



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 18, 2022
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 18, 2022
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 21, 2022 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Discussion Regarding Security
 - 2. Discussion Regarding Landscaping
 - 3. Discussion Regarding Brightview Contract
- H. New Business
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, 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 - PublicNotice was published in said newspaper in issues dated: first date of Publication 10/01/2021 and last date of Publication 10/01/2021. 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
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STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000662092
Ad Cost:	\$264.88
Paid:	\$0.00
Balance Due:	\$264.88

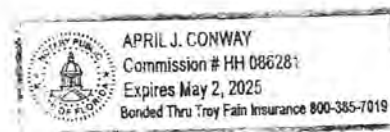
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 6th day of October, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

Invoice/Order Number: 0000662092
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**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
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 15, 2021
November 19, 2021
December 17, 2021
January 21, 2022
February 18, 2022
March 18, 2022
April 15, 2022
May 20, 2022
June 17, 2022
July 15, 2022
August 19, 2022
September 16, 2022

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
10-1/2021

0000662092-01

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 21, 2022**

A. CALL TO ORDER

The January 21, 2022, 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 1, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Allen Walker, Vice Chairman Kent Pollock and Supervisors Judy Briggs, Nadine Sampson (via phone) and Heather Eccles constituted a quorum and it was in order to proceed with the meeting.

Staff present included: District Managers Andrew Karmeris and Sylvia Bethel of Special District Services, Inc.; District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and Onsite HOA Manager Tara Bennett.

Also present were the following: Mike Richter-BrightView Representative; Rich Ingram-BrightView Representative; Elliott DeCastro-Hi-Tek Representative; and Eve Grana-Hi-Tek Representative.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Karmeris moved the New Business Security Discussion to number 2 on 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. November 19, 2021, Regular Board Meeting

The minutes of November 19, 2021, Regular Board Meeting were presented.

A **motion** was made by Mr. Pollock, seconded by Ms. Briggs and passed unanimously approving the minutes of the November 19, 2021, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Discussion Regarding Landscaping

Mr. Walker stated that landscapers continue to blow leaves back into the yards of residents and are not picking them up. In addition, you cannot communicate with the workers because they do not speak English. Mr. Richter stated that leaves should be blown off sidewalks and back into yards - dead leaves should be picked up. He will address that issue with the workers. He also noted that residents should not be communicating with the workers. All issues should go to the HOA Manager and she will communicate with him to have all issues addressed. A lengthy discussion ensued about landscaping. Mr. Richter will provide a leaf cleanup proposal for the Board. The Board would like to see if they could add leaf cleanup to the contract upon renewal.

Mr. Pollock stated they should not have to wait three months to get sprinklers repaired. Mr. Karmeris suggested including a “not to exceed” for the District Manager to approve proposals. The Board agreed.

A **motion** was made by Mr. Pollock, seconded by Mr. Walker and unanimously passed approving the District Manager’s authorization to approve BrightView irrigation invoices not to exceed \$200.00.

A **motion** was then made by Mr. Pollock, seconded by Mr. Walker and unanimously passed approving the BrightView irrigation proposal in the amount of \$678.33.

Ms. Bethel asked Mr. Richter to address Ms. Bennett’s e-mail about a resident’s request regarding grass in the back of her home. Mr. Richter stated that the grass would not grow in this particular area due to too much shade. They would have to replace the grass yearly. Mr. Pollock would like some alternatives to putting grass in this area. Mr. Richter said he would sit with Ms. Bennett and discuss some options and bring that information to the next meeting.

2. Security Discussion

Mr. Walker stated that the guards were getting used to residents and not checking identification. The residents coming in through the guest side are getting in before him. Mr. DeCastro advised that the same residents were coming in and out several times a day. In order to keep the line moving, the guards let the residents in with checking identification. He said Riviera Beach police do not want the line backed up down the street and if it did happen, it could result in the District being fined. Ms. Bennett suggested having the guards keep a list of all residents coming through the guest entry. She will follow-up on this list to get these residents.

3. Discussion Regarding Tree Removal and Trimming

Mr. Karmeris gave an update, indicating that permits were issued last week and Mr. Russ would be out next week to start trimming the trees.

Mr. Karmeris went over the tree trimming proposals with the Board. Mr. Russ’ proposal came back favorable to the price range of the District. The board would like to make sure the scope of work matches the other proposals and bring back the proposal to the next meeting for review.

4. Discussion Regarding BrightView Contract

The Board requested that BrightView include a monthly leaf clean-up and tree trimming service in the next contract renewal.

5. Discussion Regarding Hi-Tek Security Contract

It was noted that the Board was pleased with the security company. Ms. Bennett would like to see if the District has the funds to upgrade cameras in the guardhouse. Ms. Bethel indicated she would look into this matter and will place the issue on the next meeting agenda.

I. ADMINISTRATIVE MATTERS

Mr. Gregory gave an update on security matters. He reminded those present that security cannot enforce HOA rules, so just be mindful of that because the CDD cannot pay for this. In addition, anything extra the Board wants included, he suggested being sure that we get it in writing to make sure we are covered. For example, discussion with BrightView.

J. BOARD MEMBER COMMENTS

Ms. Bethel shared Ms. Eccles' resignation from the Board.

A **motion** was made by Mr. Pollock, seconded by Mr. Walker and unanimously passed accepting Ms. Eccles' resignation.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:07 a.m. on a **motion** made by Mr. Pollock, seconded by Ms. Briggs and the **motion** passed unanimously.

Secretary/Assistant Secretary

Chairman/Vice Chairman