

City of Marco Island Florida

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



Meeting Minutes - Draft

Thursday, April 23, 2026

1:30 PM

Community Meeting Room

Hideaway Beach Tax District Board

Chair: Linda Ryan

Vice-Chair: TBD

*Board Members: John Barto, Phyllis Ramirez,
Rodd Schreiber, 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: 5 - Board Member Barto, Board Member Ramirez, Board Member Schreiber, Board Member Zinkan and Chair Ryan

(3) PLEDGE OF ALLEGIANCE

Pledge lead by Chair Ryan.

Also Present:

*Mohamed Dabees, Vice President & Senior Coastal Modeler, Humiston & Moore Engineers;
Michael Poff, President, Coastal Engineering Consultants, Inc.
Tim Hall, & Marielle Nageon de Lestang, of Turrell, Hall & Associates.
Alan Gabriel, Attorney (participated via Zoom).*

*City Staff: Justin Martin, P.E., Director of Public Works.
Crysten Casey, Administrative Project Coordinator.
Martin Luna, Audio Visual Technician.*

(4) [ID 26-5339](#) New Board Member Introduction

Chair Ryan opened the meeting by extending a warm and thoughtful welcome to newly appointed board member Rodd Schreiber, expressing the board's enthusiasm for his expertise and future contributions.

(5) Election of Officers - Hideaway Beach Tax District Board

(A) [ID 26-5340](#) Election of Officers - Hideaway Beach Tax District Board

MOTION by Member Barto nominating Chair Ryan as continuing Chair of the Hideaway Beach Tax District Board.

BOARD VOTE for Chair Ryan as continuing Chair of the Hideaway Beach Tax District Board.

MOTION CARRIED BY FOLLOWING VOTE:

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

MOTION by Member Zinkan nominating Member Barto as Vice-Chair of the Hideaway Beach Tax District Board.

BOARD VOTE for Member Barto as Vice-Chair of the Hideaway Beach Tax District Board.

MOTION CARRIED BY FOLLOWING VOTE:

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

MOTION by Member Ramirez nominating Member Zinkan as continuing Treasurer

of the Hideaway Beach Tax District Board.

BOARD VOTE for Member Zinkan as continuing Treasurer of the Hideaway Beach Tax District Board.

MOTION CARRIED BY FOLLOWING VOTE:

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

MOTION by Member Barto nominating Member Ramirez as continuing Secretary of the Hideaway Beach Tax District Board.

BOARD VOTE for Member Ramirez as continuing Secretary of the Hideaway Beach Tax District Board.

MOTION CARRIED BY FOLLOWING VOTE:

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

(6) APPROVAL OF THE AGENDA

MOTION by Member Zinkan, seconded by Member Rameriz; that the Agenda be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

(7) APPROVAL OF THE MINUTES

A [ID 26-5341](#) Hideaway Tax District Board Meeting Minutes of March 19, 2026.

Vice-Chair Barto requested his attendance be noted on the 3/19/26 meeting.

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

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

(8) OLD BUSINESS

[ID 26-5344](#) Tigertail Lagoon/Sand Dollar Island Maintenance Update - (M. Dabees)

Mohamed Dabees provided a final update on the completed project work at Tigertail Lagoon and Sand Dollar Island. He reported that the area has been fully smoothed and tilled in preparation for sea turtle nesting season. Additionally, the contractor raked the remaining problem areas on the final workday to help minimize escarpments in the coming months.

Dabees shared photographs highlighting the completed beach improvements and noted that the area continues to grow in popularity as a boating destination.

[ID 26-5345](#) Beach Management Plan Update

Mohamed Dabees provided the Board with a comprehensive update on the Beach Management Plan, noting that the initiative is designed to more clearly define and coordinate the respective responsibilities of

Collier County, the City of Marco Island, and the Hideaway Beach Tax District.

In addition to the project update, Mr. Dabees presented a proposal from H&M for the completion of an additional bird monitoring surveys and engineering professional services, with a total cost of \$21,204.00.

MOTION by Vice Chair Barto, seconded by Member Zinkan to approve an additional bird-monitoring surveys and engineering professional services to be done by Humiston & Moore Engineers in the amount of \$21,204.00. MOTION CARRIED BY FOLLOWING VOICE VOTE:

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

[ID 26-5347](#) Vegetation Planting Update (Turrell Hall)

Tim Hall of Turrell Hall & Associates provided an update on the trees planted within the Hideaway Tax District in 2025. He noted that he and his team were pleasantly surprised by the overall health of the plantings, reporting that a significant number of trees are recovering. As a result, he does not anticipate the need for as many re-plantings as originally projected.

It was noted that the current plan for new plantings has been submitted to the Hideaway Beach Association, which will oversee the project pending approval of the proposed work.

[ID 26-5343](#) Review of Financial Report as of March 31, 2026 (Member Zinkan)

Treasurer Zinkan reviewed the monthly finance report and noted that, after accounting for all current open purchase orders, the Board remains in a strong financial position moving forward.

(9) NEW BUSINESS

None Expected.

(10) STAFF COMMUNICATIONS

None.

(11) CITY COUNCIL COMMUNICATION

None.

(12) PUBLIC COMMENT

None.

(13) NEXT MEETING: CONFIRMATION & ATTENDANCE

[ID 26-5348](#) Next Meeting: Confirmation & Attendance

Chair Ryan reminded the Board that the next scheduled meeting of 2026 is June 30th at 2pm.

Vice-Chair Barto & Member Zinkan requested to attend remotely.

Quorum was confirmed.

(14) PROPOSED AGENDA TOPICS FOR NEXT MEETING

After review the proposed topics for the June Hideaway meeting are:

Finance Report

2027 Budget and Millage Rates

Expanded Offshore Borrow Area- M. Poff of Costal Engineering.

(15) OTHER COMMITTEE COMMUNICATIONS

On April 8th, Chair Ryan, Mohamed Dabees, and Michael Poff presented to the Hideaway Association Board of Directors. The update was well received and generated positive feedback.

The Board also expressed its appreciation to Member Ramirez for her valuable contributions.

(16) ADJOURNMENT

There being no further business before the Board, the meeting was adjourned by Chair Ryan at 2:12 PM.

Crysten Casey, Administrative Project Coordinator