

City of Marco Island Florida

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



Meeting Minutes - Draft

Thursday, November 20, 2025

1:30 PM

Community Meeting Room

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;
Tara Kosieracki, Administrative/Project Coordinator*

(1) CALL TO ORDER

Chair Ryan called the meeting to order at 1:30 P.M

(2) ROLL CALL

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

Also Present

David Tolces, Attorney, Weiss, Serta, Helfman, Cole & Bierman, P.L. (participated via Zoom)
Mohamed Dabees, Humiston & Moore Engineers
Michael Poff, Coastal Engineering Consultants, Inc.

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

(3) PLEDGE OF ALLEGIANCE

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

(5) APPROVAL OF THE MINUTES**5A [ID 25-4841](#) Hideaway Beach Tax District Board Meeting Minutes of October 16, 2025**

MOTION by Vice-Chair Delawder, seconded by Member Barto, that the Hideaway Beach Tax District Board Meeting Minutes of October 16, 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

5B [ID 25-4842](#) Hideaway Beach Tax District Board Workshop Minutes of October 17, 2025

MOTION by Vice-Chair Delawder, seconded by Member Barto, that the Hideaway Beach Tax District Board Workshop Minutes of October 17, 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

6A [ID 25-4844](#) Sand Dollar Maintenance and Escarpment Management (M. Dabees)

Mohamed Dabees of Humiston and Moore provided an update on the maintenance plans for addressing the escarpments along portions of Sand Dollar Island. He noted that the restoration work completed earlier this year is generally holding up well, but some areas near the spit have been impacted by recent king tides. A request has been submitted to the Florida Fish and Wildlife Conservation Commission (FWC) for a waiver to allow escarpment knocking after the end of turtle nesting season. The goal is to address and resolve escarpment issues before the start of the next nesting season in April. The recommended maintenance involves ramping the escarpment to preserve the berm's integrity, which will require approximately 5,000 to 7,000 cubic yards of sand.

The total cost for Earth Tech to perform the proposed maintenance work is \$156,000.00. Chair Ryan confirmed that the work will be done under the existing Collier County contract, avoiding the need for a separate bid. Mohamed Dabees explained the significance of the escarpments, which range between three and four feet, and the need to address them before turtle nesting season. The work is scheduled to be completed by February 15, with a four-week window for mobilization and demobilization. Any final grading work will be done just prior to the start of turtle nesting season. The District is responsible for the permit conditions, compliance, and monitoring. Attorney David Tolces and Mohamed Dabees discussed the procedures related to the purchase order process.

MOTION by Member Barto, seconded by Vice-Chair Delawder, authorizing an amount of \$156,000.00 to Earth Tech Enterprises for the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration Project Operational Maintenance 2026, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

Mohamed Dabees introduced a proposal for professional services, including environmental monitoring and engineering services. The total cost for these services is \$25,306.00, with \$11,100 for turbidity monitoring and coordination with agencies, and \$14,206 for engineering services.

Mohamed Dabees provided an update on the pursuit of FEMA damages from named storms, indicating that the application is still being processed.

MOTION by Member Zinkan, seconded by Member Ramirez, to authorize and issue a Purchase Order to Humiston & Moore Engineers for Environmental and Engineering Professional Services for the 2026 maintenance along Sand Dollar Island, including maintenance that aims at addressing steep escarpments along the spit shoreline in the amount of \$25,306.00, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

6B [ID 25-4864](#) Long Term Strategies Update (M. Dabees and M. Poff)

Michael Poff of Coastal Engineering Consultants provided a summary of the long-term coastal protection strategies discussed during the October 17, 2025, workshop. He outlined ongoing efforts to preserve and maintain Hideaway Beach. The current plan emphasizes maintaining the sand spit, enhancing dunes, and continuing beach nourishment, none of which require additional permitting at this time.

Michael Poff and Mohamed Dabees also discussed potential modifications to the final T-groin at North Beach, if it is needed after the Collier Creek project is completed. Any changes to T-groins will require permit changes and a much longer lead time. They reviewed the permitting strategy for future structures on Hideaway Beach and stressed the importance of maintaining the structural integrity of the spit. Michael Poff noted that South Point is not eligible at this time for structural improvements, and armoring Sand

Dollar Island would likely be unsuccessful due to permitting constraints and high costs.

The Hideaway Beach Tax District's long-term strategy focuses on sustainable, cost-effective shoreline management. This includes routine maintenance of the sand spit, and dune enhancement and beach nourishment on Hideaway Beach. Future considerations include modifying existing T-groins or exploring additional protective measures. While options like new T-groins or armoring Sand Dollar Island are being evaluated, environmental concerns, regulatory hurdles, and financial feasibility remain key challenges. The shorter term goal is to preserve the existing shoreline while preparing for a beach renourishment project in 2027.

Chair Ryan instructed Mohamed Dabees and Member Ramirez to work together on the management plan.

6C [ID 25-4846](#) Draft Maintenance and Equipment Lease Agreement (David Tolces, Esq. and Member Zinkan)

David Tolces, Esq. presented the First Amendment to the Maintenance and Equipment Lease Agreement between the Tax District and the Hideaway Beach Association. The amendment extends the lease term through October 20, 2030, and updates the associated costs. Mr. Tolces and the Board engaged in a discussion regarding the revisions outlined in the amendment, including lease terms, costs paid, and overall lease amounts.

The motion to approve the agreement passes unanimously. David Tolces, Esq., noted that the agreement is legally compliant.

MOTION by Member Barto, seconded by Member Zinkan, that First Amendment to Maintenance and Equipment Lease Agreement between Hideaway Beach Taxing District and Hideaway Beach Association, be executed. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

6D [ID 25-4847](#) Financial Report as of October 31, 2025 (Member Zinkan)

Member Zinkan presented the financial report as of October 31, 2025, reflecting the start of the new fiscal year under the existing millage rate. He reviewed available cash on hand and noted an expected reimbursement from the County that is not yet reflected in the financial statement. The Board discussed adjusting some line items, specifically a reduction in rent income and an increase in beach raking expenses according to the amendment to the Maintenance and Equipment Lease Agreement with the Association. Their goal is to maintain cash reserves between \$2–3 million while planning for future beach renourishment projects and coordinating with the County as appropriate for eligible reimbursements. Next year's millage rate will be set in the summer. At that time, Chair Ryan asked for a two year budget to be available to help assess if a flat rate or a rollback rate makes the most sense.

(7) NEW BUSINESS

7A [ID 25-4840](#) 2026 Hideaway Beach Tax District Board Meeting Schedule

The meeting schedule for 2026 is approved with the exception of the May and June dates which will be finalized at the next meeting. Chair Ryan emphasized the importance of having a quorum for the December meeting and the need to plan the mill rate setting in June or July.

MOTION by Vice-Chair Delawder, seconded by Member Barto, to approve the Hideaway Beach 2026 meeting schedule, with the exception of the May and June dates, which will be finalized at the December meeting. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

(8) STAFF COMMUNICATIONS

Justin Martin, P.E., Director of Public Works provided an update on the Waterways Advisory Committee meeting, where a request to modify the Tigertail/Sand Dollar Island permit was discussed. The request involves expanding the offshore borrow area to include the navigational hazard area, which would require City Council approval. Mohamed Dabees discussed the potential benefits of the modification and the importance of regional cooperation. David Tolces, Esq., recommended that Waterways Committee Vice-Chair, Dan High, provide an update at the next Tax District meeting.

(9) CITY COUNCIL COMMUNICATION

None.

(10) PUBLIC COMMENT

None.

(11) NEXT MEETING: CONFIRMATION & ATTENDANCE - 12/18/25 @ 1:30 P.M.

December 18, 2025 at 1:30 P.M. was agreed to be the next Hideaway Beach Tax District Board meeting.

(12) PROPOSED AGENDA TOPICS FOR NEXT MEETING

The following topics were raised for the next meeting:

- 1. Waterways Committee Update (Dan High, Vice-Chair of the WAC Committee)*
- 2. Hideaway Beach Erosion Control Permit – Renewal Proposal (M. Poff)*
- 3. 2026 Meeting Schedule*

(13) OTHER COMMITTEE COMMUNICATIONS

Chair Ryan provided an update on public relation efforts, including a plan for the addition of tax district information on the Hideaway Beach website. Chair Ryan will provide an update during the December Hideaway Beach Association board meeting.

Vice-Chair Delawder inquired about the culvert installation, T-groin assessment, long term management strategies, and tractor lease agreement. His questions were addressed by Chair Ryan.

(14) ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 2:59 P.M.

*Tara Kosieracki, Administrative/Project Coordinator
Public Works Department*

NOTE: TWO OR MORE CITY COUNCILORS OR OTHER COMMITTEE MEMBERS MAY BE PRESENT