

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, April 25, 2023

Remote Participation:

Call in (audio only) 1 (646) 838-1601
Conference ID 562622539#



2654 Cypress Ridge Boulevard
Wesley Chapel, Florida 33544
(407) 566-1935

Agenda

Harbour Isles Community Development District

Board of Supervisors

Betty Fantauzzi, Chairman
 Bryce Bowden, Vice Chairman
 Marilyn Boyer, Assistant Secretary
 Glenn Clavio, Assistant Secretary
 Bob Nesbitt, Assistant Secretary

Staff:

Angel Montagna, District Manager
 Vivek Babbar, District Counsel
 Stephen Brletic, District Engineer
 Paul Ramsewak, Onsite Manager
 Brett Perez, Area Field Director

Meeting Agenda Tuesday, April 25, 2023 – 11:00 a.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
4. **Staff Reports and Updates**
 - A. Field Manager Page 5
 - B. SÖLitude Lake Management
 - i. Regular Report..... Page 39
 - ii. Proposal for Midge Sampling (*tabled last month*) Page 54
 - iii. Proposal for Midge Treatments (*tabled last month*)..... Page 61
 - C. Trimac Outdoor
 - i. Proposal #52363 for Bahia Sod (*tabled last month*)..... Page 69
 - ii. Proposal #52369 for St. Augustine (*tabled last month*) Page 71
 - iii. Proposal #52372 for Shrubs (*tabled last month*) Page 73
 - iv. Proposal #54937 for Royal Bonnet Sod Page 75
 - v. Proposal #54938 for Shell Drive Sod Page 77
 - vi. Proposal #54939 for Butterfly Shell Sod..... Page 79
 - D. District Counsel
 - E. District Engineer
 - F. Onsite Property Manager
 - i. Monthly Report..... Page 82
 - ii. Proposal for Pressure Washing Page 88
 - iii. Proposal for Painting Pool Rails, Columns, Ceiling Page 90
 - iv. Proposal for Carpentry Work on the Cabanas..... Page 98
 - v. Proposal for Carpentry Work on the Fishing Pier..... Page 100
 - vi. Proposal for Umbrellas Page 102
 - G. Homeowner’s Association
 - H. District Manager
5. **Consent Agenda**
 - A. Minutes from the March 28, 2023, Meeting Page 107
 - B. Financial Statements (*March 2023*) Page 112
6. **Discussion Items**
7. **Supervisor Requests**
8. **Audience Comments – Three- (3) Minute Time Limit**
9. **Adjournment**

The next meeting is scheduled for Tuesday, May 23, 2023

District Office:

Inframark

2654 Cypress Ridge Blvd., Suite 101
 Wesley Chapel, Florida 33544
www.HarbourIslesCDD.org

Meeting Location:

Harbour Isles Clubhouse

121 Spindle Shell Way
 Apollo Beach, Florida 33572
 Call In: 1-646-838-1601, 562622539#

Section 4

Staff Reports and Updates

Subsection 4A

Field Manager

APRIL 2023 FIELD INSPECTION

Harbour Isles CDD

Tuesday, April 4, 2023

Prepared For Board Of Supervisors

60 Items Identified



Item 1

Assigned To Trimac

Remove dead Queen palm by the basketball court.



Item 2

Assigned To Trimac

Treat crack weeds at the pool during weekly services



Item 3

Assigned To Trimac

Trim Robellini Palm inside the pool



Item 4

Assigned To Trimac

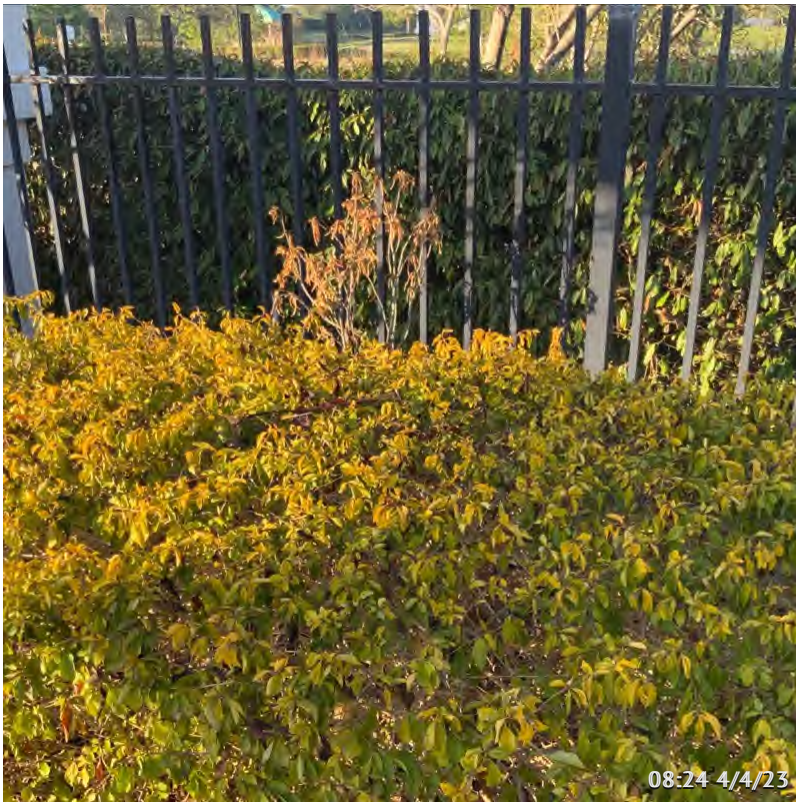
Remove volunteer palms in pool
beds during weekly services



Item 5

Assigned To Trimac

Remove the dead Foxtail fronds



Item 6

Assigned To Trimac

Irrigation on the West side of the pool is still not running, plants are in severe wilt



Item 7

Assigned To Trimac

Diagnose the podocarpus failing along the back of the pool. Replace under warranty if due to lack of irrigation.



Item 8

Assigned To Trimac

Hand pull weeds from newly installed Blue Daze. Warranty Blue Daze is needed



Item 9

Assigned To Trimac

Address the trimming needs to the East of the clubhouse. This area appears to have been missed during the last rotation



Item 10

Assigned To Trimac

Treat cogongrass in the new Rip Rap beds



Item 11

Assigned To Board Of Supervisors
Irrigation is up and running by the playground. The. St. Augustine has responded, we will continue to monitor the recovery



Item 12

Assigned To Vesta
Pressure washing is needed on the CDD playground stairs



Item 13

Assigned To Vesta

Remove the cone from the walkway and store



Item 14

Assigned To Trimac

Remove dead frond and seed pods off the amenity center roof



Item 15

Assigned To Trimac

Provide an update as to when this project will be completed. We are two months in and the board would like to complete this project



Item 16

Assigned To Trimac

All native grasses need to be cut back to promote new growth



Item 17

Assigned To Trimac

Hand pull weeds and vines from
Juniper beds



Item 18

Assigned To Trimac

Please hard prune oleander next to
the fishing pier to about 8" off the
ground.



Item 19

Assigned To Trimac

Hand prune dead from Juniper
around the large Gazebo



Item 20

Assigned To Trimac

Hand pull weeds from Juniper beds



Item 21

Assigned To Trimac

Monitor turf recovery behind the large Gazebo, replacing under warranty any turf that fails.



Item 22

Assigned To Trimac

Treat crack and crevice weeds throughout the walking trail



Item 23

Assigned To Trimac

Provide a schedule as to when the tree trimming will occur.



Item 24

Assigned To Trimac

Turf in severe drought stress from lack of irrigation



Item 25

Assigned To Trimac

During weekly mowing services, line trimming is required to be high water mark.



Item 26

Assigned To Trimac

Viburnum hedge is in severe drought stress and needs irrigation ASAP. Trimac will replace under warranty any failed plant or turf material



Item 27

Assigned To Trimac

Eastside of berm is still not getting water. Check irrigation and increase run times.



Item 28

Assigned To Trimac

Excess water from increased irrigation run times. This needs to be corrected



Item 29

Assigned To Trimac

Remove volunteer Pepper tree from
Jatropha



Item 30

Assigned To Trimac

Reduce run times on irrigation



Item 31

Assigned To Trimac

Check and reduce irrigation run times on the South side of the walking trail. Check for weeping valves



Item 32

Assigned To Trimac

Reduce irrigation run times at the back of the walking trail and repair tire ruts from mowers



Item 33

Assigned To Trimac

Treat for turf weeds along the berm



Item 34

Assigned To Trimac

Tree rings need bed edging



Item 35

Assigned To Trimac

With a pole saw, remove suckering growth off the Hong Kong Orchid tree.



Item 36

Assigned To Solitude

Treat for duckweed and algae pressure in the pond behind the clubhouse



Item 37

Assigned To Trimac

Bed edging is lacking on the perimeter wall hedges.



Item 38

Assigned To Trimac

Hand pull Virginia Creeper and volunteer Pepper trees from the hedge row by the basketball court



Item 39

Assigned To Trimac

Bed edging and weed control needed on all tree rings and beds



Item 40

Assigned To Trimac

During the next pruning rotation, stagger prune Crotons at the clubhouse



Item 41

Assigned To Trimac

Remove the bougainvillea shrubs on the bridge end caps. They are not performing equally and look out of place.



Item 42

Assigned To Trimac

Warranty crotons needed at the tip of the island on Spindle Shell. Also, treat for bed weeds during weekly services



Item 43

Assigned To Trimac

Trimac to confirm when new solar timer has been installed on Royal Bonnet. Currently irrigating with Battery Operated Timers



Item 44

Assigned To Trimac

Treat the fence line with a non-selective herbicide to avoid damage from equipment



Item 45

Assigned To Trimac

Hand remove moss from oak trees by the RV lot. Breaks have not been repairs at the entry of the RV Lot



Item 46

Assigned To Trimac

Provide a schedule of when all palms will be trimmed



Item 47

Assigned To Trimac

Hope Bay Loop, confirm when irrigation timer is replaced and head coverage is checked. We will need to monitor drought stressed turf for recovery and replace any failed sod under warranty.



Item 48

Assigned To Trimac

Cutback native grasses by the lift station



Item 49

Assigned To Trimac

During weekly visits, blow off mulch and debris from sidewalks abutting CDD common areas.



Item 50

Assigned To Trimac

Treat for weeds along the turf areas on Sandy Shell across from Butterfly Shell. I would not recommend treating past the signs due to regulations.



Item 51

Assigned To Trimac

Treat beds weeds during weekly services



Item 52

Assigned To Trimac

Collect trash and debris from beds during weekly services



Item 53

Assigned To Trimac

Cut and cap drip wrapped around the pine trees



Item 54

Assigned To Trimac

Determine why East side Butterfly Shell Dr is not getting irrigated



Item 55

Assigned To Trimac

Queen Palms need to be trimmed, removing seed pods and brown fronds



Item 56

Assigned To Trimac

Cutback Brazilian Pepper along Slipper Key that is blocking the mowing pattern



Item 57

Assigned To Trimac

Control bed weeds on the exit side of Spindle Shell



Item 58

Assigned To Trimac

Remove declining Loropetalum from main entry sign



Item 59

Assigned To Trimac

Remove vines from common area beds



Item 60

Assigned To Trimac

Pick up downed palm boots and fronds during weekly service visits.

Trimac responses:

=====

Hi Brett,

Here is our current update for April's inspection.

Completed items :

#'1-10 , 14,15 25 and 55

I will have another update mid -next week.

** Also - I believe the one tree discussed with Neil is being handled on April 24-25th.

Thank you,

Brian M.

Subsection 4B

SŌLitude Lake Management

Subsection 4B(i)

Regular Report

SOLITUDE

LAKE MANAGEMENT



Harbour Isles CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-03-22

Prepared for:

Ms. Angel Montagna, District Manager
Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544

Prepared by:

Mitchell Hartwig, Project Manager, Aquatic Biologist

Sun City Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site: 1

Comments:

Treatment in progress

Open water looks good, fountain operating. Minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 2

Comments:

Treatment in progress

Native vegetation starting to get back, fountain operating and minor spots of algae seen in site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 3

Comments:

Normal growth observed

Shoreline weeds look in good condition. Floating weeds that were present earlier have responded to a treated previously performed week prior.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Harbour Isles CDD Waterway Inspection Report

2023-03-22

4

Comments:

Normal growth observed
Minor growth of shoreline weeds present. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



5

Comments:

Normal growth observed
Water level low, littoral shelf has minor growth of weeds. Some good growth of Pickerelweed present.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



6

Comments:

Normal growth observed
Thalia looks good, some spots of algae seen in site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site: 7

Comments:

Normal growth observed

Rhizomes of Alligatorweed present in site and some vines noted on the Thalia. Will be treated on routine visits.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 8

Comments:

Normal growth observed

Open water looks good and minor shoreline weeds seen.

Action Required:

Routine maintenance next visit

Target:



Site: 9

Comments:

Requires attention

Minor growth of Hydrilla seen in the site, will continue to treat to keep the submersed pushed back.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site: 10

Comments:

Site looks good

Native vegetation looks good, minor shoreline weeds present in site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 11

Comments:

Treatment in progress

Some Hydrilla seen in site and minor shoreline weed present. Will continue to routinely treat the submersed vegetation on visits.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 12

Comments:

Site looks good

Open water looks good and native plants look healthy.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site: 13

Comments:

Treatment in progress

Recently treated floating weeds present in site showing positive impact from treatmentss. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 14

Comments:

Treatment in progress

Open water looks good and RipRap looks in good ocndition. Native plants around site look healthy.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 15

Comments:

Treatment in progress

Minor growth of shoreline weeds but some submersed vegetation is present in the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site: 16

Comments:

Treatment in progress

Native plants have grown some more and look good. Open water is clear.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 17

Comments:

Treatment in progress

Some algae present in the site, more notably around native vegetation.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 18

Comments:

Treatment in progress

Algae growth in the site mostly along western end of site in tucked away areas. Some shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site: 19

Comments:

Normal growth observed

Algae growth in the site and some shoreline weeds present. Erosion noted along parts of the bank (right photo).

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 20

Comments:

Treatment in progress

Alligator weed continues to be treated and pushed back. Some healthy growth of Bulrush present in the canal portion of the site.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 21

Comments:

Normal growth observed

Some shoreline weeds present in site and submersed that is routinely being treated. Thalia looks like it is beginning to grow back

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site: 22

Comments:

Normal growth observed

Minor growth of algae seen in the site and some shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:



Site: 23

Comments:

Site looks good

Dried up area, grasses are being treated today.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: MF

Comments:

Normal growth observed

Alligatorweed on both sides treated today along with BP and invasives within the wetland area.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site: MA

Comments:

Normal growth observed

Open water behind the homes, some floating weeds present and invasive growing in the back. Will treat on next routine visit.

Action Required:

Routine maintenance next visit

Target:

Duckweed



Site: MC

Comments:

Treatment in progress

Continuation of treatment at this site on routine visit. Some good beneficial in the wetland area observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

The waterway inspection for Harbour Isles CDD was completed on April 19th, 2023 for all sites.

Sites 9, 11 and 21 that typically had more Hydrilla present in the site have been significantly reduced and we will continue to push back the Hydrilla and other invasive vegetation in the sites. The native vegetation in the front two ponds in front of the clubhouse appear to be recovering and growing back.

Site MF and the wetland area by pond 5 that Paul and I spoke about was treated more aggressively for Brazilian Peppers, Primrose, Cattails, and other invasive growth within these areas. Wetland MA is looking good but there is some invasive growth occurring and will be tackle that on our next visit out there (along with some other MT sites).

Overall, the sites are looking pretty healthy with mostly routine weeds growing that will be treated appropriately.

Thank you for choosing SOLitude Lake Management!

Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site	Comments	Target	Action Required
1	Treatment in progress	Surface algae	Routine maintenance next visit
2	Treatment in progress	Surface algae	Routine maintenance next visit
3	Normal growth observed	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Torpedograss	Routine maintenance next visit
5	Normal growth observed	Torpedograss	Routine maintenance next visit
6	Normal growth observed	Surface algae	Routine maintenance next visit
7	Normal growth observed	Alligatorweed	Routine maintenance next visit
8	Normal growth observed		Routine maintenance next visit
9	Requires attention	Submersed vegetation	Routine maintenance next visit
10	Site looks good	Species non-specific	Routine maintenance next visit
11	Treatment in progress	Submersed vegetation	Routine maintenance next visit
12	Site looks good	Torpedograss	Routine maintenance next visit
13	Treatment in progress	Alligatorweed	Routine maintenance next visit
14	Treatment in progress	Torpedograss	Routine maintenance next visit
15	Treatment in progress	Species non-specific	Routine maintenance next visit
16	Treatment in progress	Shoreline weeds	Routine maintenance next visit
17	Treatment in progress	Sub-surface algae	Routine maintenance next visit
18	Treatment in progress	Surface algae	Routine maintenance next visit
19	Normal growth observed	Sub-surface algae	Routine maintenance next visit
20	Treatment in progress	Alligatorweed	Routine maintenance next visit
21	Normal growth observed	Shoreline weeds	Routine maintenance next visit
22	Normal growth observed		Routine maintenance next visit
23	Site looks good	Species non-specific	Routine maintenance next visit

Harbour Isles CDD Waterway Inspection Report

2023-03-22

Site	Comments	Target	Action Required
Mf	Normal growth observed	Alligatorweed	Routine maintenance next visit
Ma	Normal growth observed	Duckweed	Routine maintenance next visit
Mc	Treatment in progress	Species non-specific	Routine maintenance next visit

Harbour Isles CDD Waterway Inspection Report

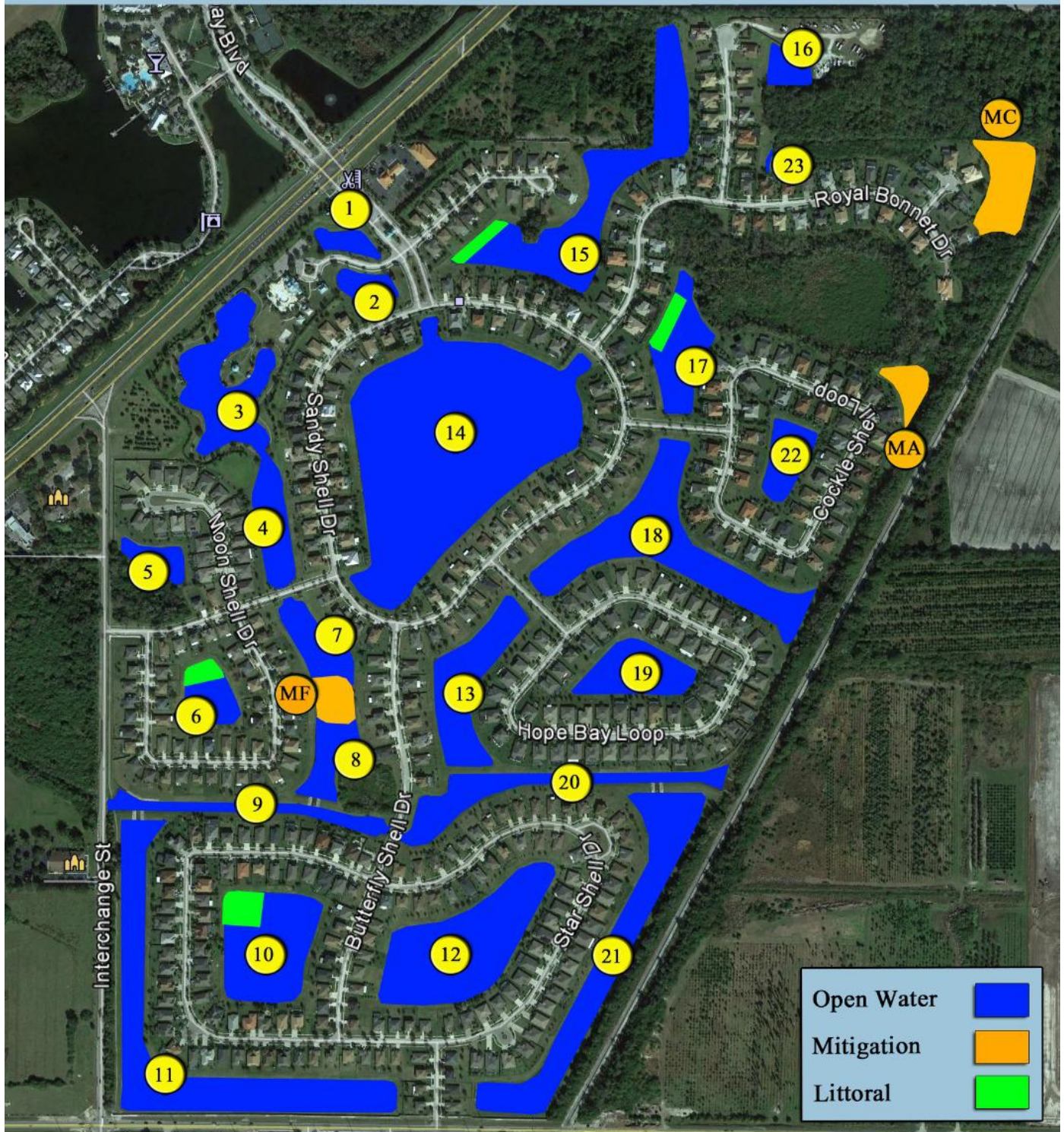
2023-03-22

SOLITUDE
LAKE MANAGEMENT
A Rentokil Company
Restoring Balance. Enhancing Beauty.

Harbour Isles CDD

Apollo Beach, FL

Call 888.480.LAKE



Subsection 4B(ii)

Proposal for Midge Sampling

SERVICES CONTRACT

CUSTOMER NAME: Harbour Isles CDD

SUBMITTED TO: Angel Montagna

CONTRACT DATE: March 10, 2023

SUBMITTED BY: Jason Jaszak

SERVICES: Midge Sampling (Ponds 17, 18 and 22)

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The total fee for services is **\$1,200.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Harbour Isles CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES

Midge sampling on ponds 17, 18 and 22.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water

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quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLITUDE Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLITUDE Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Subsection 4B(iii)

Proposal for Midge Treatments

SERVICES CONTRACT

CUSTOMER NAME: Harbour Isles CDD

SUBMITTED TO: Angel Montagna

CONTRACT DATE: March 10, 2023

SUBMITTED BY: Jason Jaszak

SERVICES: Midge Treatments (17, 18 and 22)

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The total fee for services is **\$11,900.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖlitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖlitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Harbour Isles CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES

Treatment of Midge Flies on ponds 17, 18 and 22. This will be for three rounds of treatments for each pond every 10 days. Treatments will be performed via boat to inject larvicide.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water

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quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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Subsection 4C

Trimac Outdoor

Subsection 4C(i)

Proposal #52363

PO BOX 8699
1880 Eastwest Pkwy
Fleming Island, FL 32006
Tima@trimacoutdoor.com
www.yardnique.com



ADDRESS

SHIP TO

Harbour Isle CDD Prop

Estimate 52363

DATE 02/22/2023

Expires in 30 days

Remove and dispose Bahia sod along Butterfly Shell between sidewalk and road.

Re sod with St Augustine

Ensure Proper Irrigation Coverage

ACTIVITY	RATE	AMOUNT
Clean up - Item 29 - ST AUG install	\$12,000.00	\$12,000.00

TOTAL \$12,000.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

Subsection 4C(ii)

Proposal #52369

PO BOX 8699
1880 Eastwest Pkwy
Fleming Island, FL 32006
Tima@trimacoutdoor.com
www.yardnique.com



ADDRESS

SHIP TO

Harbour Isle CDD Prop

Estimate 52369

DATE 02/22/2023

Expires in 30 days

Remove New Mulch and relocate- n/c
Install new soil to prep for sod
Install sod and blue daze at the tip.

ACTIVITY	RATE	AMOUNT
EN - General - Item 36 - ST AUG and Blue Dze	\$5,280.00	\$5,280.00

TOTAL \$5,280.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

Subsection 4C(iii)

Proposal #52372

PO BOX 8699
 1880 Eastwest Pkwy
 Fleming Island, FL 32006
 Tima@trimacoutdoor.com
 www.yardnique.com



ADDRESS

SHIP TO

Harbour Isle CDD Prop

Estimate 52372

DATE 02/22/2023

Expires in 30 days

Remove and dispose declining lorapedlum, and knock out roses. Then install dwarf podo and dwarf tibochina.

ACTIVITY	RATE	AMOUNT
EN - General - Item 37- Knock Out Rose/ Dwarf podo	\$3,100.00	\$3,100.00

TOTAL \$3,100.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

Subsection 4C(iv)

Proposal #54937

PO BOX 8699
1880 Eastwest Pkwy
Fleming Island, FL 32006
neilm@trimacoutdoor.com
www.yardnique.com



ADDRESS

SHIP TO

Harbour Isle CDD Prop

Estimate 54937

DATE 03/28/2023

Expires in 30 days

Sod Installation - Saint Augustine Floratam
(4000) sq. ft. - Sidewalk to Curb
(5000) sq. ft. - Sidewalk inside toward tree line.



Project is for the amount of material indicated, if additional materials are needed, a change order will be required.

ACTIVITY	RATE	AMOUNT
Turf Installation - Sod Installation - Royal Bonnet	\$10,800.00	\$10,800.00

TOTAL \$10,800.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

Subsection 4C(v)

Proposal #54938

PO BOX 8699
1880 Eastwest Pkwy
Fleming Island, FL 32006
neilm@trimacoutdoor.com
www.yardnique.com



ADDRESS

SHIP TO

Harbour Isle CDD Prop

Estimate 54938

DATE 03/28/2023

Expires in 30 days

Sod Installation - Saint Augustine Floratam
(9800) sq. ft. - Sidewalk to Water, approximately 15' wide.



Project is for the amount of material indicated, if additional materials are needed, a change order will be required.

ACTIVITY	RATE	AMOUNT
Turf Installation - Sod Installation -Shell Drive	\$11,760.00	\$11,760.00

TOTAL \$11,760.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

Subsection 4C(vi)

Proposal #54939

PO BOX 8699
1880 Eastwest Pkwy
Fleming Island, FL 32006
neilm@trimacoutdoor.com
www.yardnique.com



ADDRESS

SHIP TO

Harbour Isle CDD Prop

Estimate 54939

DATE 03/28/2023

Expires in 30 days

Sod Installation - Saint Augustine Floratam
(2800) sq. ft. - Sidewalk to street - westside
(10400) sq. ft. - Sidewalk to water, tree line - westside
(8400) sq. ft. - Sidewalk to waterline - eastside
(2000) sq. ft. - Sidewalk to street - eastside



Project is for the amount of material indicated, if additional materials are needed, a change order will be required.

ACTIVITY	RATE	AMOUNT
Turf Installation - Sod Installation - Butterfly Shell Drive	\$28,320.00	\$28,320.00

TOTAL \$28,320.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

Subsection 4F

Property Manager

Subsection 4F(i)

Monthly Report

PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com



March 28th to April 25th, 2023 Clubhouse Operations/Maintenance Updates:

VENDORS:

- **SOLITUDE LAKE MANAGEMENT/VERTEX INC:**



- Treating Alligator weeds, Hydrilla, duckweeds and Azolla in all ponds.
- Doing bi-weekly treatments in all ponds.

- **ABM AIR CONDITIONING:**



- **TRIMAC OUTDOORS**



- Mowed areas on Common Property weekly.
- **PENDING:** Spraying weeds on berm beds around the back of Clubhouse.
- **PENDING:** Cutbacks on the edge of mowing: Train track and Slipper Key Rd.
- **PENDING:** Working on Irrigation issues around the Clubhouse and other common areas.

- **CONSTRUCTION MANAGEMENT SERVICES:**



- **PENDING:** Proposal to fix top corners of three Cabanas, behind pool, for birds nest.

PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com



- **OASIS PALMS AND LANDSCAPING:** replaced Sylvester palm with Royal palm on Spindle Shell Way island.
- **FITNESS REV: PENDING:** Second quarter Routine PM checks for 2023.



- **ELECTRIC TODAY:**
- **PENDING:** Schedule for replacing three ground lights.
- **PENDING:** Proposal to replace eight gooseneck lights around Clubhouse deck.



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



PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com



- **KAY LIAN CLEANING SERVICES:** Cleans the Gym, restrooms and around the pool deck, twice every week.



11. NVIROTECT:



- **COMPLETED:** April 2023. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse.

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



13. SECURITEAM: Repaired exit switch and maglock on emergency gate by pool deck.



.Rapid Response: Monitoring cameras by pool deck and gym.

PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com

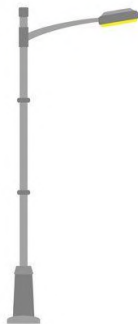


14. HILLSBOROUGH COUNTY:



- **PENDING: Revised**-Two sidewalk bumps on Hammock View Lane and Slipper Key Rd. Case# SR# 583177 . NEW request- 12/14/22.
- **PENDING:** schedule to get all streets striping. Renewed request, December, 2022. Case# 420677. Project manager schedule for **May or June, 2023**.
- **PENDING:** Request for cutting back bushes behind fence, by RV/Boat Storage Facility.
- **PENDING:** Request for repairing street in front of 312, 314 and 316 Royal Bonnet Dr.
- **PENDING:** Request to replace bump pads on Spindle Shell Way, Cockle Shell Loop and corner of Sandy Shell Dr. and Royal Bonnet Dr.

15. TECO: Reported one Street light out in Community.



16. PROPERTY MANAGEMENT STAFF:

- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Sprayed weeds on pool deck, with Roundup.
- Continued pressure washing piers.

PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com



17. Green Works Inc:



- **PENDING:** quarterly injections for 2023, on palm trees.

18. Site Masters:

19. FINN OUTDOOR:

20. Florida Wild Life: Called and issued a 45 days permit to trap Alligator, in pond# 22.



21. FDOT:



Incident Report

. No Incident Report.

Resident Relations

Rentals/ Events

. One rental this month.

Security/ Emergencies

None.

Improvements/ Ongoing:

Subsection 4F(ii)

Proposal for Pressure Washing

Hurricane Clean

28837 Bennington Drive
 Wesley Chapel, FL 33544 US
 (813) 967-6088
 josh@hurricaneclean.com
 http://www.HurricaneClean.com



Estimate

ADDRESS

Harbour Isles

ESTIMATE # 2086

DATE 04/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Building Exteriors Pressure washing the building exterior of the front guard house. A chlorine solution will be used to help remove algae and bug debris.	1	300.00	300.00
TOTAL			\$300.00

Accepted By

Accepted Date

Subsection 4F(iii)

Proposal for Painting



PAINT CORPS of Tampa

ESTIMATE

#400

Paul Ramsewak
121 Spindle Shell Way
Apollo Beach, FL 33572

☎ (813) 593-3464
✉ propmgt@harbourislesfl.com

CONTACT US

10509 Sumner Road
Wimauma, FL 33598

☎ (813) 520-6096
✉ tampaoffice@paintcorps.com

ESTIMATE

Metal Fence Around the Pool House

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$106.08/mo*. Your credit score will not be affected.

[PREQUALIFY](#)

Services

Exterior Commercial Painting Project

SCOPE OF WORK & PAINTING PROCESSES

Community pool whole black railing to be pressure washed, chipped paint removed, and Direct-To-Metal product applied via spray application.

Additional Notes:

Color Selections:

Body Color: TBD

Fascia/Soffits/Trim: TBD

Front Door: TBD

THE FOLLOWING PROCESSES WILL BE USED:

- Furniture & decor to be moved out of the work area.

- Building will be pressure washed with proper solution to prevent mold, mildew, soot, & other contaminants from causing damage to surface area.
- Floors, furniture, surfaces not being painted, etc. will be protected from paint splatters via plastic or drop cloths.
- All gouges, holes, drywall nail heads and seams will be properly sealed where needed.
- Surface specific primer will be applied to any exposed concrete, metal, drywall, and wood before finish applications are used.
- Sherwin Williams Loxon Sealer will be applied to exterior masonry surfaces via spray application to prevent peeling by alkali damage & seal home before finish products are applied.
- Finish products to be applied via spray application to soffits, eaves, fascia, gutters, downspouts, and siding/stucco. Backrolling required for porous surfaces.
- Exterior doors to be sanded, cleaned with TSP, masked off, and fine finish sprayed.
- Lastly touch ups completed & sign off sheet by customer completed.
- All work areas will be cleaned daily by end of business day.
- Upon completion, left over paint will be labeled and left at the job site
- All materials to be Sherwin Williams products and supplied by contractor unless otherwise stated above.

Painting of walls, ceilings, doors, trim, or any other surfaces not specifically listed above are not included in the above price.

SCHEDULE:

Tentative start date TBD

Approximately a 4-5 day project.

PAYMENT TERMS:

20% initial deposit, invoices are e-mailed prior to start date.

Balance due upon completion.

Why hire a Licensed Contractor?

One who has satisfied the local jurisdiction and state with the educational, financial ability, business and experience requirements for such license. One who maintains the required liability and workers compensation insurance coverage. One who provides and updates the local jurisdiction with proof of such insurance coverage and changes.

Our Contractor's License

https://photos.google.com/photo/AF1QipP7bl7FBkKFikNf8mCA3X93qseOjVZ_1U1wSG_X

Why hire an Insured Contractor?

Hiring a contractor that is fully insured (Work Comp, General Liability, Commercial Insurance) protects you from lawsuits arising out of contractor actions, but it also prevents you from suffering financially should the contractor damage your property or cause injury to you or others.

Our Certificate of Insurance

<https://photos.google.com/photo/AF1QipN38tUDAAz-KWuXGckK9ZYT2rBfNKjf2w5s4Q5P>

Why hire a Contractor with a Surety Bond?

A surety bond guarantees the customer that all agreed-upon terms and conditions of the contract will be met. In the event that they are not, a customer can file a claim towards the bond to be compensated. This is another form of protection for our customers to ensure their satisfaction.

Our Surety Bond

<https://photos.google.com/photo/AF1QipNsPBj6MqvDApmxJjo2V1PryeybXc73JaiaRaN1>

Materials

Finish Paints - Sherwin Williams Pro Industrial DTM Acrylic (Doors & Railings)

Formulated for interior/exterior applications for light to moderate industrial use, Pro Industrial™ DTM Acrylic is designed for new construction or maintenance use and can be used directly over prepared substrates.

Subtotal	\$2,347.00
----------	------------

Total	\$2,347.00
--------------	-------------------

Stucco Post Around the Pool House

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$107.68/mo*. Your credit score will not be affected.

[PREQUALIFY](#)

Services

Exterior Commercial Painting Project

SCOPE OF WORK & PAINTING PROCESSES

The following areas will be properly prepared & painted: 12 posts around the pool house to be stucco repairs, primed and painted same color. (stucco repairs may not be an exact match but close)

Additional Notes:

Color Selections:

Body Color: TBD

Fascia/Soffits/Trim: TBD

Front Door: TBD

THE FOLLOWING PROCESSES WILL BE USED:

- Furniture & decor to be moved out of the work area.

- Building will be pressure washed with proper solution to prevent mold, mildew, soot, & other contaminants from causing damage to surface area.
- Floors, furniture, surfaces not being painted, etc. will be protected from paint splatters via plastic or drop cloths.
- All gouges, holes, drywall nail heads and seams will be properly sealed where needed.
- Surface specific primer will be applied to any exposed concrete, metal, drywall, and wood before finish applications are used.
- Sherwin Williams Loxon Sealer will be applied to exterior masonry surfaces via spray application to prevent peeling by alkali damage & seal home before finish products are applied.
- Finish products to be applied via spray application to soffits, eaves, fascia, gutters, downspouts, and siding/stucco. Backrolling required for porous surfaces.
- Exterior doors to be sanded, cleaned with TSP, masked off, and fine finish sprayed.
- Lastly touch ups completed & sign off sheet by customer completed.
- All work areas will be cleaned daily by end of business day.
- Upon completion, left over paint will be labeled and left at the job site
- All materials to be Sherwin Williams products and supplied by contractor unless otherwise stated above.

Painting of walls, ceilings, doors, trim, or any other surfaces not specifically listed above are not included in the above price.

SCHEDULE:

Tentative start date TBD

Approximately a 4-5 day project.

PAYMENT TERMS:

20% initial deposit, invoices are e-mailed prior to start date.

Balance due upon completion.

Why hire a Licensed Contractor?

One who has satisfied the local jurisdiction and state with the educational, financial ability, business and experience requirements for such license. One who maintains the required liability and workers compensation insurance coverage. One who provides and updates the local jurisdiction with proof of such insurance coverage and changes.

Our Contractor's License

https://photos.google.com/photo/AF1QipP7bl7FBkKFikNf8mCA3X93qseOjVZ_1U1wSG_X

Why hire an Insured Contractor?

Hiring a contractor that is fully insured (Work Comp, General Liability, Commercial Insurance) protects you from lawsuits arising out of contractor actions, but it also prevents you from suffering financially should the contractor damage your property or cause injury to you or others.

Our Certificate of Insurance

<https://photos.google.com/photo/AF1QipN38tUDAAz-KWuXGckK9ZYT2rBfNKjf2w5s4Q5P>

Why hire a Contractor with a Surety Bond?

A surety bond guarantees the customer that all agreed-upon terms and conditions of the contract will be met. In the event that they are not, a customer can file a claim towards the bond to be compensated. This is another form of protection for our customers to ensure their satisfaction.

Our Surety Bond

<https://photos.google.com/photo/AF1QipNsPBj6MqvDApmxJjo2V1PryeybXc73JaiaRaN1>

Materials

Finish Paints - Duration Home Interior Acrylic Latex

Duration Home® keeps your busiest spaces protected. This paint and primer in one provides outstanding coverage in fewer coats. It contains anti-microbial agents* that inhibit the growth of mold and mildew on the paint surface and its' advanced stain-blocking technology helps hide old stains and allows most new ones to be wiped clean with water. Whether it's a playroom or kitchen, Duration Home® paint or paint and primer in one makes high-traffic areas easier to maintain.*This product contains agents which inhibit the growth of mold and mildew on the surface of this paint film.

Prep Products - Wire Mesh Stucco Lath Galvanized 2.5-Gauge Steel

The Gibraltar Building Products Galvanized, 2.5 lb. Steel Dimpled Lath measures 96 in. x 27 in. x 1 in. It is suitable for use as a base for stucco and plaster. Includes factory-applied backing paper that provides water resistance. For use with concrete, wood or steel-frame walls as a base for stucco and plaster

Prep Products - Rapid-Set Premium Stucco Mix

Rapid Set Stucco Mix is a pre-mixed stucco material blended with Rapid Set Cement, high quality plaster sand and high performance additives. Stucco Mix is used on exterior plastering applications where faster set times, higher strength, superior durability, minimal shrinkage and reduced cracking are desired. Stucco Mix can be scratched, browned (or applied in 1 coat to 3/4 in.) and color coated in 1-day. Color can be applied in 3-hours. It is similar in appearance to Portland cement plaster and may be applied using similar methods.

Subtotal	\$2,382.24
----------	------------

Total	\$2,382.24
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Wooden Ceilings of the Large Cabana

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$79.00/mo*. Your credit score will not be affected.

[PREQUALIFY](#)

Services

Exterior Commercial Painting Project

SCOPE OF WORK & PAINTING PROCESSES

The following areas will be properly prepared & painted: Cabana ceilings to be cleaned and 2 coats of Sherwin Williams Solid Color Woodscapes stain applied.

Additional Notes:

Color Selections:

Body Color: TBD

Fascia/Soffits/Trim: TBD

Front Door: TBD

THE FOLLOWING PROCESSES WILL BE USED:

- Furniture & decor to be moved out of the work area.
- Building will be pressure washed with proper solution to prevent mold, mildew, soot, & other contaminants from causing damage to surface area.
- Floors, furniture, surfaces not being painted, etc. will be protected from paint splatters via plastic or drop cloths.
- All gouges, holes, drywall nail heads and seams will be properly sealed where needed.
- Surface specific primer will be applied to any exposed concrete, metal, drywall, and wood before finish applications are used.
- Sherwin Williams Loxon Sealer will be applied to exterior masonry surfaces via spray application to prevent peeling by alkali damage & seal home before finish products are applied.
- Finish products to be applied via spray application to soffits, eaves, fascia, gutters, downspouts, and siding/stucco. Backrolling required for porous surfaces.
- Exterior doors to be sanded, cleaned with TSP, masked off, and fine finish sprayed.
- Lastly touch ups completed & sign off sheet by customer completed.
- All work areas will be cleaned daily by end of business day.
- Upon completion, left over paint will be labeled and left at the job site
- All materials to be Sherwin Williams products and supplied by contractor unless otherwise stated above.

Painting of walls, ceilings, doors, trim, or any other surfaces not specifically listed above are not included in the above price.

SCHEDULE:

Tentative start date TBD

Approximately a 4-5 day project.

PAYMENT TERMS:

20% initial deposit, invoices are e-mailed prior to start date.

Balance due upon completion.

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https://photos.google.com/photo/AF1QipP7bl7FBkKFkNf8mCA3X93qseOjVZ_1U1wSG_X

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Our Surety Bond

<https://photos.google.com/photo/AF1QipNsPBj6MqvDApmxJjo2V1PryeybXc73JaiaRaN1>

Materials

Stains - Sherwin Williams Woodscapes Solid Color Stain (Siding & Fencing)

WoodScapes® Exterior House Stain is a breakthrough stain technology that offers a rich, beautiful appearance and top quality performance. This self-priming formula enhances the appearance and texture of your home and provides great coverage, exceptional protection and resistance to peeling.

Subtotal	\$1,747.80
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Total	\$1,747.80
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PAINT CORPS™ is a Veteran-owned Franchise serving homeowners, businesses, and national accounts across the United States. We specialize in high-quality painting services for interior painting, exterior painting, and cabinet refinishing.

Every PAINT CORPS™ owner is a U.S. Military Veteran, meaning they are guided by our principles of Service, Integrity, and Pride. All of the values they developed during their military service are applied to their business practices, making our painting service unlike any other.

Subsection 4F(iv)

Proposal for Carpentry on Cabanas

Construction Management Services Ilc.

5233 MOON SHELL DR
Apollo Beach, FL 33572 US
mikeambriati@live.com

Estimate

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

ESTIMATE 1068
DATE 04/13/2023
EXPIRATION DATE 04/27/2023

DATE	ACTIVITY	AMOUNT
04/13/2023	carpentry - labor and materials make wood corners to install at top of columns on pergolas to keep bird from nesting. Paint wood and calk after install \$432.00	
04/13/2023	carpentry - labor and materials Install wire mesh with staples straight up and down in corner. \$240.00	

Two ways we can do it.

TOTAL

Accepted By

Accepted Date

Subsection 4F(v)

Proposal for Carpentry on Fishing Pier

Construction Management Services Ilc.

5233 MOON SHELL DR
 Apollo Beach, FL 33572 US
 mikeambriati@live.com

Estimate

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

ESTIMATE 1069
 DATE 04/13/2023
 EXPIRATION DATE 04/27/2023

DATE	ACTIVITY	AMOUNT
04/27/2023	carpentry - labor and materials Bigger fishing pier deck boards replacement. North West of pond. Remove all old deck boards and replace with new PT 2x6x= Approx 485 sqft. \$7275.00	0.00
04/27/2023	carpentry - labor and materials Same deck as above with Trex deck board option. Remove old PT deck board and replace with a Trex deck board with hiding clips. \$14550.00	0.00
TOTAL		\$0.00

Accepted By

Accepted Date

Subsection 4F(vi)

Proposal for Umbrellas



707 S W 20th St
Ocala , FL 34471
800-999-2589
Fax: 352-629-2860
www.admiralfurniture.com

QUOTE / ACKNOWLEDGEMENT

Quote # ACFQ62507
Date 04/11/22
Cust. PO#

Sold To:

Harbour Isles
Paul Ramsewak
121 Spindle Shell Way

Ship To:

Harbour Isles
Paul Ramsewak
121 Spindle Shell Way

Apollo Beach FL 33572
Phone: (813)507-4510 ext. Fax:
propmgt@harbourislesfl.com
Management Co.

Apollo Beach FL 33572
Phone: (813)507-4510 ext. Fax:

Owner/Developer

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Ralph Mazzuoccolo	WHITE GLOVE DELIVERY	10-12 weeks after receipt of order or sooner	50% DEP/BAL PRIOR TO SHIP
Qty	Model #	Description	Unit Price	Ext. Price
4	FR845FMC	7.5' Fiberglass Market Umbrella w/ Sunbrella Fabric - Crank Lift / No Tilt	\$505.12	\$2,020.48



Running SubTotal

\$2,020.48

5.0% Surcharge

\$101.02

Frame: TBD

Vinyl or Sling:

Accent:

Umbrella: TBD

Table Top:

Umb. Pole: TBD

SubTotal	\$2,121.50
Sales Tax	\$0.00
Estimated Shipping	\$121.77
Total	\$2,243.27
Deposit Amount	\$0.00

Please contact me if I can be of further assistance.

Approved By: _____**Date:** _____

Signing quotation will authorize Admiral Furniture to proceed with this order. Please verify shipping address, quantities, model number and colors for accuracy.

A/P Contact _____**E-mail** _____**Phone** _____

TERMS AND CONDITIONS:

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping, (Applicable sales tax will apply). We also accept most major credit cards
Returns: No returns accepted without written authorization in advance by Sundrella and return freight prepaid. All furniture remains the property of Sundrella until invoice is paid in full.

Restocking charges may apply. Without written notice from the customer within 24 hours, this order becomes non-cancellable and no changes are accepted.

Freight: All products are shipped F.O.B. Factory via Common Carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Customer must note any damage to cartons on the freight bill upon delivery.



707 S W 20th St
Ocala, FL 34471
800-999-2589
Fax: 352-629-2860
www.admiralfurniture.com

QUOTE / ACKNOWLEDGEMENT

Quote # ACFQ62504
Date 04/11/22
Cust. PO#

Sold To:

Harbour Isles
Paul Ramsewak
121 Spindle Shell Way

Ship To:

Harbour Isles
Paul Ramsewak
121 Spindle Shell Way

Apollo Beach FL 33572
Phone: (813)507-4510 ext. Fax:
propmgt@harbourislesfl.com
Management Co.

Apollo Beach FL 33572
Phone: (813)507-4510 ext. Fax:

Owner/Developer

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Ralph Mazzuoccolo	WHITE GLOVE DELIVERY	10-12 weeks after receipt of order or sooner	50% DEP/BAL PRIOR TO SHIP

Qty	Model #	Description	Unit Price	Ext. Price
4	FR845FMC-A	7.5' Fiberglass Market Umbrella w/ STOCK Fabric - Crank Lift / No Tilt (STOCK FABRIC)	\$375.77	\$1,503.08



Running SubTotal \$1,503.08

5.0% Surcharge \$75.15

Frame: TBD

Vinyl or Sling:

Accent:

Umbrella: TBD

Table Top:

Umb. Pole: TBD

SubTotal	\$1,578.23
Sales Tax	\$0.00
Estimated Shipping	\$121.77
Total	\$1,700.00
Deposit Amount	\$0.00

Please contact me if I can be of further assistance.

Approved By:**Date:**

Signing quotation will authorize Admiral Furniture to proceed with this order. Please verify shipping address, quantities, model number and colors for accuracy.

A/P Contact**E-mail****Phone**

TERMS AND CONDITIONS:

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping, (Applicable sales tax will apply). We also accept most major credit cards

Returns: No returns accepted without written authorization in advance by Sundrella and return freight prepaid. All furniture remains the property of Sundrella until invoice is paid in full.

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BK
Onyx

BZ
Desert Bronze

MS
Brushed Silver



SR
Platinum

WG
Golden Oak

WH
Alpine White



CB
Carbon



HW
Heather Willow



Section 5

Consent Agenda

Subsection 5A

Minutes

MINUTES OF MEETING
HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held Tuesday, March 28, 2023, at 11:00 a.m., at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum were the following:

Betty Fantauzzi	Chairman
Bryce Bowden	Vice Chairman
Marilyn Boyer	Assistant Secretary
Glenn Clavio	Assistant Secretary
Bob Nesbitt	Assistant Secretary

Also present, either in person or via communication media technology, were the following:

Angel Montagna	District Manager
Vivek Babbar	District Counsel
Stephen Brletic	District Engineer
Paul Ramsewak	Onsite Manager
Brett Perez	Area Field Director, Inframark
Tim Ashcroft	Trimac Outdoor
Jason Jaszak	SOLitude Lake Management
Milo Williams	Trimac Outdoor
Residents and Members of the Public	

This is not a certified or verbatim transcript, but rather represents the context and summary of the meeting.

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

Ms. Montagna called the meeting to order at 11:00 a.m.

Ms. Montagna called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The *Pledge of Allegiance* was recited.

THIRD ORDER OF BUSINESS **Audience Comments on Agenda Items**

Residents commented on the following issues: landscaping concerns, shrubs in decline due to lack of water, pool lighting for night swimming which will be discussed as part of the budget process, pool lights, and paver weeds were not treated before pavers were sealed.

FOURTH ORDER OF BUSINESS **Staff Reports and Updates**

A. Field Manager

Mr. Perez reviewed the field report included in the agenda package.

Discussion ensued regarding placing Tricam on a 30-day notice due to extensive landscape deficiencies notably irrigation and bed weeds, weekly reports were requested, Mr. Ramsewak was

never taken out of the loop for landscape or any other vendor relations but Mr. Perez needs to be in the loop on all field matters, Tricam representatives acknowledged their responsibilities, introduction of new account managers, weeds are bad, dog stations are not be emptied pursuant to the scope of services, crotons are dead, Tricam will replace any dead vegetation that has died due to them, Mr. Williams to provide a 30-day and a 60-day plan to improve the entire District from its current state, two new clocks have been back ordered for Royal Bonnet and Hope Bay Loop, field reports need to have responses and be followed up on, debris in conservation areas may be discreetly disposed of back into the conservation areas, Trimac to provide update on tree trimming and oak removals in the islands, a permit has been submitted back to Trimac, Trimac to provide photographs with proposals for new installations, and deductions to monthly landscape invoices due to deficiencies.

B. SŌLitude Lake Management Proposal for Wetland Plantings

i. Regular Report

Mr. Jasczak reviewed the regular report included in the agenda package.

ii. Proposal for Midge Sampling

This proposal was tabled for the next meeting.

iii. Proposal for Midge Treatments

This proposal was tabled for the next meeting.

iv. Pond Plantings

Discussion ensued regarding the Board not interested in pursuing these plantings at this time.

v. Stocking Fish in Ponds

Discussion ensued regarding the Board not interested in stocking fish in the ponds at this time.

C. Trimac Outdoor: Proposal

i. Proposal #52363 for Bahia

This proposal was tabled for the following meeting.

ii. Proposal #52364 for Mulch

This proposal was tabled for the following meeting.

iii. Proposal #52369 for St. Augustine

This proposal was tabled for the following meeting.

iv. Proposal #52372 for Shrubs

This proposal was tabled for the following meeting.

D. District Counsel

There being nothing to report, the next item followed.

E. District Engineer

i. Proposals for Parking Lot Repair

Discussion ensued regarding the parking lot repair. Tricam will remove the trees, and Mr.

Perez will provide a list of replacement trees for those two removals.

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, unanimous approval was given to repair the asphalt in the clubhouse parking lot, in an amount not to exceed \$15,000, with the engineer to obtain vendor proposals.

ii. Proposal from Finn Outdoor for Erosion Repairs

Discussion ensued regarding the proposal from Finn Outdoor for erosion repairs presented for budgetary purposes.

iii. Miscellaneous

Discussion ensued regarding pipe cleanout complete around the pool area, pond 12 needs to be looked at, and the five-year inspection is due to evaluate everything.

F. Onsite Property Manager's Report

i. Monthly Report

Mr. Ramsewak reviewed the regular report included in the agenda package.

ii. Proposal for Water Safety Instruction

Discussion ensued regarding the proposal for water safety instruction classes.

On MOTION by Mr. Bowden seconded by Mr. Clavio, with all in favor, unanimous approval was given to authorize water safety instruction classes to begin in May 2023.

iii. Proposal for Palm Tree Removal

Discussion ensued regarding the proposal for removal of two palm trees in the median.

On MOTION by Ms. Fantauzzi seconded by Ms. Boyer, with all in favor, unanimous approval was given to the proposal from Oasis Palms to remove two palm trees in the median, in the amount of \$1,850.

G. Homeowner's Association Report—Easter Egg Hunt, April 8, 2023

Discussion ensued regarding approval for this event and requested the HOA notify the Board of events and activities prior to them being planned and advertised.

H. District Manager—Vegetation Removed by a Resident

Discussion ensued regarding the resident who removed vegetation in the wetland areas, cost to the District of \$1,500 to replace the vegetation, the resident will be charged if this happens again, Do Not Enter signs will be placed in the conservation and wetland areas, and SŌLitude to provide monthly reports of these areas.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of the February 28, 2023, Meeting Minutes

B. Approval of the February 2023 Financials

Ms. Montagna reviewed the consent agenda items included in the agenda package.

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the consent agenda, as presented.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Storage in the Tower

Discussion ensued regarding approval for the HOA to store items in the tower, and no food items to be stored.

On MOTION by Mr. Bowden, seconded by Ms. Boyer, with all in favor, unanimous approval was given to allow the HOA to store items in the tower, with the exception of no food items.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

Residents commented on the following issues: rocks around the pool are dangerous, pool lights for night swimming, cleaning of the gym, better cleaning on the pool deck, splitting landscaping services among multiple companies, capital improvement funds, Trimac internal supervision is lacking, and split out irrigation to award to a separate company.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the meeting was adjourned at 1:05 p.m.

Angel Montagna, Secretary

Betty Fantauzzi, Chairman

Subsection 5B

Financials

HARBOUR ISLES
Community Development District

Financial Report

March 31, 2023

Prepared By



HARBOUR ISLESCommunity Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

March 31, 2023

HARBOUR ISLES

Community Development District

Governmental Funds**Balance Sheet**

March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 209,479	\$ -	\$ -	\$ 209,479
Due From Other Funds	-	248,222	4,775	252,997
Investments:				
Money Market Account	727,814	-	-	727,814
Revenue Fund	-	-	333,703	333,703
Prepaid Items	451	-	-	451
Deposits	-	23,040	-	23,040
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 956,431	\$ 271,262	\$ 338,478	\$ 1,566,171
<u>LIABILITIES</u>				
Accounts Payable	\$ 10,958	\$ -	\$ -	\$ 10,958
Accrued Expenses	13,535	-	-	13,535
Due To Other Funds	252,997	-	-	252,997
TOTAL LIABILITIES	277,490	-	-	277,490
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	451	-	-	451
Deposits	18,687	23,040	-	41,727
Restricted for:				
Debt Service	-	-	338,478	338,478
Assigned to:				
Operating Reserves	154,042	-	-	154,042
Unassigned:	505,761	248,222	-	753,983
TOTAL FUND BALANCES	\$ 678,941	\$ 271,262	\$ 338,478	\$ 1,288,681
TOTAL LIABILITIES & FUND BALANCES	\$ 956,431	\$ 271,262	\$ 338,478	\$ 1,566,171

HARBOUR ISLES

Community Development District

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

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1,133	\$ 8,586	\$ 7,453	757.81%
Interest - Tax Collector	-	505	505	0.00%
Rental Income	16,000	20,011	4,011	125.07%
Special Assmnts- Tax Collector	944,189	916,174	(28,015)	97.03%
Special Assmnts- Discounts	(37,768)	(36,170)	1,598	95.77%
Other Miscellaneous Revenues	500	17	(483)	3.40%
Facility Revenue	200	-	(200)	0.00%
TOTAL REVENUES	924,254	909,123	(15,131)	98.36%

EXPENDITURES**Administration**

P/R-Board of Supervisors	12,000	6,800	5,200	56.67%
FICA Taxes	918	520	398	56.64%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	11,564	8,436	57.82%
ProfServ-Legal Services	20,000	9,884	10,116	49.42%
ProfServ-Mgmt Consulting	50,003	25,002	25,001	50.00%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	3,233	3,367	(134)	104.14%
Auditing Services	4,200	3,700	500	88.10%
Website Hosting/Email services	4,000	1,538	2,462	38.45%
Postage and Freight	500	185	315	37.00%
Insurance - General Liability	3,337	3,337	-	100.00%
Public Officials Insurance	3,256	3,291	(35)	101.07%
Legal Advertising	1,000	487	513	48.70%
Misc-Assessment Collection Cost	18,884	17,600	1,284	93.20%
Bank Fees	500	447	53	89.40%
Misc-Web Hosting	1,000	450	550	45.00%
Miscellaneous Expenses	500	657	(157)	131.40%
Annual District Filing Fee	175	175	-	100.00%
Total Administration	149,106	94,004	55,102	63.05%

Electric Utility Services

Electricity - Streetlights	120,000	64,456	55,544	53.71%
Utility Services	22,000	11,698	10,302	53.17%
Total Electric Utility Services	142,000	76,154	65,846	53.63%

Garbage/Solid Waste Services

HARBOUR ISLES

Community Development District

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

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage - Recreation Facility	2,500	1,910	590	76.40%
Total Garbage/Solid Waste Services	2,500	1,910	590	76.40%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	1,406	4,594	23.43%
Total Water-Sewer Comb Services	6,000	1,406	4,594	23.43%
<u>Stormwater Control</u>				
Midge Fly Treatment	8,000	-	8,000	0.00%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	8,700	4,350	4,350	50.00%
R&M Lake & Pond Bank	50,000	100,400	(50,400)	200.80%
Fountain Maintenance	2,328	1,207	1,121	51.85%
Aquatic Maintenance	25,704	12,852	12,852	50.00%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	97,732	118,809	(21,077)	121.57%
<u>Other Physical Environment</u>				
Insurance - Property	25,603	25,693	(90)	100.35%
Insurance - General Liability	3,945	-	3,945	0.00%
R&M-Irrigation	20,000	2,900	17,100	14.50%
Landscape Maintenance	150,000	63,448	86,552	42.30%
Landscape Replacement	20,000	3,116	16,884	15.58%
Landscape Replacement-Annals	6,000	-	6,000	0.00%
Annual Mulching	20,000	-	20,000	0.00%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Misc-Hurricane Expense	-	14,516	(14,516)	0.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Total Other Physical Environment	251,548	109,673	141,875	43.60%
<u>Security Operations</u>				
Contracts-Security Services	30,636	5,623	25,013	18.35%
R&M-Security Cameras	1,000	1,148	(148)	114.80%
Guard & Gate Facility Maintenance	3,000	-	3,000	0.00%
Total Security Operations	34,636	6,771	27,865	19.55%
<u>Contingency</u>				
Miscellaneous Expenses	15,500	3,197	12,303	20.63%
Total Contingency	15,500	3,197	12,303	20.63%
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	10,800	6,240	4,560	57.78%

HARBOUR ISLES

Community Development District

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

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field Services	7,800	3,900	3,900	50.00%
Clubhouse - Facility Janitorial Service	5,400	3,285	2,115	60.83%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	121,624	54,978	66,646	45.20%
Contracts-Pest Control	2,000	972	1,028	48.60%
Telephone/Fax/Internet Services	5,109	3,149	1,960	61.64%
R&M-Pools	1,500	-	1,500	0.00%
R&M-Fitness Equipment	2,500	4,174	(1,674)	166.96%
R&M-Dock	500	-	500	0.00%
Maintenance & Repairs	50,000	31,828	18,172	63.66%
Athletic/Park Court/Field Repairs	500	-	500	0.00%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Trail/Bike Path Maintenance	500	4,680	(4,180)	936.00%
Playground Equipment and Maintenance	1,000	-	1,000	0.00%
Access Control	500	312	188	62.40%
Office Supplies	2,500	622	1,878	24.88%
Dog Waste Station Supplies	2,000	1,155	845	57.75%
Total Parks and Recreation	225,233	115,295	109,938	51.19%
TOTAL EXPENDITURES	924,255	527,219	397,036	57.04%
Excess (deficiency) of revenues				
Over (under) expenditures	-	381,904	381,905	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(15,000)	(15,000)	0.00%
Contribution to (Use of) Fund Balance	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	-	(15,000)	(15,000)	0.00%
Net change in fund balance	\$ -	\$ 366,904	\$ 366,905	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	312,038	312,038		
FUND BALANCE, ENDING	\$ 312,038	\$ 678,942		

HARBOUR ISLES

Community Development District

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

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	15,000	15,000	0.00%
TOTAL FINANCING SOURCES (USES)	-	15,000	15,000	0.00%
Net change in fund balance	\$ -	\$ 15,000	\$ 15,000	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	241,262		
FUND BALANCE, ENDING	\$ -	\$ 256,262		

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, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
Special Assmnts- Tax Collector	312,608	303,333	(9,275)	97.03%
Special Assmnts- Discounts	(12,504)	(11,975)	529	95.77%
TOTAL REVENUES	300,104	291,360	(8,744)	97.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	5,827	425	93.20%
Total Administration	6,252	5,827	425	93.20%
<u>Debt Service</u>				
Principal Debt Retirement	226,000	-	226,000	0.00%
Interest Expense	68,308	34,154	34,154	50.00%
Total Debt Service	294,308	34,154	260,154	11.60%
TOTAL EXPENDITURES	300,560	39,981	260,579	13.30%
Excess (deficiency) of revenues				
Over (under) expenditures	(456)	251,379	251,835	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(456)	-	456	0.00%
TOTAL FINANCING SOURCES (USES)	(456)	-	456	0.00%
Net change in fund balance	\$ (456)	\$ 251,379	\$ 252,747	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	87,099	87,099		
FUND BALANCE, ENDING	\$ 86,643	\$ 338,478		

HARBOUR ISLES
Community Development District

Supporting Schedules

March 31, 2023

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY23				\$ 1,256,797	\$ 944,189	\$ 312,608
Allocation %				100.00%	75.13%	24.87%
11/02/22	\$ 13,679	\$ 710	\$ 279	\$ 14,667	\$ 11,019	\$ 3,648
11/15/22	\$ 71,586	\$ 3,044	\$ 1,461	\$ 76,091	\$ 57,164	\$ 18,926
11/22/22	\$ 51,664	\$ 2,197	\$ 1,054	\$ 54,915	\$ 41,256	\$ 13,659
11/29/22	\$ 87,667	\$ 3,727	\$ 1,789	\$ 93,183	\$ 70,005	\$ 23,178
12/5/22	\$ 852,326	\$ 36,194	\$ 17,394	\$ 905,914	\$ 680,583	\$ 225,332
12/12/22	\$ 14,948	\$ 609	\$ 305	\$ 15,862	\$ 11,916	\$ 3,945
01/05/23	\$ 36,867	\$ 1,365	\$ 752	\$ 38,985	\$ 29,288	\$ 9,697
02/03/23	\$ 9,696	\$ 202	\$ 198	\$ 10,096	\$ 7,585	\$ 2,511
03/09/23	\$ 9,501	\$ 98	\$ 194	\$ 9,793	\$ 7,357	\$ 2,436
TOTAL	\$ 1,147,934	\$ 48,145	\$ 23,427	\$ 1,219,506	\$ 916,174	\$ 303,333
% COLLECTED				97%	97%	97%
TOTAL OUTSTANDING				\$ 37,291	\$ 28,016	\$ 9,276

HARBOUR ISLES

Community Development District

All Funds

**Cash and Investment
March 31, 2023**

GENERAL FUND					
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Whitney	Checking account	n/a	0.00%	\$ 209,479
Money Market Account	Valley National	Money Market	n/a	4.25%	\$ 727,814
<i>Subtotal</i>					<u>\$ 937,293</u>
DEBT SERVICE FUNDS					
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	0.005%	\$ 333,703
<i>Subtotal</i>					<u>\$ 333,703</u>
Total					<u>\$ 1,270,996</u>

Harbour Isles CDD

Bank Reconciliation

Bank Account No. 6870 Hancock Whitney Bank GF CHECKING
Statement No. 3/23
Statement Date 3/31/2023

G/L Balance (LCY)	209,478.81	Statement Balance	214,163.51
G/L Balance	209,478.81	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	214,163.51
Subtotal	209,478.81	Outstanding Checks	4,684.70
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	209,478.81	Ending Balance	209,478.81
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/28/2023	Payment	3586	MICHELLE M AMBRIATI	1,400.00	0.00	1,400.00
3/28/2023	Payment	3588	TOP TIER PAVERS, LLC	3,100.00	0.00	3,100.00
3/31/2023	Payment	3589	ROBERT NESBITT	184.70	0.00	184.70
Total Outstanding Checks.....				4,684.70		4,684.70

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 03/01/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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HANCOCK WHITNEY BANK GF CHECKING - (ACCT#XXXXX6870)

CHECK # 3566

03/01/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	286421	2/10/23 PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
Check Total							\$158.00

CHECK # 3567

03/01/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-47469	FEB '23 ALL LAKES ANNUAL MAINT	FEBRUARY BILLING	001-546995-53805	\$2,142.00
03/01/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-47470	2/1/23 - 2/28/23 WETLND ANNUAL MAINT	FEBRUARY BILLING	001-546108-53805	\$725.00
Check Total							\$2,867.00

CHECK # 3568

03/01/23	Vendor	VESTA PROPERTY SERVICES, INC.	406663	FEB'23 FEES/JAN INCREASE	Contracts-Mgmt Services	001-534001-57201	\$10,091.67
Check Total							\$10,091.67

CHECK # 3569

03/08/23	Employee	ROBERT NESBITT	PAYROLL	March 08, 2023 Payroll Posting			\$184.70
Check Total							\$184.70

CHECK # 3570

03/09/23	Vendor	ABM INDUSTRIES INC	17945526	***Voided Voided****			\$0.00
Check Total							\$0.00

CHECK # 3571

03/09/23	Vendor	BRIAN C PETERS	22	CARPENTRY WORK	Maintenance & Repairs	001-546920-53908	\$1,400.00
Check Total							\$1,400.00

CHECK # 3572

03/09/23	Vendor	BRLETIC DVORAK, INC	1012	JAN 24 - FEB 1 PROJECT MANAGER	ProfServ-Engineering	001-531013-51501	\$1,600.00
Check Total							\$1,600.00

CHECK # 3573

03/09/23	Vendor	GRAU & ASSOCIATES	23693	AUDIT FYE 09/30/22	Auditing Services	001-532002-51301	\$700.00
Check Total							\$700.00

CHECK # 3574

03/09/23	Vendor	INFRAMARK, LLC.	90428	FEB '23 MANAGEMENT SERVICES	ProfServ-Special Assessment	001-531038-51301	\$4,166.92
03/09/23	Vendor	INFRAMARK, LLC.	90428	FEB '23 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$15.66
03/09/23	Vendor	INFRAMARK, LLC.	90428	FEB '23 MANAGEMENT SERVICES	5 EMAILS PER ANGEL MONTAGNA	001-534369-51301	\$75.00
03/09/23	Vendor	INFRAMARK, LLC.	90428	FEB '23 MANAGEMENT SERVICES	Field Services	001-531122-57201	\$650.00
Check Total							\$4,907.58

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 03/01/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3575							
03/09/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-55271	3/1/23 - 5/31/23 FOUNTAIN 1-2 ANNUAL MAINT	MARCH BILLING	001-546472-53805	\$231.00
03/09/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-56584	3/1/23 - 3/31/23 LAKES ANNUAL MAINT	MARCH BILLING	001-546185-53805	\$2,142.00
03/09/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-58941	3/1/23 - 3/31/23 WETLAND 1-2 ANNUAL MAINT	MARCH BILLING	001-546108-53805	\$725.00
Check Total							\$3,098.00
CHECK # 3576							
03/09/23	Vendor	SUNCOAST POOL SERVICE	9110	SWIMMING POOL SERVICE	ProfServ-Pool Maintenance	001-531034-57201	\$1,180.00
Check Total							\$1,180.00
CHECK # 3577							
03/09/23	Vendor	VESTA PROPERTY SERVICES, INC.	407626	MARCH '23 AMENITY MANAGEMENT SRVCS	MARCH '23	001-534001-57201	\$9,163.00
Check Total							\$9,163.00
CHECK # 3578							
03/09/23	Vendor	YARD-NIQUE , INC.	64561	MONTHLY MAINTENANCE	MARCH	001-546300-53908	\$10,326.75
Check Total							\$10,326.75
CHECK # 3579							
03/10/23	Vendor	ABM INDUSTRIES INC	17945526	MAINTENANCE BILLING	GYM AC DOWN	001-546920-57201	\$324.00
Check Total							\$324.00
CHECK # 3580							
03/15/23	Vendor	BRLETIC DVORAK, INC	1044	FEB 8 / FEB 28 - SENIOR INSPECTOR FEB 10 / MARCH 3	ProfServ-Engineering	001-531013-51501	\$2,647.50
Check Total							\$2,647.50
CHECK # 3581							
03/15/23	Vendor	FEDEX	8-046-06150	2/14/23 SHIPPING FEE	FED EX	001-541006-51301	\$90.85
Check Total							\$90.85
CHECK # 3582							
03/15/23	Vendor	FITREV	27577	QTRLY PREVENTATIVE MAINTENANCE	R&M-Fitness Equipment	001-546115-57201	\$210.00
Check Total							\$210.00
CHECK # 3583							
03/15/23	Vendor	SECURITEAM, INC	13086021623	GATE EXIT POLE CAME DOWN	R&M-Security Cameras	001-546345-53935	\$855.00
Check Total							\$855.00
CHECK # 3584							
03/15/23	Vendor	STRALEY ROBIN VERICKER , P.A.	22840	GENERAL PROFSERVICES THRU 2/15/23	ProfServ-Legal Services	001-531023-51401	\$2,736.60
Check Total							\$2,736.60
CHECK # 3585							
03/28/23	Vendor	BROOKE PRESSURE WASHING INC.	1560-1	PAVER SEALING	Maintenance & Repairs	001-546920-53908	\$5,250.00
Check Total							\$5,250.00

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 03/01/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3586							
03/28/23	Vendor	MICHELLE M AMBRIATI	23A	CARPENTRY	Maintenance & Repairs	001-546920-57201	\$1,400.00
Check Total							<u>\$1,400.00</u>
CHECK # 3587							
03/28/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	289029	3/13/23 PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
03/28/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	291304	3/13/23 PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$24.00
Check Total							<u>\$182.00</u>
CHECK # 3588							
03/28/23	Vendor	TOP TIER PAVERS, LLC	8544	POOL REPAIR	Maintenance & Repairs	001-546920-53908	\$3,100.00
Check Total							<u>\$3,100.00</u>
CHECK # 3589							
03/31/23	Employee	ROBERT NESBITT	PAYROLL	March 31, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
ACH #DD393							
03/08/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	March 08, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD394							
03/08/23	Employee	GLENN A. CLAVIO	PAYROLL	March 08, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD395							
03/08/23	Employee	MARILYN L. BOYER	PAYROLL	March 08, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD398							
03/29/23	Vendor	BOCC - ACH	030823-8063 ACH	02/01/23 - 03/02/23 WATER UTILITIES	Utility Services	001-543063-53601	\$67.89
ACH Total							<u>\$67.89</u>
ACH #DD399							
03/09/23	Vendor	REPUBLIC SERVICES - ACH	021723-5809 ACH	03/01/23 - 03/31/23 WASTE REMOVAL	Garbage - Recreation Facility	001-531133-53401	\$368.51
ACH Total							<u>\$368.51</u>
ACH #DD400							
03/15/23	Vendor	TAMCO CAPITAL CORP	4043657 ACH	3/15/23 - 4/14/23 BILL PRD	Contracts-Security Services	001-534037-53935	\$451.00
ACH Total							<u>\$451.00</u>
ACH #DD401							
03/31/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	March 31, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 03/01/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD402							
03/31/23	Employee	GLENN A. CLAVIO	PAYROLL	March 31, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD403							
03/31/23	Employee	BRYCE L. BOWDEN	PAYROLL	March 31, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD404							
03/31/23	Employee	MARILYN L. BOYER	PAYROLL	March 31, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD405							
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	122022 ACH	11/21/23 - 12/15/23 CC PURCHASES	HOME DEPOT	001-549999-57201	\$31.44
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	122022 ACH	11/21/23 - 12/15/23 CC PURCHASES	HOME DEPOT	001-549999-57201	\$45.94
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	122022 ACH	11/21/23 - 12/15/23 CC PURCHASES	CELLGATE	001-549999-57201	\$29.95
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	122022 ACH	11/21/23 - 12/15/23 CC PURCHASES	HOME DEPOT	001-549999-57201	\$845.86
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	122022 ACH	11/21/23 - 12/15/23 CC PURCHASES	SAMSLUB	001-549999-57201	\$176.76
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	122022 ACH	11/21/23 - 12/15/23 CC PURCHASES	ANNUAL CASHBACK AWARD	001-549999-57201	(\$65.00)
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	122022 ACH	11/21/23 - 12/15/23 CC PURCHASES	SOUTH SHORE DESIGNS	001-549999-57201	(\$70.00)
ACH Total							<u>\$994.95</u>
ACH #DD406							
03/18/23	Vendor	VALLEY NATIONAL BANK - ACH	022023 -5409 ACH	1/26/23 - 2/7/23 CC PURCHASES	SAMS CLUB	001-549999-53985	\$97.80
03/18/23	Vendor	VALLEY NATIONAL BANK - ACH	022023 -5409 ACH	1/26/23 - 2/7/23 CC PURCHASES	CELLGATE	001-549999-53985	\$29.95
03/18/23	Vendor	VALLEY NATIONAL BANK - ACH	022023 -5409 ACH	1/26/23 - 2/7/23 CC PURCHASES	USPS	001-549999-53985	\$126.00
03/18/23	Vendor	VALLEY NATIONAL BANK - ACH	022023 -5409 ACH	1/26/23 - 2/7/23 CC PURCHASES	HOME DEPOT	001-549999-53985	\$104.49
ACH Total							<u>\$358.24</u>
ACH #DD407							
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	012023 - 5409 ACH	12/23/23 - 1/17/23 CC PURCHASES	HOME DEPOT	001-549999-53985	\$105.32
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	012023 - 5409 ACH	12/23/23 - 1/17/23 CC PURCHASES	CELLGATE	001-549999-53985	\$29.95
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	012023 - 5409 ACH	12/23/23 - 1/17/23 CC PURCHASES	AMZN	001-549999-53985	\$26.99
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	012023 - 5409 ACH	12/23/23 - 1/17/23 CC PURCHASES	SOUTH SHORE SIGNS	001-549999-53985	\$280.00
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	012023 - 5409 ACH	12/23/23 - 1/17/23 CC PURCHASES	HOME DEPOT	001-549999-53985	\$619.82
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	012023 - 5409 ACH	12/23/23 - 1/17/23 CC PURCHASES	HOME DEPOT	001-549999-53985	\$39.14
03/15/23	Vendor	VALLEY NATIONAL BANK - ACH	012023 - 5409 ACH	12/23/23 - 1/17/23 CC PURCHASES	AMZN	001-549999-53985	\$86.99
ACH Total							<u>\$1,188.21</u>
ACH #DD408							
03/13/23	Vendor	T-MOBILE ACH	022023-1124 ACH	813-593-3464 ; 2/21/23 - 03/20/23 BILL PRD	Telephone/Fax/Internet Services	001-541009-53908	\$70.00
ACH Total							<u>\$70.00</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 03/01/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD409							
03/27/23	Vendor	TAMPA ELECTRIC CO. ACH	030623 ACH	1/31/23 - 2/28/23 UTILITIES	Utility Services	001-543063-53100	\$1,863.33
03/27/23	Vendor	TAMPA ELECTRIC CO. ACH	030623 ACH	1/31/23 - 2/28/23 UTILITIES	Electricity - Streetlighting	001-543013-53100	\$11,168.44
ACH Total							\$13,031.77
ACH #DD410							
03/06/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	021723-2046 ACH	SERVICE FROM 2/17/23 - 3/16/23	Telephone/Fax/Internet Services	001-541009-57201	\$178.14
ACH Total							\$178.14
ACH #DD411							
03/06/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	021123-7807 ACH	SERVICE FROM 02/11/23 THRU 03/10/23	Telephone/Fax/Internet Services	001-541009-57201	\$281.12
ACH Total							\$281.12
ACH #DD412							
03/24/23	Vendor	BOCC - ACH	030323-0000 ACH	02/01/23 - 03/02/23 WATER UTILITIES	Utility Services	001-543063-53601	\$182.26
ACH Total							\$182.26
ACH #DD413							
03/30/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	031123-7807 ACH	SERVICE FROM 3/11/23 - 4/10/23	Telephone/Fax/Internet Services	001-541009-57201	\$281.12
ACH Total							\$281.12
Account Total							\$81,403.46
<hr/>							
<u>VALLEY NATIONAL BANK MMA - (ACCT#XXXXX7037)</u>							
CHECK # 113							
03/21/23	Vendor	HARBOUR ISLES	031023	XFER TO GF TO COVER MONTHLY EXPENSES	Cash with Fiscal Agent	103000	\$25,000.00
Check Total							\$25,000.00
Account Total							\$25,000.00