



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 17, 2017
10:00 A.M.**

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

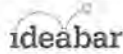
www.marshharbourcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
Marsh Harbour Community Clubhouse
1000 Marsh Harbour Drive
Riviera Beach, Florida 33404
REGULAR BOARD MEETING
February 17, 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. January 20, 2017 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of Consent to Assignment of Services Agreement.....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
JANUARY 20, 2017

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. December 16, 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
JANUARY 20, 2017

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

H. NEW BUSINESS

1. Discussion Regarding Riviera Beach Police Coverage

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.

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
JANUARY 20, 2017

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

CONSENT TO ASSIGNMENT OF SERVICES AGREEMENT

This Consent to Assignment of Services Agreement (the "Consent"), is executed and delivered this 27th day of October, 2016, by Allied Universal Security Services for the benefit of MARSH HARBOR COMMUNITY DEVELOPMENT. This assignment is for the benefit of Universal Protection Service, LP, a California limited partnership, d/b/a Allied Universal Security Services and its wholly-owned subsidiary Universal Protection Service, LLC, a Delaware limited liability company, d/b/a Allied Universal Security Services (together "Allied Universal"), successor to AlliedBarton Security Services LLC ("AlliedBarton").

RECITALS

A. MARSH HARBOR COMMUNITY DEVELOPMENT and ABM previously entered into an agreement or agreements (collectively, the "Service Agreement") for the provision of security services at 1000 Marsh Harbor Dr, Riviera Beach, FL 33404.

B. As of various dates based on geographic location of each Property as set forth on Schedule "A", all of Universal Protection Services agreements, including the Service Agreement, are assigned to, and assumed by, Allied Universal; and

C. Client has agreed to consent to such assignment and assumption of the Service Agreement upon the terms and conditions as herein described.

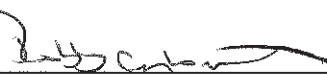
AGREEMENT

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Client hereby agrees as follows:

Client hereby consents to the assignment and assumption of the Service Agreement between ABM to Allied Universal at each Property, as of the applicable dates set forth on Schedule "A".

IN WITNESS WHEREOF, Client has caused this Consent to be duly executed and delivered as of the date stated above.

Allied Universal:

By: 

Name: Robb Chambers

Title: Regional Vice President

Date: 11/18/16

Marsh Harbor Community Development:

By: _____

Name: _____

Title: _____

Date: _____

SCHEDULE "A"

Properties in the following states will be assigned to and assumed by Allied Universal on **September 29, 2016**: Maine, Vermont, New Hampshire, Massachusetts, New York, New Jersey, Connecticut, Rhode Island

Properties in the following states and locations will be assigned to and assumed by Allied Universal on **October 27, 2016**: Maryland, Delaware, Pennsylvania, West Virginia, District of Columbia, North Carolina, Virginia, South Carolina, Georgia, Tennessee, Mississippi, Alabama, Florida, Puerto Rico, US Virgin Islands

Properties in the following states and locations will be assigned to and assumed by Allied Universal on **December 1, 2016**: Canada, Michigan, Ohio, Kentucky, Indiana, Illinois, Wisconsin, Minnesota, North Dakota, South Dakota, Texas, Louisiana, Arkansas, Oklahoma, Kansas, Missouri, Nebraska, Iowa

Properties in the following states and locations will be assigned to and assumed by Allied Universal on **January 26, 2017**: California, Nevada, Utah, Colorado, Arizona, New Mexico, Oregon, Washington, Idaho, Montana, Wyoming, Alaska, Hawaii