



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 16, 2026
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

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AGENDA
MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
Marsh Harbour Community Clubhouse
1000 Marsh Harbour Drive
Riviera Beach, Florida 33404
REGULAR BOARD MEETING
October 16, 2026
10:00 a.m.

- A. Call to Order
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- C. Establish Quorum
- D. Additions or Deletions to Agenda
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 - 1. Update Regarding Envera
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 - 1. Discussion Regarding Russ Landscape and Maintenance
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Publication Date
2026-10-02

Subcategory
Miscellaneous Notices

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 16, 2026

November 20, 2026

December 18, 2026

January 8, 2027

February 19, 2027

March 19, 2027

April 16, 2027

May 21, 2027

June 11, 2027

July 16, 2027

August 20, 2027

September 17, 2027

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 Districts 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

PUBLISH: PALM BEACH POST 10/02/26

No.12662210 OCT 2, 2026

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 18, 2026**

A. CALL TO ORDER

The September 18, 2026, Regular Board Meeting of the Marsh Harbour Community Development District (the “District”) was called to order at 10:01 a.m. in the Marsh Harbour Community Clubhouse located at 1000 Marsh Harbour Drive, Riviera Beach, Florida 33404.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Palm Beach Post* on October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Allen Walker, Vice Chairman Kent Pollock and Supervisors Judy Briggs and Tasha Mullings constituted a quorum and it was in order to proceed with the meeting.

Staff present included: District Manager Sylvia Bethel of Special District Services, Inc.; District Counsel Liza Smoker of Billing, Cochran, P.A.; and Onsite HOA Manager, Tara Bennett.

District resident Collin Gardner was also present.

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 17, 2026, Regular Board Meeting

The minutes of the July 17, 2026, Regular Board Meeting were presented.

A **motion** was made by Mr. Walker, seconded by Ms. Mullings and unanimously passed approving the minutes of the July 17, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Envera

Ms. Bethel advised that the HOA and CDD had a call with Envera and discovered that the HOA and CDD had split costs for the system. The CDD pays for a portion of the contract and the HOA pays for a portion. In order for the CDD to move forward with Envera, the HOA must do so as well. Ms. Smoker went over the contract changes. A lengthy discussion ensued. The board would like to negotiate the commencement date of October 19th. The contract will be sent with revisions and management will update Mr. Pollock, the designated representative, of any updates.

H. NEW BUSINESS

1. Discussion Regarding Superior Waterway Increase

Ms. Bethel reviewed Superior Waterway's increase. The District is currently paying \$875.24 with a proposed 3% increase to \$901.50.

A **motion** was made by Mr. Pollock, seconded by Ms. Walker and unanimously passed approving Superior Waterway's 3% increase.

I. ADMINISTRATIVE MATTERS

Ms. Bethel advised that Seat #4 with a term expiring in November 2026 was open.

A **motion** was made by Ms. Mullings, seconded by Mr. Pollock and unanimously passed appointing Collin Gardner to Seat #4 with a term expiring in November 2026.

Reorganization of officers:

Chairman - Kent Pollock

Vice Chairman - Allen Walker

Assistant Secretaries - Judy Briggs, Tasha Mullings, Collin Gardner

A **motion** was made by Ms. Briggs, seconded by Mr. Pollock and unanimously passed approving the above reorganization of Officers.

Ms. Bethel reminded the Board that their 4 hours of ethics training was due by December 31, 2026.

J. BOARD MEMBER COMMENTS

Mr. Pollock would like to add Tree Trimming to the next meeting's agenda, stating the reason lawn maintenance and hurricane cuts were combined was to get this completed earlier rather than later; not completing a hurricane cut during or after hurricane season.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:36 a.m. on a **motion** made by Ms. Mullings, seconded by Mr. Pollock and the **motion** passed unanimously.

Secretary/Assistant Secretary

Chairman/Vice Chairman

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Marsh Harbour Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on August 16, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of October, 2026.

ATTEST:

**MARSH HARBOUR COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Marsh Harbour Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 16th day of October, 2026.

ATTEST:

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Marsh Harbour Community Development District

**Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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AMENDED FINAL BUDGET
MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
O & M Assessments	732,116	733,843	733,843
Debt Assessments	253,887	254,290	254,290
Other Revenues	0	0	0
Interest Income	1,200	12,600	12,450
TOTAL REVENUES	\$ 987,203	\$ 1,000,733	\$ 1,000,583
EXPENDITURES			
Supervisor Fees	11,000	8,000	8,000
Payroll Taxes - Employer	880	612	612
Engineering/Inspections	3,000	3,000	2,025
Lake Maintenance	11,000	16,000	14,357
Landscaping/Irrigation/Maintenance	150,000	175,000	158,975
Lighting	35,000	34,000	32,627
Security	380,000	383,473	383,473
Management	38,184	38,184	38,184
Secretarial	4,200	4,200	4,200
Legal	14,000	16,000	14,065
Assessment Roll	7,500	7,500	7,500
Audit Fees	3,600	3,600	3,600
Insurance	7,400	7,269	7,269
Legal Advertisements	1,400	1,400	842
Miscellaneous	900	900	664
Postage	300	100	74
Office Supplies	800	1,150	1,101
Dues & Subscriptions	175	175	175
Trustee Fee	2,500	2,500	0
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
Reserve (Sidewalk Repairs, Etc.)	15,200	19,000	16,898
TOTAL EXPENDITURES	\$ 689,389	\$ 724,413	\$ 696,991
REVENUES LESS EXPENDITURES	\$ 297,814	\$ 276,320	\$ 303,592
Bond Payments	(238,654)	(243,295)	(243,295)
BALANCE	\$ 59,160	\$ 33,025	\$ 60,297
County Appraiser & Tax Collector Fee	(19,720)	(10,768)	(10,768)
Discounts For Early Payments	(39,440)	(33,534)	(33,534)
EXCESS/ (SHORTFALL)	\$ -	\$ (11,277)	\$ 15,995
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (11,277)	\$ 15,995
FUND BALANCE AS OF 9/30/25		\$286,762	
FY 2025/2026 ACTIVITY		(\$11,277)	
FUND BALANCE AS OF 9/30/26		\$275,485	

AMENDED FINAL BUDGET
MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	1,000	9,100	8,986
NAV Tax Collection	238,654	243,294	243,294
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 239,654	\$ 252,394	\$ 252,280
EXPENDITURES			
Principal Payments	135,000	135,000	135,000
Interest Payments	94,694	74,640	74,640
Bond Redemption	9,960	0	0
Total Expenditures	\$ 239,654	\$ 209,640	\$ 209,640
Excess/ (Shortfall)	\$ -	\$ 42,754	\$ 42,640

FUND BALANCE AS OF 9/30/25	\$248,370
FY 2025/2026 ACTIVITY	\$42,754
FUND BALANCE AS OF 9/30/26	\$291,124

Notes

Reserve Fund Balance = \$60,503*. Revenue Fund Balance = \$230,621*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of \$49,186.

* Approximate Amounts

Series 2015 Bond Refunding Information

Original Par Amount =	\$3,295,000	Annual Principal Payments Due:
Interest Rate =	3.24% - 5.45%	May 1st
Issue Date =	August 2015	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st

Par Amount As Of 9/30/2026 = \$1,670,000

October 16, 2026

RE: Marsh Harbour Community Development District Auditor Renewal

At the September 15, 2023 Marsh Harbour Community Development District Board Of Supervisors meeting, the firm of Nowlen, Holt & Miner, P.A. was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were \$3,400. The fees for the 9-30-2024 audit were \$3,500. And the fees for the 9-30-2025 audit were \$3,600. The proposed fee for the 9-30-2026 audit is \$3,600, which is the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is \$3,600.

Management is pleased with the professionalism and the competence of the Nowlen, Holt & Miner, P.A. partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Nowlen, Holt & Miner, P.A..

Special District Services, Inc.