

City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com



Meeting Minutes - Final

Thursday, January 15, 2026

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 meeting to order at 1:30Pm.

(2) ROLL CALL

All members were present for roll call.

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

Also Present

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

*City Staff:
Justin Martin, P.E., Director of Public Works
Zurima Luff, MS, PMP, Stormwater Engineer
Tara Kosieracki, Project Manager
Crysten Casey, Administrative Project Coordinator
Martin Luna, Audio Visual Technician*

(3) PLEDGE OF ALLEGIANCE

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

[ID 26-5076](#) Hideaway Beach Tax District Board Meeting Minutes of December 18, 2025

MOTION by Vice-Chair Delawder, seconded by Member Barto, that the Hideaway Beach Tax District Board Meeting Minutes of December 18, 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 26-5091](#) Notice of Intent - Hideaway South Point Culvert (M. Dabees & T. Ryon)

Tom Ryon provided an update on Hideaway Beach Association's implementation plans for the culvert at South Point. His team needs to complete additional permitting through South Florida Water Management

District which has not yet begun and will take 3-6 months. However, the permit for the golf course work has been received. The current timeline for culvert installation was discussed by the board

6B [ID 26-5078](#) Management Plan Draft (Member Ramirez and Mohamed Dabees)

Mohamed Dabees of Humiston & Moore presented a working draft agreement between the City of Marco Island and Collier County regarding beach restoration, construction, and maintenance, and navigation on the northwest part of Marco Island. He noted that revisions are expected and outlined plans to formalize a legal document allocating responsibilities among the parties, with potential involvement from the State of Florida. The goal is to establish a cooperative process to maximize benefits, as all entities share similar objectives and resources for beach restoration and re-nourishment. David Tolces provided comments on funding and expenses. Mohamed Dabees emphasized that the agreement benefits both the system and stakeholders. The Board also discussed its overall role in the project.

6C [ID 26-5079](#) Financial Report as of December 31, 2025 (Member Zinkan)

Member Zinkan expressed appreciation to the City of Marco Island's Finance Department for providing documentation to the committee.

The Board reviewed the City's monthly financial report, focusing on adjustments to the tractor repair and beach raking budget lines. Additionally, it was noted that the annual tractor lease payments total \$6,000.

(7) NEW BUSINESS

[ID 26-5077](#) Public Relations (D. Shields)

Denny Shields proposed developing a process to ensure accurate information is communicated to Hideaway residents and Marco Island citizens. The estimated cost for professional services is \$6,525-\$8,775.

David Tolces Esq. stated that any the motion would be subject to the execution of the agreement between RDS communications Group LLC. and the District.

MOTION by Vice-Chair Delawder, seconded by Member Zinkan approving a purchase order to RDS Communications Group LLC to develop a base-line communications plan for internal and external communications for the Hideaway Beach Tax District in the amount of \$6,525-\$8,775, 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

(8) STAFF COMMUNICATIONS

Justin Martin, P.E., Director of Public Works, informed the Board that the purchase order for Coastal Engineering's permit renewal requires City Council approval and is currently on the January 20, 2026 agenda. He advised the Board to schedule requests for TDC reimbursements for Sand-Dollar Restoration in 2026.

Chair Ryan stated she does not intend to pursue reimbursement, as the upcoming beach work is preparation for turtle nesting season and differs from previous hurricane repair and maintenance efforts.

Justin Martin offered that officer elections might take place in February to be consistent with other City committees. David Tolces noted that the Board's charter provides for one year officer appointments. After discussion, the Board decided to maintain its existing schedule and complete officer elections at the end of the current term.

(9) CITY COUNCIL COMMUNICATION

None.

(10) PUBLIC COMMENT

None.

(11) NEXT MEETING: CONFIRMATION & ATTENDANCE - 2/19/26 @ 1:30 P.M.

Member Zinkan requested to attend the February meeting online.

Chair Ryan reminded members that the 2026 schedule is posted. The Board reached consensus on Thursday, February 19th at 1:30 P.M. for its next Meeting. The Board members confirmed their availability in person.

[ID 26-5094](#) Next Meeting: Confirmation & Attendance

(12) PROPOSED AGENDA TOPICS FOR NEXT MEETING

None.

(13) OTHER COMMITTEE COMMUNICATIONS

The Board discussed that the Waterways Advisory Committee will appear before City Council in February.

(14) ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 2:23pm.

Crysten Casey, Administrative Project Coordinator

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