



City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com

Meeting Minutes - Draft

Hideaway Beach Tax District Board

HIDEAWAY BEACH TAX DISTRICT BOARD

*Chair: Linda Ryan
Vice-Chair: Dick Delawder*

*Board Members: John Barto, Phyllis Ramirez,
Steve Zinkan*

*Hideaway Beach Tax District Board Attorney: David Tolces
City Staff: Justin Martin, Public Works Director;
Cristen Casey, Administrative/Project Coordinator*

Thursday, February 19, 2026

1:30 PM

Community Meeting Room

(1) CALL TO ORDER

Chair Ryan called the meeting to order at 1:30 PM

(2) ROLL CALL

Present: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

(Note: Member Zinkan participated via Zoom teleconference connection)

Also Present:

Also Present:

*Mohamed Dabees, Vice President & Senior Coastal Modeler, Humiston & Moore Engineers
Michael Poff, President, Coastal Engineering Consultants, Inc.
David Tolces, Attorney (participated via Zoom).*

City Staff: Justin Martin, P.E., Director of Public Works; Tara Kosieracki, Project Manager; Cristen Casey, Administrative Project Coordinator; Martin Luna, Audio Visual Technician.

(3) PLEDGE OF ALLEGIANCE

Pledge led by Chair Ryan

MOTION TO ALLOW FOR REMOTE BOARD MEMBER PARTICIPATION BY MEMBER ZINKAN

MOTION by Member Barto, seconded by Vice-Chair Delawder, that Member Zinkan be approved to actively participate and vote on matters coming before the Board on this day. February 19, 2026. **MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

Yes: 4 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez and Chair Ryan

(4) APPROVAL OF THE AGENDA

Chair Ryan requested moving the Financial Report (agenda item 6C) to the first item of business.

MOTION by Vice-Chair Delawder, seconded by Member Barto that the Agenda be Approved as amended. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

(5) APPROVAL OF THE MINUTES

[ID 26-5146](#) Hideaway Beach Tax District Board Meeting Minutes of January 15, 2025

MOTION by Member Barto, seconded by Member Ramirez that the Hideaway Beach Tax District Board Meeting Minutes of January 15, 2025 be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

(6) OLD BUSINESS

A [ID 26-5147](#) Tigertail Lagoon/Sand Dollar Island Maintenance Update (M. Dabees)

Mohamed Dabees of Humiston & Moore Engineers reported that the scope of the maintenance project expanded to include broader ecosystem preservation and restoration at Sand Dollar Island and in Tigertail Lagoon. Photographs of completed restoration were shown; tilling and smoothing of any remaining escarpments that may form is planned prior to the start of turtle nesting season.

He also noted that project quantity increased from 9,000 to 11,550 cubic yards, raising estimated cost from \$156,000 to \$194,000. Chair Ryan requested a detailed revised project total for approval at the March meeting after receiving feedback from David Tolces and Justin Martin.

Dabees presented a proposal from Turrell Hall & Associates, Inc. to provide the District with Professional Environmental Services for permit compliance monitoring for the 1st and 2nd quarter for the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration project. The proposal was for \$33,230. Chair Ryan noted that a significant portion of this cost is attributable to 2025 Annual Biological Monitoring Report.

MOTION by Member Ramirez, seconded by Member Barto approving a purchase order to Turrell Hall & Associates, Inc. for Environmental Professional Services for permit compliance monitoring for the 1st and 2nd quarter 2026 for the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration project in the amount of: \$33,230.00. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

Dabees presented a proposal from Humiston & Moore Engineers. This proposal is for Engineering Professional Services through June, 2026 for project management, permit compliance monitoring, and reporting for the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration project. This is a commitment of \$31,769.

MOTION by Vice Chair Delawder, seconded by Member Ramirez to approve the purchase order for Humiston & Moore Engineers for Engineering Professional Services for 1st and 2nd quarter 2026 for the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration project in the amount of \$31,769. MOTION CARRIED BY

THE FOLLOWING VOICE VOTE.

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

B [ID 26-5148](#) Permit Requirements for Beach Compliance & Tilling (M. Dabees)

Mohamed Dabees presented a proposal to perform beach tilling on Hideaway Beach to be done concurrently with Sand Dollar Island to ready both beaches for sea turtle nesting season. Due to shared mobilization the Hideaway Beach cost is \$6,922.00. Chair Ryan supported the tilling and requested coordination and resident notification for safety.

After receiving questions from the board, Dabees outlined the permit requirements.

MOTION by Member Barto, seconded by Member Ramirez to approve the purchase order for Humiston & Moore Engineers Beach for tilling Hideaway Beach in the amount of: \$6,922.00. MOTION CARRIED BY THE FOLLOWING VOICE VOTE.

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

C [ID 26-5152](#) Financial Report as of January 31, 2026 (Member Zinkan)

Member Zinkan presented the Hideaway Beach Tax District Board with a financial overview dated as of January 31st. City added a note added indicating the Beach Raking Agreement amendment reduced the annual rent from \$24,350 to \$6,000. He requested a budget transfer for tractor repair expenses. Member Zinkan reported revenue at 89% actual to budget, with \$167,718 not yet collected; he noted that the Collier County TDC grant is included in the budget.

(7) NEW BUSINESS**A** [ID 26-5153](#) Annual Monitoring Survey Proposal (M. Poff)

Michael Poff of Coastal Engineering presented a proposal for permit required annual monitoring surveys across the beach profile and reassessment of Tigertail and Sand Dollar Island following recent restoration. Chair Ryan requested a seven year comparison back to the 2019 re nourishment. The near shore borrow survey is optional as that area has been historically stable since 2014.

Poff recommended granting the Chair discretion to authorize an optional near shore borrow area survey (up to

\$8,643) during the year if needed. Attorney David Tolces advised on authorization language.

(All work is contingent on City Council review and approval; no survey work may commence until Council approval is obtained.)

The Committee requested an update on Collier Creek and discussed coordinating Hideaway's re-nourishment concurrent with Collier County's Collier Creek project. The goal is to submit the permitting renewal in March or as soon as Collier County receives the Collier Creek permit. Michael Poff will be unavailable for the March meeting but expects to provide an update in April.

Mohamed Dabees noted that extra services approved for Coastal Engineering Consultants may assist in producing the final survey for Tigertail/Sand Dollar Island and was asked to bring proposals for additional surveys in March.

MOTION by Member Barto, seconded by Vice Chair Delawder, approving a purchase order to Coastal Engineering not to exceed \$74,231.00 for the 2026 Annual Monitoring Survey, and granting the Chair discretion to survey the near

shore borrow area with notice to the other Board members.

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

(8) STAFF COMMUNICATIONS

Justin Martin informed the Board that the Stormwater Engineer position is vacant; the City will post the opening on 2/20/2026.

(9) CITY COUNCIL COMMUNICATION

None.

(10) PUBLIC COMMENT

None.

(11) NEXT MEETING: CONFIRMATION & ATTENDANCE - 3/19/26 @ 1:30PM

[ID 26-5196](#) Next Meeting: Confirmation & Attendance

Next meeting scheduled for March 19, 2026 at 1:30 PM. Chair asked members if anyone could not be physically present; Member Barto requested to attend remotely.

(12) PROPOSED AGENDA TOPICS FOR NEXT MEETING

Chair Ryan requested adding the following items to the March agenda:

- Approve update to the 2026 Maintenance Contract from EarthTech (Presentation by Mohamed Dabees).*
- Additional survey work referenced by Dabees (To be performed by Michael Poff/Coastal Engineering and presented by Dabees).*
- Annual Biological Report from Turrell Hall & Associates.*
- Review of the 2025 Mangrove Planting implemented by Hideaway (Turrell Hall).*
- Final presentation of the Management Plan reviewed in January (Reference ID 26 5078 Management Plan Draft; Member Ramirez and Mohamed Dabees).*
- Presentation on Pelican Bay and Clam Pass (Potentially slotted for April).*
- Public relations update (contact Denny Shields) (Potentially slotted for April).*

(13) OTHER COMMITTEE COMMUNICATIONS

None.

(14) ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 2:15 PM.

Crysten Casey, Administrative Project Coordinator.