



**MARSH HARBOUR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
APRIL 21, 2023  
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**  
April 21, 2023  
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. March 31, 2023 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update on “No Trespassing” Signs
  - 2. Consider Approval on Hurricane Cut Proposals.....Page 5
  - 3. Consider Approval of Proposal for Installation of Security Cameras.....Page 6
- H. New Business
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

# LOCALIQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Marsh Harbour Cdd  
Marsh Harbour Cdd  
2501 BURNS RD  
STE A


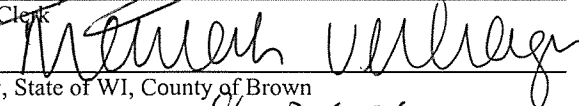
PALM BEACH GARDENS FL 334105207

STATE OF FLORIDA, COUNTY OF PALM BEACH

The Palm Beach Post, a daily newspaper printed and published in the city of West Palm Beach and of general circulation in Palm Beach, Martin, Okeechobee and St Lucie Counties, Florida; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

10/11/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 10/11/2022

  
\_\_\_\_\_  
Legal Clerk  
  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
8.28.26

My commission expires

Publication Cost: \$228.66  
Order No: 7894555 # of Copies: 1  
Customer No: 730531  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023  
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, 2022  
November 18, 2022  
December 16, 2022  
January 20, 2023  
February 17, 2023  
March 17, 2023  
April 21, 2023  
May 19, 2023  
June 16, 2023  
July 21, 2023  
August 18, 2023  
September 15, 2023

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin



**MARSH HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
MARCH 31, 2023**

**A. CALL TO ORDER**

The March 31, 2023, Special Board Meeting of the Marsh Harbour Community Development District (the “District”) was called to order at 10:02 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 Special Board Meeting had been published in *The Palm Beach Post* on March 21, 2023, 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, Tasha Mullings (who arrived at 10:17 a.m.) and Nadine Sampson (via phone) 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.; and District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were Tara Bennett, the HOA Manager and District resident Marcia Wilson.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Ms. Bethel added under New Business a Discussion Regarding Resident Tree Stump Removal.

**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. February 17, 2023, Regular Board Meeting**

The minutes of the February 17, 2023, Regular Board Meeting were presented.

A **motion** was made by Mr. Pollock, seconded by Ms. Briggs and unanimously passed approving the minutes of the February 17, 2023, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding Landscaping**

Ms. Bethel advised that BrightView had not responded to any of the emails. Mr. Pollock asked Mr. George what the next steps would be. Mr. George indicated that we were waiting on

BrightView. He noted he would look into the “prompt pay” statute and maybe send BrightView notice that the funds were being held until the issue has been resolved.

## **2. Update on “No Trespassing” Signs**

Ms. Bethel advised that the signs had been ordered and we were awaiting their completion. The representative was on vacation, but the signs should be ready by next week. Once the signs have been completed, Ms. Bethel will drop the signs off. Ms. Bethel and Mr. George suggested the HOA pay for the installation and bill the District.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget**

Resolution No. 2023-01 was presented, entitled:

#### **RESOLUTION NO. 2023-01**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Bethel went over the proposed budget, noting there were no changes in assessments. The Board could make a few adjustments in Landscape or Security. The Board agreed to leave “as is.”

Ms. Sampson inquired about fountains. Mr. Pollock indicated that the Board had agreed to wait to see how the new lake vendor would do but believes they should maintain their current fountains by changing the filters. The Board would like staff to contact Superior Waterway about the current fountains to see what they would recommend.

Mr. Pollock inquired about the District’s bond; the year it matures; and how soon they can pay it off. Mr. George responded by stating that the bond was refinanced. Ms. Bethel indicated that two payments are made to the bonds yearly and believes you would have to raise assessments in order to pay it off quicker.

Mr. Pollock noted, for insurance purposes, they need to do a hurricane cut and asked staff to get some proposals.

A **motion** was made by Mr. Walker, seconded by Mr. Pollock, and unanimously passed adopting Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget and setting the Public Hearing for June 16, 2023.

## **2. Discussion Regarding Resident Tree Stump Removal**

Ms. Bethel explained that she received an email from Ms. Bennett regarding a resident’s request to remove a tree stump and directed the Board’s attention to the handout. Mr. Pollock explained what had happened with this particular tree. Mr. George reminded the Board that if the tree was on private property, it is not the District’s responsibility. The Board agreed.

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

Mr. Pollock requested that staff obtain bids for security cameras in the District.

**K. ADJOURNMENT**

There being no further business to come before the Board, the Special Board Meeting was adjourned at 10:43 a.m. on a **motion** made by Mr. Pollock, seconded by Ms. Briggs and the **motion** passed unanimously.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

**From:** JOHN RUSS <[john\\_a\\_russ@yahoo.com](mailto:john_a_russ@yahoo.com)>  
**Sent:** Monday, April 10, 2023 8:43 PM  
**To:** Sylvia Bethel <[sbethel@sdsinc.org](mailto:sbethel@sdsinc.org)>  
**Subject:** Tree trimming at Marsh Harbour

Russ Total Lawn Maintenance L.L.C.  
1731 Ave F.  
Riviera Beach Fl. 33404  
John Russ

Marsh Harbour Community Development District,  
The following is the proposal for the tree trimming at 1000 Marsh Harbour Drive in Riviera Beach. If you should have any questions please do not hesitate to contact me at: (561) 319-7110.

### **Tree Trimming Proposal Introduction**

This document proposes that Russ Total Lawn Maintenance will perform the necessary Tree Trimming in an effort to maintain the beauty of the property. The goal is to maintain a conspicuous landscape for residents and visitors.  
R.T.L.M. will be responsible for the following deliverables.

### **Deliverables**

- Raising the canopy on all low hanging trees throughout property including walking trails
- Intercept all branches protruding toward buildings at least 3 feet
- Hurricane prune all Palm trees
- Dispose of all existing and generated debris

### **Compensation**

Our complete price for this maintenance base on the deliverables outlined is, **\$20,500.00**

Thanks again for allowing Russ Total Lawn Maintenance to submit this proposal. Our company is small enough to give your property the attention it deserves and yet we are large enough to handle the equipment and labor necessary to do the job right and on time!

**CONSIDER APPROVAL OF  
PROPOSAL FOR INSTALLATION OF  
SECURITY CAMERAS**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**