



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 15, 2019
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 15, 2019
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 18, 2019 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Discussion Regarding Landscaping.....Page 6
- H. New Business
 - 1. Consider Approval of the Universal Protection Service, LLC Security Contract
Third Amendment.....Page 7
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

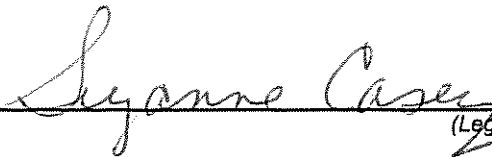
PUBLIC NOTICE

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

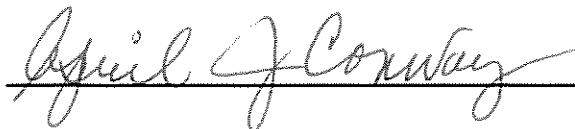
Signed



(Legal Advertising Agent)

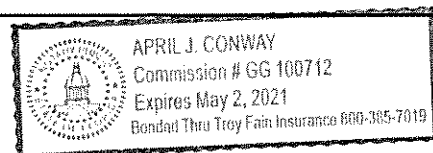
Sworn or affirmed to, and subscribed before me, this 5th day of October, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



(Notary)

Please see Ad on following page(s).



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

Invoice/Order Number: 0000427553
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**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
10-5/2018

0000427553-01

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 18, 2019**

A. CALL TO ORDER

The January 18, 2019, Regular Board Meeting of the Marsh Harbour Community Development District was called 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 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.

C. SEAT NEW BOARD MEMBERS

Judy Briggs was seated in Seat #2 on the Board.

D. ADMINISTER AOTH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mr. Karmeris administered the Oath of Office to Judy Briggs.

E. ESTABLISH A QUORUM

Mr. Karmeris determined that the attendance of Chairperson Charlene Little (via phone), Vice Chairman Nathan Gordon (via phone) 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 Managers Andrew Karmeris & Jason Pierman of Special District Services, Inc.; District Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and HOA Manager Briana Palmer.

F. ELECTION OF OFFICERS

A **motion** was made by Mr. Walker, seconded by Ms. Eccles and passed unanimously to keep the current slate of officers "as is" to wit:

- Chairperson Charlene Little
- Vice Chairman Nathan Gordon
- Treasurer/Assistant Secretary Andrew Karmeris
- Assistant Secretary Judy Briggs
- Assistant Secretary Heather Eccles
- Assistant Secretary Allen Walker

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

I. APPROVAL OF MINUTES

1. November 16, 2018, Regular Board Meeting

Mr. Karmeris presented the minutes of November 16, 2018, Regular Board Meeting. Without discussion, Mr. Gordon **moved** approval and Mr. Walker seconded that the minutes of November 16, 2018, Regular Board Meeting be approved, as presented. The **motion** carried 5 to 0.

J. OLD BUSINESS

1. Discussion Regarding Security

Mr. Karmeris advised of the incident that occurred with the security gate in December 2018. Ms. Briggs brought to the attention of the Board the possibility of getting a different gate. She explained an issue with the gate doors rubbing against each other, which prevents it from opening properly.

Mr. Gordon noted that the issues with traffic backing up during peak hours (5 p.m.-8 p.m.) had not been addressed

Ms. Palmer advised that the HOA had been asking residents to purchase a barcode at a low cost to reduce the traffic flow. Mr. Gordon stated that he believed the plan was to have the roving guard up front during peak hours. Ms. Palmer indicated she would speak with the security company to relay this information.

Ms. Steinerts brought to the Board's attention the fact that the security contract expires February 28, 2019.

A **motion** was made by Mr. Walker, seconded by Ms. Briggs, to extend the contract 6 months through August 31, 2019. The **motion** carried unanimously.

2. Discussion Regarding Landscaping

Ms. Eccles advised that residents were experiencing issues with the blackberry trees. The trees are dropping berries all over resident vehicles. Ms. Briggs stated that trees were also growing up the sides of buildings, along windows and that the weeds in the neighborhood were not being removed. Ms. Palmer indicated she would walk the property with Brian from Leaderscape to go over the expectations of the Board and report back at next month's meeting.

K. NEW BUSINESS

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

L. ADMINISTRATIVE MATTERS

Mr. Karmeris reminded the Board that the next meeting was scheduled for February 15, 2019.

M. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:29 a.m. on a **motion** made by Mr. Briggs, seconded by Mr. Walker and the **motion** carried 5 to 0.

Secretary/Assistant Secretary

Chairman/Vice Chairman



PROPOSAL

Date: January 18, 2019

Proposal Submitted To: Marsh Harbour
1000 Marsh Harbour Dr
Riviera Beach Fl 33404

Project: 0

We hereby submit a proposal for: Remove Pigien Plum tree between units Driveway 1410 and 1412

<u>Scope of Work:</u>	<u>Qty</u>	<u>Total</u>
. Remove Pigien Plum tree Between Units 1410 and 1412	1	\$ 375.00
		<u>\$ 375.00</u>

Note: Price includes all associated costs of procurement and installation of materials.

Payment due 30 days after receipt of pay application.

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written. Leaderscape workers are fully covered by workman's compensation insurance. The attached Terms and Conditions of Sale are part of this proposal.

Authorized Signatures

Steve Excog

Branch Manager

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to proceed with the work specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

THIRD AMENDMENT TO SECURITY SERVICES AGREEMENT

THIS THIRD AMENDMENT TO SECURITY SERVICES AGREEMENT is made and entered into effective the _____ day of February, 2019 (the "Effective Date"), by and between:

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the Riviera Beach, Palm Beach County, Florida, and whose address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"),

and

UNIVERSAL PROTECTION SERVICE, LLC, a Delaware limited liability company authorized to do business in Florida, d/b/a **ALLIED UNIVERSAL SECURITY SERVICES**, whose address is 1551 N. Tustin Ave., Suite 650, Santa Ana, California 92705 (hereinafter "Contractor").

Recitals

WHEREAS, the District and Contractor acknowledge and agree that they are parties to the Security Services Agreement dated and effective since March 1, 2015, as amended by the First Amendment to Security Services Agreement dated March 1, 2018, and the Second Amendment to Security Services Agreement dated June 1, 2018, (the "Agreement"); and

WHEREAS, the District and Contractor desire to further amend the Agreement to extend the term of the Agreement for six (6) months.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Third Amendment to the Security Services Agreement and Agreement.

Section 2. Section 10 of the Agreement, entitled "Term" is hereby amended to add the following:

The parties agree to extend the term of this Agreement, subject to Section 15 of the Agreement, for an additional period of six (6) months, through August 31, 2019.

Section 3. In all other respects not specifically amended by this Third Amendment to Security Services Agreement, the Agreement shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**MARSH HARBOUR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

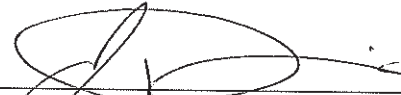
By: _____
Chair, Board of Supervisors

____ day of _____, 2019

Witnesses:

UNIVERSAL PROTECTION SERVICE, LLC,
a Delaware limited liability company authorized to
do business in Florida, d/b/a **ALLIED
UNIVERSAL SECURITY SERVICES**

Name: _____

By:  _____

Name: John Davis

Name: _____

Title: General Mgr. UPRD

(CORPORATE SEAL)

21 day of Jan., 2019

STATE OF _____ }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me this ____ day of _____ 2019, by _____, as _____ of UNIVERSAL PROTECTION PROTECTION SERVICE, LLC, a Delaware limited liability company authorized to do business in Florida, d/b/a ALLIED UNIVERSAL SECURITY SERVICES, who is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

My commission expires:

Notary Public