



**MARSH HARBOUR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
JANUARY 18, 2019  
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 18, 2019  
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. November 16, 2018 Regular Board Meeting.....Page 3
- J. Old Business
  - 1. Discussion Regarding Security
  - 2. Discussion Regarding Landscaping
- K. New Business
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

## PROOF OF PUBLICATION STATE OF FLORIDA

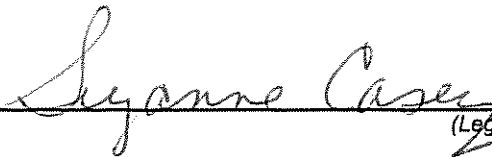
## PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Public Hearing was published in said newspaper on: first date of Publication 10/05/2018 and last date of Publication 10/05/2018. Affiant further says that the said The Palm Beach Post is a newspaper published in 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 he/she 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 said newspaper.

MARSH HARBOUR CDD  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

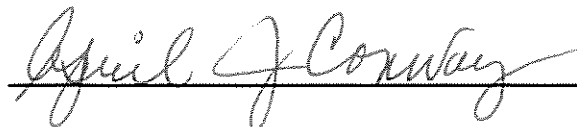
Invoice/Order Number:	0000427553
Ad Cost:	\$268.32
Paid:	\$0.00
Balance Due:	\$268.32

Signed

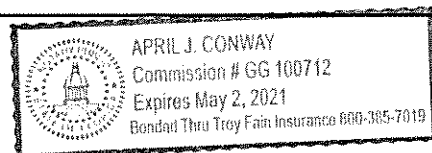
  
\_\_\_\_\_  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 5th day of October, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

  
\_\_\_\_\_  
(Notary)

Please see Ad on following page(s).



MARSH HARBOUR CDD  
2501 BURNS RD  
STE A  
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Invoice/Order Number: 0000427553  
Ad Cost: \$268.32  
Paid: \$0.00  
Balance Due: \$268.32

**MARSH HARBOUR COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019  
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 19, 2018  
November 16, 2018  
December 21, 2018  
January 18, 2019  
February 15, 2019  
March 15, 2019  
April 19, 2019  
May 17, 2019  
June 21, 2019  
July 19, 2019  
August 16, 2019  
September 20, 2019

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 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](http://www.marshharbourcdd.org)  
10-5/2018

0000427553-01

**MARSH HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 16, 2018**

**A. CALL TO ORDER**

District Manager Jason Pierman called the November 16, 2018, Regular Board Meeting of the Marsh Harbour Community Development District to order at 10:05 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 November 16, 2018, Regular Board Meeting had been published in *The Palm Beach Post* on October 5, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

Mr. Pierman noted that Ms. Briggs and Mr. Gordon had both qualified, unopposed, and would be sworn in prior to the start of the next meeting.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of Vice Chairman Nathan Gordon 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 Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were: Kena Brown, HOA Property Manager; Dan Shannon, John Davis, Frank Mollineaux, Joe Valencia and Tawana Davis of Allied Universal Security; Bryan Vaughan of Leaderscape; and District resident Adrienne Bess.

**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. October 19, 2018, Regular Board Meeting**

Mr. Pierman presented the minutes of October 19, 2018, Regular Board Meeting. Without discussion, Mr. Gordon **moved** approval and Mr. Walker seconded that the minutes of the October 19, 2018, Regular Board Meeting be approved, as presented. The **motion** carried 4 to 0.

## **G. OLD BUSINESS**

### **1. Discussion Regarding Security**

Representatives from Allied Universal Security introduced themselves and the floor was opened for questions and comments. Ms. Briggs noted that officers drive too fast through the community and that delivery people were turned away at the gate due to lack of identification. Ms. Eccles noted that the gate guard was not consistently requiring identification from visitors. Mr. Walker noted that officers were texting whilst patrolling. Mr. Davis agreed to review the post orders with staff to ensure job compliance. He stated that Allied Universal would be introducing Field Training Managers, as an extra level of oversight and training. Discussion ensued regarding how to handle gate entry during busy times, and how to best address delivery people without identification. Mr. Davis noted that texting whilst on patrol was not allowed, but that the guard may have been using the Cycop device, which would look like texting. Ms. Brown explained that they were working on the post orders and how residents are spoken to, and stressed the need for residents to obtain bar codes. Mr. Pierman noted that the District can only provide general security, and cannot enforce HOA rules.

### **2. Discussion Regarding Landscaping**

Mr. Vaughan outlined the changes that were made to improve service, notably changing the trim and blowing crews and increasing the spray person to five days. He also indicated that they had submitted proposals for removing and replacing materials, and for mulching. Ms. Brown noted that the landscaping had not been kept up as it should be, and suggested that materials be layered for effect. She also opined that mulch was not necessarily the fix. Ms. Brown further noted that residents had been permitted to plant gardens and other plants that should not be there, which makes it difficult for the landscapers to discern what they should and should not maintain. She explained that she would go building by building to identify what should and should not be planted. Following discussion, Mr. Vaughan agreed to work with Ms. Brown on the building by building report, address nuisance berry trees, look at trimming around lights, and explore relocating some irrigation heads. Ms. Brown concluded by stating that the HOA had dropped the ball, at some point, by allowing plantings, and that there was potential for the HOA to fund some part of the building by building work, or for the residents to maintain them themselves.

## **H. NEW BUSINESS**

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

## **I. ADMINISTRATIVE MATTERS**

Mr. Pierman noted that, because of the holidays and lack of urgent business, the December meeting may be cancelled, unless important items arise.

## **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 11:54 a.m. on a **motion** made by Mr. Gordon, seconded by Ms. Briggs and the **motion** carried 4 to 0.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman