



**MARSH HARBOUR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 15, 2017  
10:00 A.M.**

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

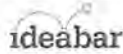
[www.marshharbourcdd.org](http://www.marshharbourcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**MARSH HARBOUR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Marsh Harbour Community Clubhouse  
1000 Marsh Harbour Drive  
Riviera Beach, Florida 33404  
**REGULAR BOARD MEETING**  
September 15, 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. August 18, 2017 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Discussion Regarding Security
- 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  
AUGUST 18, 2017

**A. CALL TO ORDER**

District Manager Jason Pierman called the August 18, 2017, 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 August 18, 2017, 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. Pierman determined that the attendance of Chairperson Charlene Little, Vice Chairman Nathan Gordon (via conference call) and Supervisors Judy Briggs, Heather Eccles and Allen Walker constituted a quorum and it was in order to proceed with the meeting.

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

Also present was Briana Palmer, the Marsh Harbour Association Manager.

**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. July 21, 2017, Public Hearing & Regular Board Meeting**

Mr. Pierman presented the minutes of the July 21, 2017, Public Hearing & Regular Board Meeting. Without discussion, Ms. Eccles **moved** approval and Mr. Walker seconded that the minutes of the July 21, 2017, Public Hearing & Regular Board Meeting be approved, as presented. The **motion** carried 5 to 0.

**G. OLD BUSINESS**

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

MARSH HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
AUGUST 18, 2017

**H. NEW BUSINESS**

Ms. Palmer explained that there have been issues with the security guards fraternizing with residents, coming in when off-duty, and questioning residents outside the normal scope of their duties. Mr. Gordon noted that the golf cart needs to be replaced, explaining that it only stays charged for 30 minutes. He also suggested that barcodes need to be distributed, so residents would have easier access during peak hours. Ms. Palmer explained that the barcode issue is a result of residents having too many cars, or not paying their dues, and showed the Board a list of residents who were going to be contacted. Consensus was that the landlords needed to be held responsible for their renters not having barcodes. Following discussion in which Ms. Palmer presented the issues and complaints she has heard about the guards, the Board requested that a member of the Allied Universal management team be invited to the September 15<sup>th</sup> District meeting to address the issues.

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**K. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:47 a.m. on a **motion** made by Ms. Eccles, seconded by Mr. Walker and the **motion** carried 5 to 0.

MARSH HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
AUGUST 18, 2017

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Secretary/Assistant Secretary

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Chairman/Vice Chairman