

City of Marco Island Florida

*51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com*



Meeting Minutes - Draft

Thursday, March 19, 2026

1:30 PM

Community Meeting Room

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, Director of Public Works
Crysten Casey, Administrative Project Coordinator*

(1) CALL TO ORDER

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

(2) ROLL CALL

Present: 4 - Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

Absent: 1 - Board Member Barto

Also Present:

Mohamed Dabees, Vice President & Senior Coastal Modeler, Humiston & Moore Engineers

David Tolces, Attorney (participated via Zoom).

Tim Hall, & Marielle Nageon de Lestang, of Turrell, Hall, & Associates

City Staff: Justin Martin, P.E., Director of Public Works;

Crysten Casey, Administrative Project Coordinator;

Martin Luna, Audio Visual Technician

(3) PLEDGE OF ALLEGIANCE

Pledge led by Chair Ryan.

(4) APPROVAL OF THE AGENDA

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

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

(5) APPROVAL OF THE MINUTES

[ID 26-5239](#) Hideaway Tax District Board Meeting Minutes of February 15, 2026.

Member Zinkan noted that the day's Agenda had incorrectly listed the last meeting date as February 15, 2026. The Minutes had correct date of February 19th recorded. No adjustments to be made to final document.

MOTION by Vice-Chair Delawder, seconded by Member Zinkan that the Minutes for February 19th, 2026, be Approved as Presented.

MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

(6) OLD BUSINESS

A [ID 26-5240](#) Tigertail Lagoon/Sand Dollar Island Maintenance Update -Earth Tech- (M. Dabees)

Mohamed Dabees provided an update on the project work and the escarpments. He presented photographs of the worksite and shared details from the recent site visits conducted by the FDEP and the U.S. Army Corps of Engineers. He also expressed appreciation to the City's Beach Patrol team for their

efforts in hosting our guests.

Regarding finances, Dabees presented an amended proposal for Earth Tech Enterprises, reflecting the necessary increase in project scope from 9,000 to 11,550 cubic yards as detailed in the February Board meeting. This adjustment results in an additional cost increase of \$38,250.00.

MOTION by Member Zinkan, seconded by Vice-Chair Delawder, to approve an increase in the purchase order for Earth Tech Enterprises for maintenance updates to Tigertail Lagoon and Sand Dollar Island in the amount of \$38,250.00.

MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

B [ID 26-5247](#) Sand Dollar Island/Tigertail Lagoon Supplemental Survey- Coastal Engineering Inc-(M. Dabees)

M. Dabees presented a proposal for optional survey work to be conducted by Coastal Engineering. The request is intended to allocate funds should the need for additional surveying arise over the summer. This work would supplement the current documentation for the Tigertail Lagoon/Sand Dollar project. An amount up to \$9,806.00 may be authorized at the Chair's discretion.

MOTION by Member Zinkan, seconded by Vice-Chair Delawder, to approve optional survey work by Coastal Engineering for supplemental documentation of the Tigertail Lagoon/Sand Dollar project, with funding authorized up to \$9,806.00 at the Chair's discretion.

MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

C [ID 26-5241](#) Annual Biological Management Report-Turrell Hall- (M. Dabees)

Marielle Nageon de Lestang of Turrell, Hall & Associates provided the Board with an update on the overall health of the Tigertail Lagoon/Sand Dollar Island ecosystem during 2025 as reported to FDEP in March. She reported positive trends in seagrass and oyster growth and sea turtle nesting. Sea turtle nesting reflected a 36 percent success rate, with predation identified as the leading cause of nest loss, attributed primarily to the local coyote population and to individuals bringing non-service dogs onto the beach. The Board held a discussion on potential measures to improve nesting outcomes. Marielle also outlined the steps taken to prepare the Sand Dollar spit for bird nesting season which included vegetation control and sand spur removal.

Tim Hall also provided the Board with an overview of 2025 water quality results based on sampling conducted throughout the previous year.

D [ID 26-5243](#) Review of Financial Report as of February 28, 2026 (Member Zinkan)

The Board reviewed and discussed the updated report. Member Zinkan reported an increase of \$60,000.00 in tax collections. Following discussion, the Chair requested that Mohamed Dabees and Michael Poff prepare a projected expense report for the next fiscal year.

(7) NEW BUSINESS

A [ID 26-5244](#) Mangrove Update- Turrell Hall- (M. Dabees)

Tim Hall provided an update on the plot conditions of the mangroves. He reported that Plots 7–10 and 15–19 are performing well, while Plot 14 is experiencing significant stress. Due to the cold snap the District experienced over the winter months, the consultants anticipate that a large percentage of the buttonwood saplings in affected areas may be lost.

The Board requested that Turrell, Hall & Associates prepare a proposal for replanting the areas most impacted by the winter damage.

B [ID 26-5245](#) Recognition of Vice-Chair Delawder-(Chair Ryan)

Chair Ryan led the Board in expressing appreciation to Vice-Chair Delawder for his 13 years of dedicated service and his contributions to the City and the Hideaway Beach Tax District.

(8) STAFF COMMUNICATIONS

None.

(9) CITY COUNCIL COMMUNICATION

None.

(10) PUBLIC COMMENT

None.

(11) NEXT MEETING: CONFIRMATION & ATTENDANCE

[ID 26-5246](#) Next Meeting: Confirmation & Attendance

Chair Ryan reminded the committee that the Board's next scheduled meeting of 2026 is on April 23. This meeting will also include the election of officers, and she encouraged members to attend. No formal vote was taken to confirm a quorum.

(12) PROPOSED AGENDA TOPICS FOR NEXT MEETING

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

- *Annual Election of Officers*

Old Business-

- *Final presentation of the Management Plan reviewed in January (Reference: ID 26-5078 Management Plan Draft; Member Ramirez and Mohamed Dabees)*
- *Public Relations Update (contact: Denny Shields) – potentially scheduled for April*
- *Project Projections – M. Dabees & Member Zinkan*
- *Mangrove Replacement Proposal from Turrell, Hall & Associates*

(13) OTHER COMMITTEE COMMUNICATIONS

None.

(14) ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 3 PM.

Crysten Casey, Administrative Project Coordinator.