimized LED positioning to ensure consistent, **uniform illumination and enhanced visibility** across the application area, supporting safety and usability in any setting.

## Applications

Roadways, parking lots, residential streets, trails, playgrounds, sport courts



# Essential



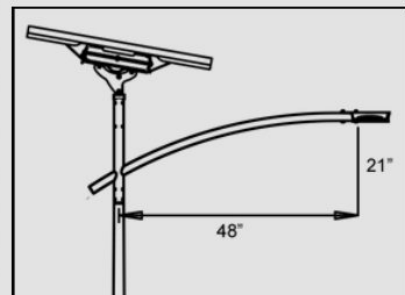
## ESSENTIAL

With its **timeless design**, the ESSENTIAL Smartlight adapts flawlessly to any project or environment. Its **sleek, slender form** delivers a highly functional solution that integrates effortlessly into any setting.



### Specifications

Materials	Galvanized steel - aluminium casting
LED Modules	Interchangeable Modules - IP67 and IK09
Mounting Arm	Galvanized steel slip fit mounting arm - Available in single or twin and with backlights
Lighting Efficiency	> 190 lm/W
Color Temperature	2000K - 2200K - 2700K - 3000K - 4000K
Uplight	0%
Optics	Type II - Type III - Type IV - Type CW
Customization	Colors



# FOLLOW UP COLUMN

## A Luminous, Architectural Presence

The **FOLLOW UP** column creates an **airy, graphic silhouette** that punctuates cityscapes and urban environments. With its dual function of lighting and RGB marking, it enhances living spaces both day and night.

### Characteristics

- Powder-coated aluminum
- Corrosion-resistant
- High-efficiency solar cells
- Integrated RGB path marking
- Remote programming and control
- Scenario personalization
- Motion sensor



#### Available in 7 colors



Titanium Sheen



Oxide Earth



Golden Sand



Green Canopy



Stone Glow



Concrete Mist



Black Shadow



# Follow Up



## FOLLOW UP

The FOLLOW UP elevates environments day and night with **seven architectural colors** and versatile configurations.

**Autonomous and refined**, it integrates effortlessly into any project while adapting to the needs of modern public spaces.



# FOLLOW L BOLLARD

## Elegance And Performance

Designed as a true lighting feature, the **FOLLOW L BOLLARD** showcases a style that is both **understated and contemporary**. Its **vertical silhouette and geometric lines** allow it to integrate naturally into a wide range of environments with elegance. Available in a selection of subtle, architectural-inspired tones.

### Characteristics

- Powder-coated aluminum
- Corrosion-resistant
- High-efficiency solar cells
- Integrated RGB path marking
- Remote programming and control
- Scenario personalization
- Motion sensor



#### Available in 4 colors



Titanium Sheen



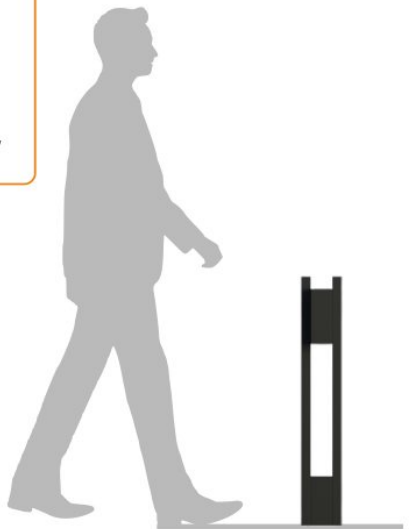
Oxide Earth



Golden Sand



Green Canopy



# Follow L



## FOLLOW L

Beyond its sleek design, FOLLOW L **combines form and function** with integrated technology that ensures reliable, energy-efficient performance while maintaining a discreet presence. Designed for flexibility and easy deployment, it offers a versatile solution for projects seeking **aesthetic consistency and long-term performance**.



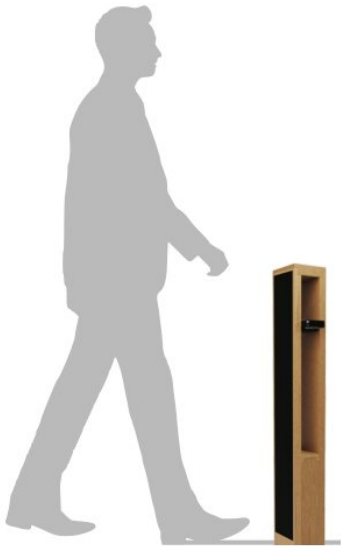
# OKO BOLLARD

## Refined Wooden Design Inspired By Nature

The **OKO BOLLARD** embodies the perfect balance between **natural aesthetics, high-performance, and environmental responsibility**. Designed for soft, long-lasting lighting, they feature a **solid IROKO wood body** sourced from sustainably managed forests, are naturally rot-resistant, and highly durable in outdoor conditions.

### Characteristics

- Solid FSC certified IROKO wood frame
- Rot-resistant
- High-efficiency solar cells
- Remote programming and control
- Scenario personalization
- Motion sensor



# Oko



## OKO

Beyond its natural materials, OKO delivers dependable, low-impact lighting through integrated solar technology designed for long-term performance. Its **simple installation and durable construction** make it a practical solution for enhancing outdoor spaces while **preserving their original character.**



# BRUT BOLLARD

## Elemental And Robust

With its decarbonized concrete body, the **BRUT BOLLARD** blends naturally into urban environments. Its dual function of lighting and beaconing makes it ideal for soft mobility areas and public spaces.

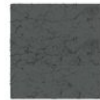
Available in two distinct finishes, it combines **performance, durability, and aesthetic versatility.**

### Characteristics

- High-performance, fiber-reinforced concrete (UHCP)
- Impact resistant
- High-efficiency solar cells
- Integrated RGB path-marking
- Remote programming and control
- Lighting scenario personalization
- Motion sensor



Available in 2 colors



Starry Grey



Sandstorm

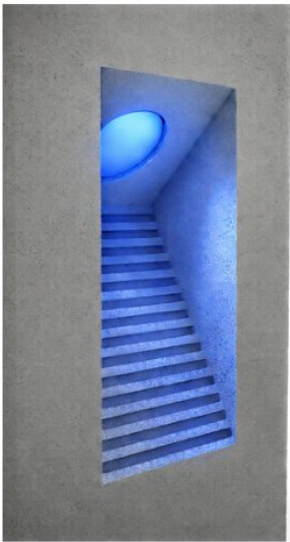


# Brut



## BRUT

Beyond its material strength, BRUT delivers reliable, low-impact lighting through integrated solar technology **designed for long-term performance**. Its robust design makes it ideal for high-traffic areas, **enhancing safety and visibility** while maintaining a cohesive urban aesthetic.



  
**RGB**  
LED RGB Marking

# CRYSTAL STUD

## Architectural Signature

**CRYSTAL STUD** is a solar-powered luminous stud designed as a precise tool for city-centric scenography. Delivering controlled, adaptable lighting, it allows intensity, rhythm, and color to be composed to suit each environment, **transforming pathways and spaces into intentional visual experiences.**

More than a simple light point, **CRYSTAL STUD** becomes part of the **architectural language, revealing lines, enhancing volumes, and reinforcing the identity of a site.**

## Characteristics

- .9 in tempered glass and aluminum construction
- RGB marking
- Remote programming and control
- Lighting scenario personalization
- No cables or electrical connections
- 4.5 in diameter

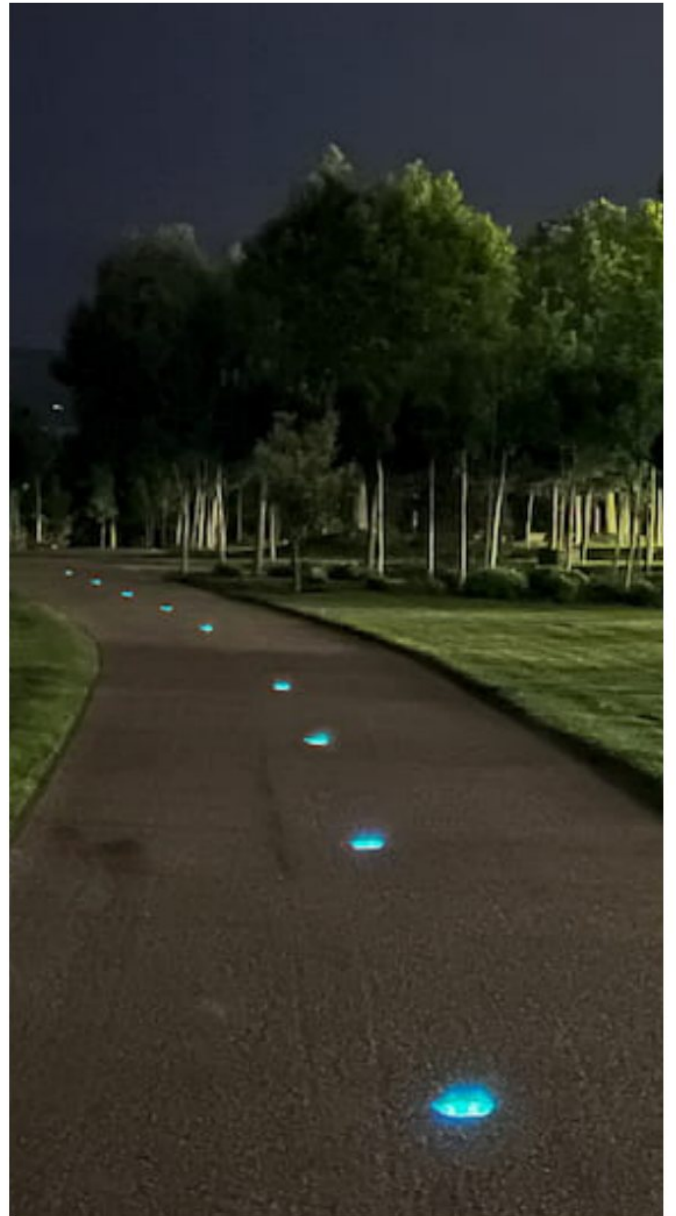


# Crystal Stud



## CRYSTAL STUD

CRYSTAL STUD does more than illuminate a space, it **reveals, enriches, and transforms** every environment. CRYSTAL STUD combines **polished design, high-performance lighting, and sustainability** to deliver subtle, controlled illumination in any setting.



  
**RGB**  
LED RGB Marking



# WHY CHOOSE FONROCHE LIGHTING AMERICA ?

## The Most Experienced Solar Lighting Partner In The USA

### Who Are We?

Fonroche Lighting America is headquartered in Fort Worth, TX and operates regional service centers in Los Angeles, Boise, Charlotte, Orlando, Atlanta, Dallas, and Phoenix.

The manufacturing and distribution facility in Fort Worth is a 50,000 square foot facility with bays, loading docks, and outdoor storage. The capacity of this facility is 1000 solar lighting systems per week.



### Map Key

- Headquarters
- Service Center



**400+**  
EMPLOYEES

**8000+**  
CITIES SERVICED

**\$100m**  
SALES IN 2025

### Reliability

Guaranteed reliability of our products, and iconic projects worldwide and across the US

### Expertise

For our unique expertise in design innovation, manufacturing, logistics, and training

### 365 Nights

We are the only ones to guarantee 365 nights of lighting per year

### World Leader

Over 20 years of experience in over 50 countries worldwide



Our **global HQ** is based in Southwest France and is where we design and develop the technology behind our autonomous solar-powered streetlights.





MORE INFORMATION AT:



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✉ sales@fonroche.us

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