

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, May 23, 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, May 23, 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. SŌLitude Lake Management—Monthly Report Page 57
 - C. Trimac Outdoor
 - D. District Counsel
 - E. District Engineer
 - F. Onsite Property Manager
 - i. Monthly Report..... Page 73
 - ii. Proposal #1070 for Pressure Washing (*Construction Management*)..... Page 80
 - iii. Proposal #995548 for Electrical Work by the Pool (*Electric Today*) Page 82
 - iv. Proposal #1026203 for Electrical Work for Landscape Lights (*Electric Today*) Page 85
 - v. Proposal #1026225 for Electrical Work for Wiring (*Electric Today*) Page 88
 - vi. Proposal #1026278 for Electrical Work at the Clubhouse (*Electric Today*) Page 91
 - vii. Proposal for Bathroom Access Control (*Securiteam*)..... Page 94
 - viii. Proposal for Clubhouse Cleaning (*Kay-Lian Eco Cleaning Services*)..... Page 103
 - G. Homeowner’s Association
 - H. District Manager—Number of Registered Voters, 1,125 Page 105
5. **Presentation of Fiscal Year 2024 Proposed Budget**
 - A. Proposed Fiscal Year 2024 Budget (*separate cover*)
 - B. Resolution 2023-03, Approving the Budget and Setting a Public Hearing..... Page 109
6. **Consent Agenda**
 - A. Minutes from the April 25, 2023, Meeting Page 113
 - B. Financial Statements (*April 2023*) Page 119
7. **Discussion Items**
8. **Supervisor Requests**
9. **Audience Comments – Three- (3) Minute Time Limit**
10. **Adjournment**

The next meeting is scheduled for Tuesday, June 27, 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

MAY 2023 FIELD INSPECTION REPORT

Harbour Isles CDD

Wednesday, May 10, 2023

Prepared For Board Of Supervisors

99 Items Identified



Item 1

Assigned To Trimac

Proposal needed for a single trunk
Robellini with crotons



Item 2

Assigned To Trimac

Keep native grasses trimmed back
off the sidewalks



Item 3

Assigned To Trimac

Warranty 6 Fijoa (Pineapple Guava)
inside pool. Treat for bed weeds



Item 4

Assigned To Trimac

Warranty 3 Mammy Crotons inside
the pool



Item 5

Assigned To Trimac

Proposal needed for single trunk pygmy Robellini palm and crotons needed in the two open spots on the west side of the pool



Item 6

Assigned To Trimac

Turf weed control is needed in St. Augustine behind the basketball court



Item 7

Assigned To Solitude

Clubhouse pond has active azolla that needs treatment for control.



Item 8

Assigned To Trimac

Crack weeds on the sidewalk by the basketball courts need to be treated



Item 9

Assigned To Trimac

Weed control needed in the Silver Buttonbush hedge by the pond



Item 10

Assigned To Trimac

Hand pull Brazilian pepper from the podocarpus hedge along 41.



Item 11

Assigned To Trimac

Bed edging is not taking place per the scope



Item 12

Assigned To Trimac

Vines in the podocarpus on the 41 wall need to be hand pulled



Item 13

Assigned To Trimac

Vines need to be hand pulled from trees and hedges during weekly services



Item 14

Assigned To Trimac

Valve boxes are not being edged on a routine basis. Please correct



Item 15

Assigned To Trimac

Hand pull vines from the hedge row and trees along the berm



Item 16

Assigned To Trimac

Treat for crack and crevice weeds on the walking trail and sidewalks



Item 17

Assigned To Trimac

Hand remove Brazilian pepper tree from hedge row and treat the stump. Bed edging needs to improve across the District



Item 18

Assigned To Trimac

Newly declined Queen palm, appears to be Fusarium Wilt. Propose remove asap.



Item 19

Assigned To Trimac

Palm trunk was not removed with the tree service as discussed



Item 20

Assigned To Trimac

Bed edging is not occurring per the scope



Item 21

Assigned To Trimac

Tree service did not remove the dead pine on the berm as discussed



Item 22

Assigned To Board Of Supervisors

Contractor was out repairing the fishing pier



Item 23

Assigned To Trimac

Queen palm tree on the berm, facing 41, has not been trimmed



Item 24

Assigned To Trimac

Bed edging is not taking place every other week on the berm



Item 25

Assigned To Trimac

Vines need to be hand pulled from the hedge row and trees on the berm



Item 26

Assigned To Trimac

Excessive irrigation is pooling on the walking trail. Run times should be reduced in areas where turf has recovered.



Item 27

Assigned To Trimac

Crack weeds and edging needed on the asphalt walking trail



Item 28

Assigned To Trimac

Treat bed weeds as needed



Item 29

Assigned To Trimac

Hand remove vines from the hedge row and trees on the berms



Item 30

Assigned To Trimac

Remove Brazilian pepper from the berm hedge row, treating the stumps with herbicide for control



Item 31

Assigned To Trimac

Paul will be installing 3 reflectors on the berm behind 5326 Sandy Shell, the mowers need to stop mowing past this point. The dust is dirtying the residents pool.



Item 32

Assigned To Trimac

Warranty Viburnum needed on the berm by the boardwalk



Item 33

Assigned To Trimac

Warranty St. Augustine needed where irrigation failed by the boardwalk



Item 34

Assigned To Trimac

Propose removal of juniper from sole gazebo on the east side of the walking trail



Item 35

Assigned To Trimac

Treat weeds in the mulch beds around the benches



Item 36

Assigned To Trimac

Broadleaf weed control needed from top of slope to the walking path around the pond. This will encourage the common Bermuda to spread and fill



Item 37

Assigned To Trimac

Native grasses behind the amenity center have not been cutback. Going on 3 months



Item 38

Assigned To Trimac

Weeds in the volleyball court need to be pull or sprayed, not line trimmed



Item 39

Assigned To Trimac

Weeds in the volleyball sand need to be pulled or sprayed, not line trimmed



Item 40

Assigned To Trimac

Warranty St. Augustine needed in the large circular turf area



Item 41

Assigned To Trimac

Warranty St. Augustine needed by the gazebo



Item 42

Assigned To Trimac

Warranty turf needed around the Gazebo, weeds are not an acceptable replacement



Item 43

Assigned To Trimac

Hand pull weeds from the juniper beds around the gazebo



Item 44

Assigned To Trimac

Previous reports requested that the Oleanders be pruned back to 10" from the ground to reset. This still has not been completed



Item 45

Assigned To Trimac

Hand prune dead out of the juniper
and control bed weeds at the gazebo



Item 46

Assigned To Trimac

Trim pygmy palms at the gazebo as
needed



Item 47

Assigned To Trimac

Hand remove vines and weeds from the juniper beds



Item 48

Assigned To Trimac

Hand prune dead out of the juniper and remove downed limbs and debris from the beds during weekly services



Item 49

Assigned To Trimac

Edge irrigation valve boxes during weekly visits and make sure lids are secure during each visit



Item 50

Assigned To Trimac

Aggressive non-selective weed control is needed on in the new rock beds



Item 51

Assigned To Trimac

Brazilian Pepper needs to be hand pulled from the kiddie pool



Item 52

Assigned To Trimac

Bed weeds still present in the playground mulch. Crews need to spray or pull the weeds and stop line trimming them down



Item 53

Assigned To Trimac

Area to the east of the clubhouse, inside the pool, still has not been detailed



Item 54

Assigned To Trimac

Bed weeds in the Blue Daze need to be treated/hand pulled



Item 55

Assigned To Trimac

Weed control needed in the new Blue Daze bed by the kiddie pool.

Waiting on Trimac to install the warranty Blue Daze



Item 56

Assigned To Trimac

Warranty podocarpus inside the pool



Item 57

Assigned To Trimac

Hand pull Brazilian pepper from Texas Sage in the pool landscape beds



Item 58

Assigned To Trimac

During weekly services, windfall and debris needs to be collected.



Item 59

Assigned To Trimac

At the entry to the Clubhouse, the jasmine minima needs to be trimmed and kept separated from the other landscape material



Item 60

Assigned To Trimac

Crack weeds are excessive throughout the District



Item 61

Assigned To Trimac

Pygmy Palms at the workout center
need trimming



Item 62

Assigned To Trimac

Bed edging needed across the
District



Item 63

Assigned To Trimac

Bed weeds and debris need to be addressed during weekly services.



Item 64

Assigned To Trimac

Maintenance crews need to trim and remove dead/hanging palms less than 15' on an as needed basis



Item 65

Assigned To Trimac

Bed edging and weed control
needed on the median last median
on Spindle Shell



Item 66

Assigned To Trimac

Warranty crotons, weed control and
bed edging needed



Item 67

Assigned To Trimac

Warranty crotons needed, no bed edging or weed control taking place



Item 68

Assigned To Trimac

Warranty Crotons still not installed, bed edging is non-existent, no weed control, and mulch is needed.



Item 69

Assigned To Trimac

Northside of Spindle Shell at the intersection of Sandy Shell, the strip of turf between the sidewalk and road is the homeowner's responsibility to maintain. Please advise the maintenance crews to stop maintaining this area immediately. This also includes mulching of tree rings.



Item 70

Assigned To Trimac

Bed weeds need attention in the jasmine beds at the guard shack, excessive weeds



Item 71

Assigned To Trimac

Area across from the guard shack on the exit side is CDD property and needs to be maintained..



Item 72

Assigned To Trimac

Dead fronds on the queen palm still have not been removed



Item 73

Assigned To Trimac

Bed weeds in the jasmine beds.

Selective herbicide and hand pulling is needed



Item 74

Assigned To Trimac

Podocarpus hedge on the exit side of Spindle Shell need to have vines removed and trimming on all sides.



Item 75

Assigned To Trimac

Dead plant material needs to be removed during weekly services. Bed weed control is needed as well.



Item 76

Assigned To Trimac

Excessive weed pressure in landscape beds at the entrance. Hand pulling will be required



Item 77

Assigned To Trimac

Weeds are not being maintained per the maintenance map provided by Trimac



Item 78

Assigned To Trimac

Bed weeds at the entry monument



Item 79

Assigned To Trimac

Bed weeds at the entry monument
not being treated



Item 80

Assigned To Trimac

Vines on the wall need to be
removed. Palm trimming not
completed



Item 81

Assigned To Trimac

Entry monument bed weeds are not being treated



Item 82

Assigned To Trimac

Bed weed control and bed cleanliness is not being completed per the scope



Item 83

Assigned To Trimac

Debris and windfall should be removed during weekly services



Item 84

Assigned To Trimsc

Bed edging and weed control is not being performed per the scope of service



Item 85

Assigned To Trimac

Bed weeds not treated at RV entry



Item 86

Assigned To Trimac

Spanish Moss still on oaks at RV
entry, 2 months reported



Item 87

Assigned To Trimac

Clock at RV lot has large wasp nest that needs to be removed



Item 88

Assigned To Trimac

Leak at the RV entry still not repaired, going on two months



Item 89

Assigned To Trimac

Ligustrum shrubs at the RV entry
need to be treated for leaf spot



Item 90

Assigned To Trimac

Palm trimming is not completed
throughout the community



Item 91

Assigned To Trimac

Hope Bay Loop warranty sod
Southside



Item 92

Assigned To Trimac

Hope Bay Loop warranty sod on the
Northside



Item 93

Assigned To Trimac

Lake banks were not line trimmed



Item 94

Assigned To Trimac

Queen Palm has broken frond that
needs to be trimmed



Item 95

Assigned To Triamc

Bed weeds in the roundabouts throughout the community, weeds were line trimmed



Item 96

Assigned To Trimac

Starshell bahia was missed, also along the train track down the entire length of the District's boundary was not mowed



Item 97

Assigned To Trimac

19th Ave not mowed, line trimmed or edged during the week of the inspection



Item 98

Assigned To Trimac

Slipper Key Brazilian pepper needs to be trimmed back



Item 99

Assigned To Trimac

Dog station on Slipper Key was not emptied during Monday and Tuesday services

Subsection 4B

SŌLitude Lake Management



Harbour Isles CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-05-16

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)

Harbour Isles CDD Waterway Inspection Report

2023-05-16

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Harbour Isles CDD Waterway Inspection Report

2023-05-16

Site: 1

Comments:

Normal growth observed

Fountain operating as intended, native vegetation looks good. Minor growth of algae and shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Surface algae



May, 2023



May, 2023

Site: 2

Comments:

Treatment in progress

Open water looks good, some growth of algae around the sites and shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



May, 2023



May, 2023

Site: 3

Comments:

Treatment in progress

Recently treated algae and floating weeds treated in site today. Open water looks good and some bottom algae present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



May, 2023



May, 2023

Harbour Isles CDD Waterway Inspection Report

2023-05-16

4

Comments:

Normal growth observed
Some algae growth and shoreline weed observed in site. Floating weeds were also present in site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



May, 2023



May, 2023

5

Comments:

Normal growth observed
Littoral shelf recently treated and showing decomposing material. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



May, 2023



May, 2023

6

Comments:

Normal growth observed
Site looks in good condition, minor growth of algae seen in site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



May, 2023



May, 2023

Harbour Isles CDD Waterway Inspection Report

2023-05-16

Site: 7

Comments:

Normal growth observed

Recently treated vines in site on native vegetation. Open water looks good. Some shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



May, 2023



May, 2023

Site: 8

Comments:

Normal growth observed

Water looks good, 5 armored catfish observed in the site (small ones).

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



May, 2023



May, 2023

Site: 9

Comments:

Normal growth observed

Some traces of Hydrilla in the canal. Open portions of the site looks good, minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



May, 2023



May, 2023

Harbour Isles CDD Waterway Inspection Report

2023-05-16

Site: 10

Comments:

Site looks good

Shoreline weeds present in site, murkier water observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



May, 2023



May, 2023

Site: 11

Comments:

Treatment in progress

Continuation of Hydrilla treatment within site, native vegetation looks good.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 12

Comments:

Site looks good

Open water looks good, murky water present.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Harbour Isles CDD Waterway Inspection Report

2023-05-16

Site: 13

Comments:

Treatment in progress

Some submersed vegetation present in the site, open water looks good. Some shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



May, 2023



May, 2023

Site: 14

Comments:

Treatment in progress

Native vegetation around part of site looked at look good. Open water looks great. Minimal shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



May, 2023



May, 2023

Site: 15

Comments:

Treatment in progress

Some submersed vegetation present in the site and shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



May, 2023



May, 2023

Harbour Isles CDD Waterway Inspection Report

2023-05-16

Site: 16

Comments:

Site looks good

Open water looks good, minor weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



May, 2023



May, 2023

Site: 17

Comments:

Treatment in progress

Patches of grass observed around the southern edge of site along with algae growth.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



May, 2023



May, 2023

Site: 18

Comments:

Normal growth observed

Algae observed in the northern section of the site, minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Surface algae



May, 2023



May, 2023

Harbour Isles CDD Waterway Inspection Report

2023-05-16

Site: 19

Comments:

Normal growth observed

Submersed algae and vegetation growing within the site observed. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



May, 2023



May, 2023

Site: 20

Comments:

Normal growth observed

Open water looks good, grass patch treated months ago continuing to decay. Shoreline weeds present around parts of the site.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



May, 2023



May, 2023

Site: 21

Comments:

Normal growth observed

Hydrilla around the perimeter of the site continuing to be treated. Some Alligator Weed present in parts of the site as well.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



May, 2023



May, 2023

Harbour Isles CDD Waterway Inspection Report

2023-05-16

Site: 22

Comments:

Normal growth observed

Routine growth of algae around the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



May, 2023



May, 2023

Site: 23

Comments:

Site looks good

Dried up area, grasses treated today (May 16th, 2023).

Action Required:

Routine maintenance next visit

Target:

Species non-specific



May, 2023



May, 2023

Site: MF

Comments:

Normal growth observed

Alligator Weed decay on either side of site, BP treatment conducted last month showing positive results.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



May, 2023



May, 2023

Harbour Isles CDD Waterway Inspection Report

2023-05-16

Site: MA

Comments:

Normal growth observed

Waterway looks good in site, floating primrose in the back and some Primrose protruding from the backside of the wetland.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

May, 2023

May, 2023



Site: MC

Comments:

Treatment in progress

Good growth of Elderberry and some other native species in Wetland, will continue treatment in these areas.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

May, 2023

May, 2023



Management Summary

The waterway inspection for Harbour Isles CDD was completed on May 16th, 2023 for all sites.

Water levels are low in many sites throughout the community where weeds and other vegetation is growing that we are currently tackling. Plecostomus fish were observed in site 8 which are fish that erode banks by making burrows in the shorelines. I haven't seen them in any other sites yet but that is something to look out for in the community. The front couple sites by the clubhouse were in good condition and the native plants were beginning to bounce back.

Wetland MA looks much better than in previous months. There is some floating primrose that will be treated more this month and invasive Primrose Willow in the back edge along the perimeter on the backside. Wetland MF was treated heavily for BP and other invasive weeds last month that are beginning to show results this month.

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

Wildlife Observed: Gallinules (many babies!), Cormorant, Great Blue Heron, Turtles, Ducks

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

Harbour Isles CDD Waterway Inspection Report

2023-05-16

Site	Comments	Target	Action Required
1	Normal growth observed	Surface algae	Routine maintenance next visit
2	Treatment in progress	Surface algae	Routine maintenance next visit
3	Treatment in progress	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Species non-specific	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	Sub-surface algae	Routine maintenance next visit
9	Normal growth observed	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	Submersed vegetation	Routine maintenance next visit
16	Site looks good	Shoreline weeds	Routine maintenance next visit
17	Treatment in progress	Sub-surface algae	Routine maintenance next visit
18	Normal growth observed	Surface algae	Routine maintenance next visit
19	Normal growth observed	Sub-surface algae	Routine maintenance next visit
20	Normal growth observed	Alligatorweed	Routine maintenance next visit
21	Normal growth observed	Shoreline weeds	Routine maintenance next visit
22	Normal growth observed	Surface algae	Routine maintenance next visit
23	Site looks good	Species non-specific	Routine maintenance next visit

Harbour Isles CDD Waterway Inspection Report

2023-05-16

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

Harbour Isles CDD Waterway Inspection Report

2023-05-16



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



April 25th to May 23rd, 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.

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- **CONSTRUCTION MANAGEMENT SERVICES:**



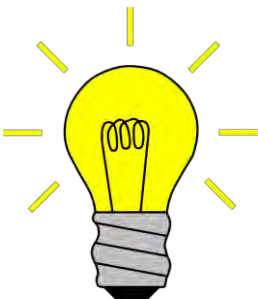
- **COMPLETED:** Installed wood top corners, for three Cabanas around pool deck and kiddies playgrounds.

• **OASIS PALMS AND LANDSCAPING:**

- **FITNESS REV: PENDING:** Second quarter Routine PM checks for 2023.



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



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- **HAWKINS ELECTRIC: PENDING:**
- **HURRICANE PRESSURE WASH:** Completed pressure washing Guard house by entrance.
- **BIG AND LITTLE WINDOWS WASHING SERVICES LLC.**



- **KAY LIAN CLEANING SERVICES:** Cleans the Gym, restrooms and around the pool deck, twice every week.
- **PENDING:** Proposal to clean and seal tiles in both Clubhouse and Gym restrooms.



11. NVIROTECT:



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

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



13. SECURITEAM: PENDING: Proposal to install digital locks on both restrooms exit doors to the pool.



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

14. HILLSBOROUGH COUNTY:



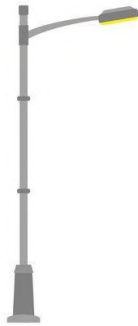
- **PENDING: Revised-**Two sidewalk bumps on Hammock View Lane and Slipper Key Rd. Case# SR# 583177 . NEW request- 12/14/22.
- **PENDING:** schedule to get all streets striping. Renewed request, December, 2022. Case# 420677. Project manager schedule for **May or June, 2023**.
- **PENDING:** Request for cutting back bushes behind fence, by RV/Boat Storage Facility.

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- **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 three Street lights on in the 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 pool deck.

17. Green Works Inc:



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

18. Site Masters:

19. FINN OUTDOOR:

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



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

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 1070
 DATE 05/16/2023
 EXPIRATION DATE 05/30/2023

DATE	ACTIVITY	AMOUNT
05/16/2023	carpentry - labor and materials Bridge over pond in back of club house :To be power washed and sealed with Behr Premium Waterproofing sealer, cedar in color	600.00
05/16/2023	carpentry - labor and materials Dock and gazebo decking. NW of pond behind clubhouse to be power washed and stained with Behr Premium waterproofing sealer, cedar in color	725.00

TOTAL

\$1,325.00

Accepted By

Accepted Date

Subsection 4F(iii)

Proposal #995548 for Electrical Work



Quote #995548 for Job #3615794	
Bill To	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572
Service Address	121 Spindle Shell Way Apollo Beach, FL 33572

Electrical

Work to be performed

- Replace 8 old gooseneck lights with new (4 under warranty still)
- Retrofit 4 pole lights by Pool
- Provide rental lift to access tall lights (Not responsible for Paver damage will use plywood an attempt to protect pavers)
- Replace 3 LED 6" retro trims by pool
- Replace LED in black post light

2 year warranty

QUOTE SUMMARY

Qty	Item	Safeguard Savings Plan Monthly		Non-Member	
		Per Unit	Total	Per Unit	Total
4	GEN-E1 - General Electrical Task	\$0	\$0	\$299	\$1,196
	<i>Gooseneck lighting for main entrance and tower</i>				
4	LED-MB - Cobb type LED retrofit bulb	\$453.96	\$1,815	\$492.92	\$1,971.68
	<i>Warranty: 1 Year Warranty</i>				
	<i>Cobb type LED retrofit bulb</i>				
1	E-5D - Lift Equipment per Day	\$1,078.52	\$1,078	\$1,188.54	\$1,188.54
	<i>Lift Equipment per Day</i>				
3	RC-TRIM 2 - Additional LED Trim for Recessed Light	\$94.18	\$282	\$99	\$297
	<i>Warranty: Electric Today's Quality 5 Year Warranty</i>				
	<i>LED Trim replacement only for Recessed Light. (Qty 2+).</i>				
1	LED-MB - Cobb type LED retrofit bulb	\$453.96	\$453	\$492.92	\$492.92
	<i>Warranty: 1 Year Warranty</i>				
	<i>Replace LED in black post light by pool</i>				
				Subtotal	\$5,146.14
				Tax	\$0
				Total	\$5,146.14
				You could have saved:	\$1,515.28

We're here for you if you have any questions:

Call **(813) 653-4221** or email

service@homeserviceheroes.com

Home Service Heroes

235 W Brandon Blvd #639

Brandon, FL 33511

License #: EC13007848, CAC043881, CFC1430628

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Electrical - Air Conditioning - Plumbing

Subsection 4F(iv)

Proposal #1026203 for Electrical Work



Quote #1026203 for Job #2941273	
Bill To	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572
Service Address	121 Spindle Shell Way Apollo Beach, FL 33572

Additional landscape w/diagnostic

Install 6 additional landscape lights we noticed were not working on last visit. This option includes a diagnostic to figure out why 3 lights do not have proper voltage. If wiring is physically damaged and must be replaced an additional charge will be assessed.

QUOTE SUMMARY

Qty	Item	Safeguard Savings Plan Monthly		Non-Member	
		Per Unit	Total	Per Unit	Total
1	DF-W - Waived Dispatch Fee	\$0	\$0	\$0	\$0
	<i>Waived Dispatch Fee</i>				
6	LND-LE - LED Landscape Light (Small)	\$266.98	\$1,601	\$305.37	\$1,832.22
	<i>Warranty:</i> <i>Electric Today's Quality 5 Year Warranty</i> <i>LED Landscape Light (Small) Standard Spot Fixture, Black</i>				
1	DIA-02 - Level 2 Diagnostic	\$295.99	\$295	\$317.21	\$317.21
	<i>Warranty:</i> <i>Electric Today's Complete 5 Year Service Guarantee!</i> <i>Single residential circuit diagnosis and minor repair</i>				
				Subtotal	\$2,149.43
				Tax	\$0
				Total	\$2,149.43
				You could have saved:	\$251.56

NOTES

Date	Note
	On site 5/12/23 to install 4 led landscape lights.
05/12/2023 11:34 AM	While on-site I checked remaining landscape lights. Found 10 total lights that were not working. 4 will be replaced today and additional estimates have been left for additional repairs. 3 of these fixtures did not have 120v going to them. There is a possibility that we will need to Rewire these 3 landscape lights.
	After going through complete history for this property only 4 landscape lights around guard shack and 4 lights we install today will have a warranty.
01/24/2023 11:09 AM	Sold 4 led 120v landscape, materials will need to be ordered. Estimate for 8 gooseneck lights will be send Wednesday morning

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service@homeserviceheroes.com

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Brandon, FL 33511

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Subsection 4F(v)

Proposal #1026225 for Electrical Work



Quote #1026225 for Job #2941273	
Bill To	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572
Service Address	121 Spindle Shell Way Apollo Beach, FL 33572

Additional landscape w/wiring

Install 6 additional landscape lights we noticed were not working on last visit. This option is just in case we perform a diagnostic to figure out why 3 lights do not have proper voltage and wiring is physically damaged and must be replaced

QUOTE SUMMARY

Qty	Item	Safeguard Savings Plan Monthly		Non-Member	
		Per Unit	Total	Per Unit	Total
1	DF-W - Waived Dispatch Fee	\$0	\$0	\$0	\$0
	<i>Waived Dispatch Fee</i>				
6	LND-LE - LED Landscape Light (Small)	\$266.98	\$1,601	\$305.37	\$1,832.22
	<i>Warranty:</i> <i>Electric Today's Quality 5 Year Warranty</i> <i>LED Landscape Light (Small) Standard Spot Fixture, Black</i>				
1	20A C 75 - 20a 120V/ 240V Circuit up to 75'	\$822.63	\$822	\$921	\$921
	<i>Warranty:</i> <i>Electric Today's Quality 5 Year Warranty</i> <i>20a 120V/ 240V Circuit up to 75'</i>				
1	DIA-01 - Level 1 Diagnostic	\$189.90	\$189	\$211.12	\$211.12
	<i>Warranty:</i> <i>Electric Today's Complete 5 Year Service Guarantee!</i> <i>Single appliance or known device failure</i>				
				Subtotal	\$2,964.34
				Tax	\$0
				Total	\$2,964.34
				You could have saved:	\$349.93

NOTES

NOTES

Date	Note
	On site 5/12/23 to install 4 led landscape lights.
05/12/2023 11:34 AM	While on-site I checked remaining landscape lights. Found 10 total lights that were not working. 4 will be replaced today and additional estimates have been left for additional repairs. 3 of these fixtures did not have 120v going to them. There is a possibility that we will need to Rewire these 3 landscape lights.
	After going through complete history for this property only 4 landscape lights around guard shack and 4 lights we install today will have a warranty.
01/24/2023 11:09 AM	Sold 4 led 120v landscape, materials will need to be ordered. Estimate for 8 gooseneck lights will be send Wednesday morning

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Call **(813) 653-4221** or email

service@homeserviceheroes.com

Home Service Heroes

235 W Brandon Blvd #639

Brandon, FL 33511

License #: EC13007848, CAC043881, CFC1430628

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Subsection 4F(vi)

Proposal #1026278 for Electrical Work



Quote #1026278 for Job #2941273

Bill To	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572
Service Address	121 Spindle Shell Way Apollo Beach, FL 33572

7 led 6" clubhouse

Replace 6 led 6" trims outside at clubhouse walkways

QUOTE SUMMARY

Qty	Item	Safeguard Savings Plan Monthly		Non-Member	
		Per Unit	Total	Per Unit	Total
1	DF-W - Waived Dispatch Fee	\$0	\$0	\$0	\$0
	<i>Waived Dispatch Fee</i>				
1	RC-TRIM - LED Trim for Recessed Light	\$120.56	\$120	\$138.11	\$138.11
	<i>Warranty:</i> <i>Electric Today's Quality 5 Year Warranty</i> <i>LED Trim replacement only for Recessed Light. (Qty 1).</i> <i>25% off each additional trim</i>				
6	RC-TRIM 2 - Additional LED Trim for Recessed Light	\$94.18	\$565	\$99	\$594
	<i>Warranty:</i> <i>Electric Today's Quality 5 Year Warranty</i> <i>LED Trim replacement only for Recessed Light. (Qty 2+).</i>				
				Subtotal	\$732.11
				Tax	\$0
				Total	\$732.11
				You could have saved:	\$46.47

NOTES

Date	Note
	On site 5/12/23 to install 4 led landscape lights.
05/12/2023 11:34 AM	While on-site I checked remaining landscape lights. Found 10 total lights that were not working. 4 will be replaced today and additional estimates have been left for additional repairs. 3 of these fixtures did not have 120v going to them. There is a possibility that we will need to Rewire these 3 landscape lights.
	After going through complete history for this property only 4 landscape lights around guard shack and 4 lights we install today will have a warranty.
01/24/2023 11:09 AM	Sold 4 led 120v landscape, materials will need to be ordered. Estimate for 8 gooseneck lights will be send Wednesday morning

We're here for you if you have any questions:
Call (813) 653-4221 or email

service@homeserviceheroes.com

Home Service Heroes

235 W Brandon Blvd #639

Brandon, FL 33511

License #: EC13007848, CAC043881, CFC1430628

Thank You for choosing Electric Today's Home Service Heroes!

Electrical - Air Conditioning - Plumbing

Subsection 4F(vii)

Proposal for Bathroom Access Control



Harbour Isles Bathroom Access Control

Harbour Isles

121 Spindle Shell Way
Apollo Beach, FL 33572
+18135933464

Prepared by:

Christopher Beck
Sales Project Manager
chrisb@mysecuriteam.com
813-930-7899



Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

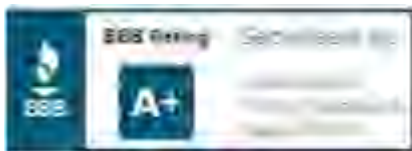
Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service





Summary of Qualifications

Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Technical Team

- 25+ Years technical industry experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience



Advanced Analytics & Surveillance



Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.



Harbour Isles

Harbour Isles Bathroom Access Control

Bathroom Access Control

\$7,908.50

1	S2 2-Reader Expansion Blade
2	Linear 2-N-1 Wallswitch Reader
2	1200 LB Electro-magnetic lock - Indoor
2	Z-Bracket for 1200 lb Maglock
2	Push to Exit Button with Manual Override Button
2	Request-to-exit motion sensor
0.5	Genesis Riser Composite Access Control Cable, Yellow, 1000 ft. Reel
1	Misc. Cable and Hardware

Project Summary

TOTAL:
\$7,908.50

** Recurring service charges not included in the total install price.*



Product Details



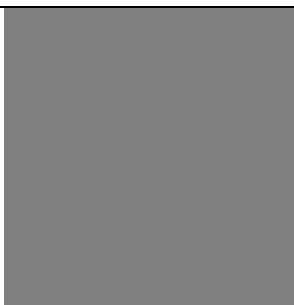
S2 2-Reader Expansion Blade

2 Reader Expansion Blade



Linear 2-N-1 Wallswitch Reader

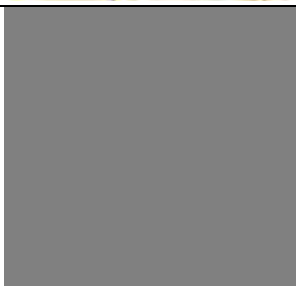
Linear's 2-N-1 125 kHz Proximity Reader works with certain HID, AWID, Farpointe, Data Pyramid Series, and Secura Key Series protocols. The proximity reader is designed to fulfill two different mounting requirements without needing any additional hardware. The 2-N-1 can be installed as either a mullion mount reader or, when paired with the provided adapter plate, turns the reader into a single gang electrical box style reader. Customers get a clean, low profile for both mullion and single gang installations ready to install right out of the box for either configuration. Linear's cards and tags do not contain batteries, requiring no maintenance. Reduce your stock and never be on the job again.





1200 LB Electro-magnetic lock - Indoor

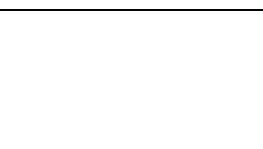
Lifetime MFG. Warranty. Anodized aluminum housing. 12 or 24 VDC selectable. No residual magnetism. Adjustable mounting bracket. MOV surge protection. Complete mounting hardware for typical installations. L bracket and Z brackets available for easy mounting. Detachable face plate. UL and ULC listed. CE listed. RoHS compliant. LIFETIME WARRANTY - click for more info.




	<p>Z-Bracket for 1200 lb Maglock</p> <p>Adjustable for flexible installation of armature plate. For mounting on in swing doors.</p>
---	--

	<p>Push to Exit Button with Manual Override Button</p> <p>Illuminated RTE Wall Plate w Piezoelectric Push Button, Timer, Override Button, Single gang.</p>
--	---

	<p>Request-to-exit motion sensor</p> <p>Request to exit sensors detect motion in their coverage area and signal an access control system or door control device that someone has approached the door.</p>
---	--

	<p>Genesis Riser Composite Access Control Cable, Yellow, 1000 ft. Reel</p> <p>Access composite 18 4 22 2 4 6 1S CMR OAJ 1M Yellow</p>
---	--

	<p>Misc. Cable and Hardware</p>
---	--



Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. _____

Subsection 4F(viii)

Proposal for Clubhouse Cleaning



QUOTE

Kay-Lian Eco Cleaning Services

DATE: APRIL 2023

PO Box 3301
 Apollo Beach, FL 33572
 Email: kl.ecocleaning@gmail.com
 Phone: 813 493-2270

TO Harbour Isles CDD
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544
 Attn: Angel Montagna
Angel.Montagna@inframark.com

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Diane Urso	Commercial Cleaning	Due on receipt	April, 2023

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Harbour Isles Clubhouse Commercial Tile and Grout Cleaning - 3 Bathrooms / 1Kitchen - Conference area	\$750.00	\$750.00
1	Harbour Isles Clubhouse Commercial Grout Sealer application - 3 Bathrooms / 1Kitchen - Conference area	\$500.00	\$500.00
	Products are included in price		
	Payment Method: Mail Check to PO Box/Cash App/Pay Bills via banking institution.		
	Make checks payable to Kay-Lian Eco Cleaning Services		

THANK YOU FOR YOUR BUSINESS

SALES TAX

TOTAL

\$1250.00

Subsection H

District Manager Number of Registered Voters



Craig Latimer
Supervisor of Elections
Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Harbour Isles	1125

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

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager

VoteHillsborough.gov



(813) 744 - 5900

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

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

See website for regional office locations.

Section 5

Presentation of Fiscal Year 2024 Proposed Budget

Subsection 5A

Fiscal Year 2024 Budget

Subsection 5B

Resolution 2023-03

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Harbour Isles Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 22, 2023

HOUR: 11:00 a.m.

LOCATION: The Harbour Isles Clubhouse
121 Spindle Shell Way
Apollo Beach, FL 33572

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 23, 2023.

Attest:

**Harbour Isles Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

Section 6

Consent Agenda

Subsection 6A

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, April 25, 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
Jason Jaszczak	SOLitude Lake Management
Neil McFadyen	Trimac Outdoor
Brian Mortillaro	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**

There being none, the next order of business.

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 Trimac Outdoor's ("Trimac") progression through the 30- to 60-day improvement plan, warranty sod and plant material to be reviewed on the May inspection report, and irrigation issues in various locations. Trimac hired new irrigation technician who is working through issues, and oak tree replacement proposals will be discussed at the May meeting.

B. SŌLitude Lake Management

i. Regular Report

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

Discussion ensued regarding concern over the type of cypress tree installed on Butterfly Shell, and staff will review.

ii. Proposal for Midge Sampling

This proposal was tabled.

iii. Proposal for Midge Treatments

This proposal was tabled.

C. Trimac Outdoor

Discussion ensued regarding irrigation issues, holding crews accountable after work is complete, mowing is missed in common areas, irrigation concerns and responsiveness, length of time for repairs to be completed, staff's notes issued after the walk-through on Monday, concerns with no crews onsite Monday, request for dates to be communicated to staff, all proposals will be tabled with new proposals and pictures of the design to be provided for the June meeting, using current numbers for budgeting purposes, Trimac's new internal system for reporting and tracking issues and services that will be rolled out in a few weeks, stump grinding, irrigation update with the system 95% to 98% complete in the next two weeks, contract repairs being 2 inches or less, and items excluded from the scope are clocks and wire tracking and decoders.

i. Proposal #52363 for Bahia

This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to include a picture of the design.

ii. Proposal #52369 for St. Augustine

This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to include a picture of the design.

iii. Proposal #52372 for Shrubs

This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to include a picture of the design.

iv. Proposal #54937 for Royal Bonnet Sod

This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to include a picture of the design.

v. Proposal #54938 for Shell Drive Sod

This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to include a picture of the design.

vi. Proposal #54939 for Butterfly Shell Sod

This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to include a picture of the design.

D. District Counsel

Discussion ensued regarding legislation, including the ethics bill that would require four-hour training for all special district Board members, which Mr. Babbar will schedule.

E. District Engineer

i. Parking Lot Repairs

Discussion ensued regarding revised parking lot proposal that was less than the approval from last month, and clarification of the repair location.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to the proposal from Parking Lot Services to repair the asphalt in the clubhouse parking lot, in the amount of \$10,365.00.

ii. Community Inspection

Discussion ensued regarding pond banks, deficiency items, proposals to repair deficiency items, plantings, bank restoration, priority of ponds and ones to watch, importance of communicating repair efforts, requesting extensions, and updated maps.

F. Onsite Property Manager's Report

iii. Monthly Report

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

iv. Proposal #2086 for Pressure Washing

Discussion ensued regarding the proposal for pressure washing, and scope is only for the front of the guardhouse.

On MOTION by Ms. Fantauzzi seconded by Mr. Bowden, with all in favor, unanimous approval was given to proposal #2086 from Hurricane Clean for pressure washing the guardhouse, in the amount of \$300.00.

v. Proposal for Painting Pool Rails, Columns, Ceiling

Discussion ensued regarding the proposal for the fence around the pool, and not necessary to perform this work in the current fiscal year.

vi. Proposal for Carpentry Work on the Cabanas

Discussion ensued regarding the proposal for carpentry work on the cabanas, and difference in materials quoted.

On MOTION by Ms. Boyer seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to the proposal from Construction Management Services to perform carpentry work for wood corners to install on the top of the pergola columns, in the amount of \$432.00.

vii. Proposal for Carpentry Work on the Fishing Pier

Discussion ensued regarding the proposal for carpentry work on the fishing pier.

On MOTION by Mr. Bowden seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to the proposal from Construction Management Services for carpentry work on the fishing pier, in the amount of \$7,275.00.

viii. Proposal for Umbrellas

Discussion ensued regarding the proposal for umbrellas, difference in fabrics quoted, cost to be funded from reserves, get umbrellas ordered and deposit paid, and color to be decided in consultation with the Chair.

On MOTION by Ms. Fantauzzi seconded by Ms. Bowden, with all in favor, unanimous approval was given to the proposal from Admiral Furniture for four (4) market umbrellas with Sunbrella fabric, in the amount of \$2,243.27, to be paid from reserves.

ix. New Pool Furniture

Discussion ensued regarding the purchase of new pool furniture, to be funded from reserves.

On MOTION by Mr. Bowden seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to the proposal from Admiral Furniture to purchase new pool furniture, in an amount not to exceed \$40,000.00, to be paid from reserves.

x. Proposal for Key Pads or Access Card Readers

Discussion ensued regarding desire to install key pads or access card readers for the bathrooms so they can remain locked because no one is here to lock them at the end of the day.

This item will be on the agenda for the May meeting.

xi. Janitorial Services

Discussion ensued regarding the janitorial vendor's request for a revised schedule to Mondays and Thursdays, current schedule is Mondays and Fridays, staff's support that the revised schedule should be fine, recommendation to try the revised schedule, and no objection from the Board to revise the cleaning schedule.

xii. Water Heater Repair for the Gym

On MOTION by Ms. Fantauzzi seconded by Mr. Clavio, with all in favor, unanimous approval was given to the water heater repair, in the amount of \$896.49.

G. Homeowner's Association Report

Discussion ensued regarding the HOA will not be able to store items in the tower, requests of

the HOA for improvements not able to be done, the tower is purely aesthetic, engineering needed to determine improvements necessary to permit occupancy, and no money in the District's budget.

On MOTION by Ms. Fantauzzi seconded by Mr. Clavio, with all in favor, unanimous approval was given to deny the HOA's use of the tower for storage.

H. District Manager

Discussion ensued regarding the upcoming budget process, dog stations, pressure washing sidewalks, landscape enhancements, irrigation on Sandy Shell and Royal Bonnet, Slipper Key meter installation and irrigation hookup costs, Slipper Key elm removals and sod, and tree replacements.

FIFTH ORDER OF BUSINESS Consent Agenda

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

B. Approval of the February 2023 Financials

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

Discussion ensued regarding correct attendees from Trimac Outdoor.

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

SIXTH ORDER OF BUSINESS Discussion Items

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Mr. Nesbitt commented on as-builts.

EIGHTH ORDER OF BUSINESS Audience Comments

A Resident commented on the following issues: opening the conference line, livestreaming the meetings which counsel discouraged due to ADA and public records law requirements, and vegetation that was removed which staff indicated is an invasive that the District is mitigating.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Nesbitt, seconded by Mr. Boyer, with all in favor, the meeting was adjourned at 12:52 p.m.

Angel Montagna, Secretary

Betty Fantauzzi, Chairman

Subsection 6B

Financials

HARBOUR ISLES
Community Development District

Financial Report

April 30, 2023

Prepared By



HARBOUR ISLESCommunity Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

April 30, 2023

HARBOUR ISLES

Community Development District

Governmental Funds**Balance Sheet**

April 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 157,748	\$ -	\$ -	\$ 157,748
Due From Other Funds	-	248,222	11,963	260,185
Investments:				
Money Market Account	730,361	-	-	730,361
Interest Account	-	-	34,154	34,154
Revenue Fund	-	-	73,550	73,550
Sinking fund	-	-	226,000	226,000
Prepaid Items	178	-	-	178
Deposits	-	23,040	-	23,040
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 906,974	\$ 271,262	\$ 345,667	\$ 1,523,903
<u>LIABILITIES</u>				
Accounts Payable	\$ 2,644	\$ -	\$ -	\$ 2,644
Accrued Expenses	18,219	-	-	18,219
Due To Other Funds	260,185	-	-	260,185
TOTAL LIABILITIES	281,048	-	-	281,048
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	178	-	-	178
Deposits	18,687	23,040	-	41,727
Restricted for:				
Debt Service	-	-	345,667	345,667
Assigned to:				
Operating Reserves	154,042	-	-	154,042
Unassigned:	453,019	248,222	-	701,241
TOTAL FUND BALANCES	\$ 625,926	\$ 271,262	\$ 345,667	\$ 1,242,855
TOTAL LIABILITIES & FUND BALANCES	\$ 906,974	\$ 271,262	\$ 345,667	\$ 1,523,903

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,133	\$ 11,131	\$ 9,998	982.44%
Interest - Tax Collector	-	550	550	0.00%
Rental Income	16,000	24,105	8,105	150.66%
Special Assmnts- Tax Collector	944,189	938,328	(5,861)	99.38%
Special Assmnts- Discounts	(37,768)	(36,170)	1,598	95.77%
Other Miscellaneous Revenues	500	48	(452)	9.60%
Facility Revenue	200	-	(200)	0.00%
TOTAL REVENUES	924,254	937,992	13,738	101.49%

EXPENDITURES**Administration**

P/R-Board of Supervisors	12,000	7,800	4,200	65.00%
FICA Taxes	918	597	321	65.03%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	13,211	6,789	66.06%
ProfServ-Legal Services	20,000	11,201	8,799	56.01%
ProfServ-Mgmt Consulting	50,003	29,168	20,835	58.33%
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	209	291	41.80%
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	18,043	841	95.55%
Bank Fees	500	537	(37)	107.40%
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	102,768	46,338	68.92%

Electric Utility Services

Electricity - Streetlights	120,000	75,670	44,330	63.06%
Utility Services	22,000	13,691	8,309	62.23%
Total Electric Utility Services	142,000	89,361	52,639	62.93%

Garbage/Solid Waste Services

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 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	2,279	221	91.16%
Total Garbage/Solid Waste Services	2,500	2,279	221	91.16%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	1,663	4,337	27.72%
Total Water-Sewer Comb Services	6,000	1,663	4,337	27.72%
<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	5,075	3,625	58.33%
R&M Lake & Pond Bank	50,000	100,400	(50,400)	200.80%
Fountain Maintenance	2,328	1,579	749	67.83%
Aquatic Maintenance	25,704	14,994	10,710	58.33%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	97,732	122,048	(24,316)	124.88%
<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	5,325	14,675	26.63%
Landscape Maintenance	150,000	73,775	76,225	49.18%
Landscape Replacement	20,000	21,666	(1,666)	108.33%
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	140,975	110,573	56.04%
<u>Security Operations</u>				
Contracts-Security Services	30,636	8,627	22,009	28.16%
R&M-Security Cameras	1,000	293	707	29.30%
Guard & Gate Facility Maintenance	3,000	1,156	1,844	38.53%
Total Security Operations	34,636	10,076	24,560	29.09%
<u>Contingency</u>				
Miscellaneous Expenses	15,500	6,452	9,048	41.63%
Total Contingency	15,500	6,452	9,048	41.63%
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	10,800	7,420	3,380	68.70%

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field Services	7,800	4,550	3,250	58.33%
Clubhouse - Facility Janitorial Service	5,400	5,100	300	94.44%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	121,624	64,141	57,483	52.74%
Contracts-Pest Control	2,000	1,130	870	56.50%
Telephone/Fax/Internet Services	5,109	3,397	1,712	66.49%
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	36,545	13,455	73.09%
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	744	1,756	29.76%
Dog Waste Station Supplies	2,000	1,288	712	64.40%
Total Parks and Recreation	225,233	133,481	91,752	59.26%
TOTAL EXPENDITURES	924,255	609,103	315,152	65.90%
Excess (deficiency) of revenues Over (under) expenditures	(1)	328,889	328,890	-32888900.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(15,000)	(15,000)	0.00%
Contribution to (Use of) Fund Balance	(1)	-	1	0.00%
TOTAL FINANCING SOURCES (USES)	(1)	(15,000)	(14,999)	1500000.00%
Net change in fund balance	\$ (1)	\$ 313,889	\$ 313,892	-31388900.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	312,038	312,038		
FUND BALANCE, ENDING	\$ 312,037	\$ 625,927		

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 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)	-	256,262		
FUND BALANCE, ENDING	\$ -	\$ 271,262		

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 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	\$ -	\$ 3	\$ 3	0.00%
Special Assmnts- Tax Collector	312,608	310,668	(1,940)	99.38%
Special Assmnts- Discounts	(12,504)	(11,975)	529	95.77%
TOTAL REVENUES	300,104	298,696	(1,408)	99.53%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	5,974	278	95.55%
Total Administration	6,252	5,974	278	95.55%
<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	40,128	260,432	13.35%
Excess (deficiency) of revenues Over (under) expenditures	(456)	258,568	259,024	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)	\$ 258,568	\$ 259,936	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	87,099	87,099		
FUND BALANCE, ENDING	\$ 86,643	\$ 345,667		

HARBOUR ISLES
Community Development District

Supporting Schedules

April 30, 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
04/05/23	\$ 28,899	\$ -	\$ 590	\$ 29,489	\$ 22,154	\$ 7,335
TOTAL	\$ 1,176,833	\$ 48,145	\$ 24,017	\$ 1,248,995	\$ 938,328	\$ 310,668
% COLLECTED				99%	99%	99%
TOTAL OUTSTANDING				\$ 7,802	\$ 5,862	\$ 1,941

HARBOUR ISLES

Community Development District

All Funds

Cash and Investment
April 30, 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%	\$ 157,748
Money Market Account	Valley National	Money Market	n/a	4.50%	\$ 730,361
<i>Subtotal</i>					<u>\$ 888,109</u>
DEBT SERVICE FUNDS					
Series 2021 Interest Account	US Bank	Open-Ended Comm. Paper	n/a	0.005%	\$ 34,154
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	0.005%	\$ 73,550
Series 2021 Principal Fund	US Bank	Open-Ended Comm. Paper	n/a	0.005%	\$ 226,000
<i>Subtotal</i>					<u>\$ 333,704</u>
Total					<u>\$ 1,221,813</u>

Harbour Isles CDD

Bank Reconciliation

Bank Account No. 6870 Hancock Whitney Bank GF CHECKING
Statement No. 4/23
Statement Date 4/30/2023

G/L Balance (LCY)	157,748.26	Statement Balance	199,166.37
G/L Balance	157,748.26	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	199,166.37
Subtotal	157,748.26	Outstanding Checks	41,418.11
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	157,748.26	Ending Balance	157,748.26
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
4/17/2023	Payment	3594	BRLETIC DVORAK, INC	1,647.50	0.00	1,647.50
4/24/2023	Payment	3602	DIANNE MARTINEZ URSO	125.00	0.00	125.00
4/24/2023	Payment	3605	QFC SUPPLY COMPANY INC	254.98	0.00	254.98
4/27/2023	Payment	3609	SOLITUDE LAKE MANAGEMENT	1,097.38	0.00	1,097.38
4/27/2023	Payment	3610	SUNCOAST POOL SERVICE	1,180.00	0.00	1,180.00
4/27/2023	Payment	3611	VESTA PROPERTY SERVICES, INC.	9,163.00	0.00	9,163.00
4/27/2023	Payment	3612	YARD-NIQUE , INC.	27,026.75	0.00	27,026.75
4/28/2023	Payment	3608	ROBERT NESBITT	184.70	0.00	184.70
4/28/2023	Payment	DD414	ELIZABETH M. FANTAUZZI	184.70	0.00	184.70
4/28/2023	Payment	DD415	GLENN A. CLAVIO	184.70	0.00	184.70
4/28/2023	Payment	DD416	BRYCE L. BOWDEN	184.70	0.00	184.70
4/28/2023	Payment	DD417	MARILYN L. BOYER	184.70	0.00	184.70
Total Outstanding Checks.....				41,418.11		41,418.11

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 04/01/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
HANCOCK WHITNEY BANK GF CHECKING - (ACCT#XXXXX6870)							
CHECK # 3590							
04/04/23	Vendor	ABM INDUSTRIES INC	18025618	MAINTENANCE BILLING	GYM AC DOWN	001-546920-57201	\$324.00
Check Total							\$324.00
CHECK # 3591							
04/04/23	Vendor	QFC SUPPLY COMPANY INC	15-14965	PULL TOWELS, SURFACE CLEANER, AND DOG WASTE BAGS	Dog Waste Station Supplies	001-552160-57201	\$132.50
04/04/23	Vendor	QFC SUPPLY COMPANY INC	15-14965	PULL TOWELS, SURFACE CLEANER, AND DOG WASTE BAGS	Office Supplies	001-551002-57201	\$170.64
Check Total							\$303.14
CHECK # 3592							
04/04/23	Vendor	SR LANDSCAPING LLC	7660	CLUBHOUSE MUHLY GRASS REPLACEMENT	Landscape Replacement	001-546338-53908	\$363.75
04/04/23	Vendor	SR LANDSCAPING LLC	7813	TREE TRIMMING - STORM DAMAGE	Storm Cleanup	001-549067-53908	\$4,687.80
Check Total							\$5,051.55
CHECK # 3593							
04/04/23	Vendor	INFRAMARK, LLC.	91824	MARCH 2023 MANAGEMENT SERVICES	ProfServ-Special Assessment	001-531038-51301	\$4,166.92
04/04/23	Vendor	INFRAMARK, LLC.	91824	MARCH 2023 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$11.40
04/04/23	Vendor	INFRAMARK, LLC.	91824	MARCH 2023 MANAGEMENT SERVICES	Field Services	001-531122-57201	\$650.00
Check Total							\$4,828.32
CHECK # 3594							
04/17/23	Vendor	BRLETIC DVORAK, INC	1067	MAR 8 - MAR 31 - SENIOR INSPECTOR MAR 13 - MAR 28	ProfServ-Engineering	001-531013-51501	\$1,647.50
Check Total							\$1,647.50
CHECK # 3595							
04/17/23	Vendor	DIANNE MARTINEZ URSO	030123	FULL COMMERCIAL CLEANING	Clubhouse - Facility Janitorial Service	001-531131-57201	\$895.00
Check Total							\$895.00
CHECK # 3596							
04/17/23	Vendor	FEDEX	9-647-76421	LATE FEE	FED EX LATE FEE	001-541006-51301	\$7.27
Check Total							\$7.27
CHECK # 3597							
04/17/23	Vendor	MICHELLE & BURGESS PERRY	2087	EXTERIOR RESIDENTIAL PAINTING PROJECT	Maintenance & Repairs	001-546920-57201	\$1,988.56
04/17/23	Vendor	MICHELLE & BURGESS PERRY	1985	EXTERIOR COMMERCIAL PAINTING PROJECT	Maintenance & Repairs	001-546920-57201	\$2,404.79
Check Total							\$4,393.35
CHECK # 3598							
04/17/23	Vendor	SECURITEAM, INC	16445	REMOTE VIDEO MONITORING/DIGITAL ALARM MONITORING	Contracts-Security Services	001-534037-53935	\$2,553.00
Check Total							\$2,553.00
CHECK # 3599							
04/17/23	Vendor	STRALEY ROBIN VERICKER , P.A.	22897	PROF SERVICES THROUGH 3/15/23	ProfServ-Legal Services	001-531023-51401	\$1,317.50
Check Total							\$1,317.50

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 04/01/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3600							
04/17/23	Vendor	YARD-NIQUE , INC.	TMG 66837	IRRIGATION REPAIR / DECODER REPLACEMENTS	MARCH	001-546041-53908	\$2,425.00
Check Total							<u>\$2,425.00</u>
CHECK # 3601							
04/20/23	Vendor	DIANNE MARTINEZ URSO	040123	FULL COMMERCIAL CLEANING	Clubhouse - Facility Janitorial Service	001-531131-57201	\$795.00
Check Total							<u>\$795.00</u>
CHECK # 3602							
04/24/23	Vendor	DIANNE MARTINEZ URSO	041123	FULL COMMERCIAL CLEANING	Clubhouse - Facility Janitorial Service	001-531131-57201	\$125.00
Check Total							<u>\$125.00</u>
CHECK # 3603							
04/24/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	291778	4/13/23 PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
Check Total							<u>\$158.00</u>
CHECK # 3604							
04/24/23	Vendor	OASIS PALMS & LANDSCAPING LLC	1591	GW ROYAL PALM FOR ENTRANCE/ REMOVE AND DISPOSE DEA	Landscape Replacement	001-546338-53908	\$1,850.00
Check Total							<u>\$1,850.00</u>
CHECK # 3605							
04/24/23	Vendor	QFC SUPPLY COMPANY INC	15-15074	QFC SOFIDEL CENTER PULL TOWELS	Dog Waste Station Supplies	001-552160-57201	\$133.00
04/24/23	Vendor	QFC SUPPLY COMPANY INC	15-15074	QFC SOFIDEL CENTER PULL TOWELS	Office Supplies	001-551002-57201	\$121.98
Check Total							<u>\$254.98</u>
CHECK # 3606							
04/24/23	Vendor	SECURITEAM, INC	16695	10 GATE REMOTES	Guard & Gate Facility Maintenance	001-546993-53935	\$301.40
Check Total							<u>\$301.40</u>
CHECK # 3607							
04/24/23	Vendor	SHENANDOAH GENERAL CONSTRUCTION LLC	95668	HYDRAULIC JET VAC TRUCK/ROLL OF FLEX	Miscellaneous Expenses	001-549999-53985	\$2,779.87
Check Total							<u>\$2,779.87</u>
CHECK # 3608							
04/28/23	Employee	ROBERT NESBITT	PAYROLL	April 28, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 3609							
04/27/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-60685	AERATOR 1-2 ANNUAL MAINTENANCE	APRIL BILLING	001-546472-53805	\$372.38
04/27/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-63442	4/1/23 - 4/30/23 WETLAND 1-2 ANNUAL MAINT	APRIL BILLING	001-546108-53805	\$725.00
Check Total							<u>\$1,097.38</u>
CHECK # 3610							
04/27/23	Vendor	SUNCOAST POOL SERVICE	9199	APRIL 2023 POOL SERVICE	ProfServ-Pool Maintenance	001-531034-57201	\$1,180.00
Check Total							<u>\$1,180.00</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

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CHECK # 3611							
04/27/23	Vendor	VESTA PROPERTY SERVICES, INC.	408502	APRIL '23 AMENITY MGMT SERVICES	APRIL '23	001-534001-57201	\$9,163.00
Check Total							\$9,163.00
CHECK # 3612							
04/27/23	Vendor	YARD-NIQUE, INC.	67614	APRIL 2023 MAINTENANCE	APRIL	001-546300-53908	\$10,326.75
04/27/23	Vendor	YARD-NIQUE, INC.	TMG 68496	REMOVE AND DISPOSAL OF PLANT MATERIAL AROUND CLUBH	Landscape Replacement	001-546338-53908	\$15,500.00
04/27/23	Vendor	YARD-NIQUE, INC.	TMG 68497	SOD INSTALL	Landscape Replacement	001-546338-53908	\$1,200.00
Check Total							\$27,026.75
ACH #DD414							
04/28/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	April 28, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD415							
04/28/23	Employee	GLENN A. CLAVIO	PAYROLL	April 28, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD416							
04/28/23	Employee	BRYCE L. BOWDEN	PAYROLL	April 28, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD417							
04/28/23	Employee	MARILYN L. BOYER	PAYROLL	April 28, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD418							
04/13/23	Vendor	T-MOBILE ACH	032023-1124 ACH	813-593-3464 ; 3/21/23 - 4/20/23 BILL PRD	Telephone/Fax/Internet Services	001-541009-57201	\$70.00
ACH Total							\$70.00
ACH #DD419							
04/06/23	Vendor	REPUBLIC SERVICES - ACH	031723 - 5809 ACH	04/01 - 04/30/23 WASTE REMOVAL	Garbage - Recreation Facility	001-531133-53401	\$368.51
ACH Total							\$368.51
ACH #DD420							
04/26/23	Vendor	TAMPA ELECTRIC CO. ACH	040423 ACH	3/1/23 - 3/29/23 UTILITIES	Utility Services	001-543063-53100	\$1,993.43
04/26/23	Vendor	TAMPA ELECTRIC CO. ACH	040423 ACH	3/1/23 - 3/29/23 UTILITIES	Electricity - Streetlighting	001-543013-53100	\$11,213.13
ACH Total							\$13,206.56
ACH #DD421							
04/17/23	Vendor	BOCC - ACH	040423-0000 ACH	3/02/23 - 3/31/23 WATER UTILITIES	Utility Services	001-543063-53601	\$325.69
ACH Total							\$325.69
ACH #DD422							
04/17/23	Vendor	TAMCO CAPITAL CORP	4071525 ACH	4/15/23 - 5/14/23	Contracts-Security Services	001-534037-53935	\$451.00
ACH Total							\$451.00

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

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ACH #DD423							
04/05/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	031723-2046 ACH	SERVICE FROM 3/17/23 - 4/16/23	Telephone/Fax/Internet Services	001-541009-57201	\$178.14
ACH Total							\$178.14
ACH #DD424							
04/20/23	Vendor	VALLEY NATIONAL BANK - ACH	032023-5409 ACH	2/27 - 3/21/23 CC PURCHASES	SAMS CLUB	001-549999-53985	\$39.46
04/20/23	Vendor	VALLEY NATIONAL BANK - ACH	032023-5409 ACH	2/27 - 3/21/23 CC PURCHASES	CELLGATE	001-549999-53985	\$29.95
04/20/23	Vendor	VALLEY NATIONAL BANK - ACH	032023-5409 ACH	2/27 - 3/21/23 CC PURCHASES	HOME DEPOT	001-549999-53985	\$46.94
04/20/23	Vendor	VALLEY NATIONAL BANK - ACH	032023-5409 ACH	2/27 - 3/21/23 CC PURCHASES	HOME DEPOT	001-549999-53985	\$161.63
04/20/23	Vendor	VALLEY NATIONAL BANK - ACH	032023-5409 ACH	2/27 - 3/21/23 CC PURCHASES	SAMS CLUB	001-549999-53985	\$196.98
ACH Total							\$474.96
ACH #DD425							
04/28/23	Vendor	BOCC - ACH	041723-8063 ACH	3/2/23 - 3/31/23 WATER UTILITIES	Utility Services	001-543063-53601	\$81.81
ACH Total							\$81.81
Account Total							\$84,557.18