



**MARSH HARBOUR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
JANUARY 20, 2017  
10:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

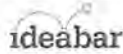
[www.marshharbourcdd.org](http://www.marshharbourcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**MARSH HARBOUR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Marsh Harbour Community Clubhouse  
1000 Marsh Harbour Drive  
Riviera Beach, Florida 33404  
**REGULAR BOARD MEETING**  
January 20, 2017  
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. December 16, 2016 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Discussion Regarding Riviera Beach Police Coverage.....Page 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

# The Palm Beach Post

Palm Beach Daily News



## MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Marsh Harbour Community Development District will hold Regular Meetings at 10:00 a.m. in the Marsh Harbour Community Clubhouse located at 1000 Marsh Harbour Drive, Riviera Beach, Florida 33404 on the following dates:

- October 21, 2016
- November 18, 2016
- December 16, 2016
- January 20, 2017
- February 17, 2017
- March 17, 2017
- April 21, 2017
- May 19, 2017
- June 16, 2017
- July 21, 2017
- August 18, 2017
- September 15, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
www.marshharbourcdd.org  
PUB: The Palm Beach Post  
10-3/2016 #656261

MARSH HARBOUR CDD PROOF OF PUBLICATION STATE OF FLORIDA COUNTY OF PALM BEACH Before the undersigned authority personally appeared Tiffani Everett, who on oath says that she is Call Center Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a Notice was published in said newspaper on First date of Publication 10/03/2016 and last date of Publication 10/03/2016 Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Also published in Martin and St. Lucie Counties. MEETING NOTICE Ad ID: 1278794 Ad Cost: 271.76

Signed



NADIA VAGEDES, Notary Public  
In and for the State of Ohio  
My Commission Expires Sept. 2, 2019

Sworn to and subscribed before 10/04/2016.

Who is personally known to me.

MARSH HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
DECEMBER 16, 2016

**A. CALL TO ORDER**

District Manager Richard Ellington called the December 16, 2016, Regular Board Meeting of the Marsh Harbour Community Development District to order at 10:00 a.m. at the Marsh Harbour Community Clubhouse located at 1000 Marsh Harbor Drive, Riviera Beach, Florida 33404.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the December 16, 2016, Regular Board Meeting had been published in *The Palm Beach Post* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Ellington determined that the attendance of Chairperson Charlene Little, Vice Chairman Nathan Gordon and Supervisors Judy Briggs and Heather Eccles constituted a quorum and it was in order to proceed with the meeting.

Staff present were: District Manager Richard Ellington of Special District Services, Inc.; and District Counsel Gerry Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were Bryan Vaughn and Mike Freedland of Leaderscape Landscaping; and Tom Manning of Allied Universal Security.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. November 9, 2016, Regular Board Meeting**

Mr. Ellington presented the minutes of the November 9, 2016, Regular Board Meeting. Without discussion, Mr. Gordon **moved** approval and Ms. Briggs seconded that the minutes of the November 9, 2016, Regular Board Meeting be approved, as presented. The **motion** carried 4 to 0.

**G. OLD BUSINESS**

MARSH HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
DECEMBER 16, 2016

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Discussion Regarding Security Services**

Mr. Manning introduced himself and made a presentation to the Board regarding the fact that Allied Universal had assumed the contract from the prior security company when they were bought out by Allied Universal's parent company. He went through an explanation of some of the things that the company was planning to do and interacted with the Board in that regard. Ms. Briggs pointed out that she felt that the parking enforcement was lacking and Mr. Manning indicated that he would look into that. Mr. Gordon also noted that there was a need for professionalism and the way the security guards operated dealing with people coming in and out of the gate. Ms. Little also noted that the uniforms needed to be similar and that all the guards should be in uniform when serving the community. Following the discussion, the Board indicated that they would continue to monitor the security service, as is now constituted.

**2. Discuss Regarding Lawn Maintenance Service**

Mr. Ellington indicated that the reason for the request for Leaderscape to be at this meeting was because it had been observed by Board Members over the last couple of months that the work being done by Leaderscape starting at the gate and moving through the community would slack off as it got deeper into the community. Ms. Eccles indicated that she thought that in the last 3 or 4 weeks that the service by Leaderscape had improved immensely and that there was a great deal of thanks to be had for Leaderscape paying attention to this matter. Ms. Briggs also noted that they had been trimming in a more professional manner in the areas of the home sites and thought that this was a vast improvement. There was a general discussion about the items that Leaderscape needed to address moving forward. Following the discussion, the Board indicated that they would continue to use Leaderscape as their maintenance performer.

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

Mr. Gordon indicated that he thought that on the weekends additional policing needed to be added. Mr. Ellington indicated that if the HOA would send him a communication to that effect, he would bring it back to the Board for consideration.

**K. ADJOURNMENT**

MARSH HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
DECEMBER 16, 2016

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:25 a.m. on a **motion** made by Mr. Gordon, seconded by Ms. Eccles and the **motion** carried 4 to 0.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

**From:** Glenn Mangan [<mailto:smb195755@comcast.net>]  
**Sent:** Friday, December 30, 2016 3:57 PM  
**To:** Richard Ellington <[REllington@sdsinc.org](mailto:REllington@sdsinc.org)>  
**Subject:** Marsh Harbour Detail

Richard

This email is being sent on behalf of the Board of Directors at Marsh Harbour. Marsh Harbour would like to request RBPD detail coverage for the following shifts and hours below

Sunday – Thursday – 8 PM to Midnight  
Friday and Saturday – 5 PM – 1 AM

Please let me know if you have any questions.

Glenn Mangan  
GWM Property Management  
GWM Properties  
601 Heritage Dr Suite 131  
Jupiter, FL, 33458  
561-951-6590  
Fax – 561-694-2106