



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARSH 22, 2024
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
March 22, 2024
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. February 16, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Discussion Regarding Hi-Tech Security
 - 2. Discussion Regarding Hi-Tek Security’s Proposal.....Page 5
- 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 WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

10/06/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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State of Wisconsin

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 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 20, 2023
November 17, 2023
December 15, 2023
January 19, 2024
February 16, 2024
March 22, 2024
April 19, 2024
May 17, 2024
June 21, 2024
July 19, 2024
August 16, 2024
September 20, 2024

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
Oct 6, 2023 #9343449

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 16, 2024**

A. CALL TO ORDER

The February 16, 2024, Regular 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 Regular Board Meeting had been published in the *Palm Beach Post* on October 6, 2023, as part of the District’s Fiscal Year 2023/2024 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, Tasha Mullings and Nadine Sampson 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 Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A; and Onsite HOA Manager Tara Bennett.

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 20, 2023, Regular Board Meeting

The minutes of October 20, 2023, Regular Board Meeting were presented.

A **motion** was made by Mr. Walker, seconded by Mr. Pollock and unanimously passed approving the minutes of the October 20, 2023, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Tact Tech Security Proposal

Ms. Bethel noted that this item was put back on the agenda pursuant to the Board’s request and Tact Tech has modified the proposal to fit their budget. Ms. Bethel also stated that she had

requested a proposal from Hi-Tech as well, showing their current rates. We can discuss this next along with the budget.

H. NEW BUSINESS

1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Resolution No. 2024-01 was presented, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel advised, due to reviewing several security proposals during the past meetings, security is coming in higher than what the District has budgeted; therefore, she included several budget scenarios with security at different amounts to show the reason for the increases in assessments.

Mr. Pollock stated that, first, he would like to share with the Board that the City of Riviera Beach was proposing three different bonds totaling \$115 Million to refurbish the parks, public safety, and fire. Mr. Pollock went on to explain that if this bill passes, this will bring increases to all residents in the City of Riviera Beach taxes. A lengthy discussion ensued.

The Board discussed Tach Tech's proposal and decided they would stay with the current security company, Hi-Tech. Mr. Pollock inquired about the amount in reserve and Ms. Bethel replied that the amount was approximately \$40,000. Ms. Bethel stated that if the increase is lower, then the reserves could be used to supplement the difference, but not with this large of an increase. Mr. George stated that the District may have to publish an RFP due to the amount and said he would confirm to be sure. The Board agreed to increase security to \$380,000. Ms. Bethel stated that the Board could always lower this amount if a proposal happens to come in lower. Mr. George also suggested keeping it the same and adding the extra funds to build the reserve.

A **motion** was made by Mr. Walker, seconded by Ms. Mullings adopting Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget with the security line item amended to reflect \$380,000, and setting the Public Hearing for May 17, 2024.

I. ADMINISTRATIVE MATTERS

Mr. George went over the recently required ethics training with the Board. He stated that 4 hours were required by December 31st of this year. He will send a detailed memo for Ms. Bethel to send to the Board.

In addition, please make a note as to when you complete the class because you will be required to include it on your Form 1 next year, which is now required to be submitted electronically rather than by mail. Additional information will be presented to the Board regarding this matter at the next meeting.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:20 a.m. on a **motion** made by Mr. Pollock, seconded by Ms. Mullings and the **motion** passed unanimously.

Secretary/Assistant Secretary

Chairman/Vice Chairman



February 15, 2024

MARSH HARBOR H.O.A. COMMUNITY DEVELOPMENT DISTRICT
Special District Service, Inc.
Sylvia Bethel, District Manager
2501 Burns Road Suite A
Palm Beach Gardens, FL 33410

Ms. Sylvia Bethel,

Thank you for considering HI-TEK Security for your security concerns. We appreciate the opportunity to serve you and, as a locally owned and operated company, we can seamlessly transition our services to assist you in your security needs. We are looking forward to developing a long standing partnership with you.

Attached is a 30 Day Transition/Implementation Plan for your consideration when Developing **MARSH HARBOR H.O.A..** Security.

Hi-TEK Security Services is aware that there is quite a selection of security providers in the central and southern Florida area however, finding a competent and professional provider is definitely a challenge. We were founded on the idea of filling the void for the most common problems our potential clients face in their security company selection. Problems such as lack of professional attire and demeanor, unsupervised, untrained and under qualified officers, lack of follow through on the part of management, untrained officers, lack of site-specific solutions and understanding, and, especially, the need of effective officer communication (English language skills, writing ability, etc.).

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www.hiteksecuritynow.com



Unfortunately, it seems as though most security companies just want to “throw a body” on your property to complete the minimum requirement for the contract. This is what sets us apart from our competition.

The upper management of HI-TEK Security Services has extensive military, law enforcement and management experience. We have incorporated this knowledge and skill into comprehensive training programs allowing our entire staff to provide you with the excellent customer service and the superior quality of officers that you deserve. We are the only company in central and south Florida that provides the client with direct phone lines to the owner and the management team. As the owner of HI-TEK Security it is my direct commitment to my clients to be a daily participant in my company. All of our management staff, including myself, is continuously directly involved with each of our clients' properties to make sure that each site is being properly serviced. At HI-TEK, the client is the most important individual that this company has. We make sure that all sites are always running properly and, if the client has any challenges, they can immediately access a member of upper management (including myself) to get a solution to the challenge immediately (even if it is at 2:00am in the morning). It is our mission at HI-TEK Security Services to make sure that your investment in our partnership is a sound and safe decision. If we are privileged to be able to serve you, we will do anything and everything to make sure that your property is a safe one for every one to enjoy.

We would love the opportunity to be part of **MARSH HARBOR H.O.A.**, family.

Feel free to contact me anytime to schedule an appointment so that we can sit down and talk about any challenges that you have on the property right now and how we

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www.hiteksecuritynow.com



can help you to resolve those problems. My contact information is as follows: Office (561) 687-8172 Cell# (561) 348-0260.

Sincerely,

Elliot De Castro

President /Owner

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www.hiteksecuritynow.com



HI-TEK SECURITY SERVICES, INC.

Oak Ridge Business Park
1860 Old Okeechobee Road, Suite 503
West Palm Beach, FL 33409
561-687-8172 • Fax: 561-687-8176

EMAIL DATE 02-15-24

CUSTOMER

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT,
SPECIAL DISTRICT SERVICES, INC.
SYLVIA BETHEL ,
2501 BURNS ROAD, SUITE A
PALM BEACH GARDENS, FL 33410

SER SERVICES LOCATION

MARSH HARBOUR H.O.A.
TERA BENNETT / PROPERT MANAGER
1000 I 1000 MARSH HARBOR DR.
RIVIERA BEACH, FL 33404

MONTHLY INVOICE OPTION

HRS PER 4 WEEKS 1,120HRS

DESCRIPTION	UNIT	HRS	DAYS	1 WK	4WKS		PRICE	AMOUNT
GATEHOUSE ACCESS CONTROL S/O	MON - SUN 7AM - 7AM	24	7	168	672	HRS	\$28.27	\$18,997.44
UNARMED SECURITY PATROL S/O	MON - SUN 3PM - 7AM	16	7	112	448	HRS	\$28.27	\$12,664.96
SUPERVISOR	NO CHARGE				0	HRS	\$28.27	\$0.00
GOLF CART & MAINTAINCE	NO CHARGE				0	HRS	\$28.27	\$0.00
GUARD TOUR SOLUTION	NO CHARGE				0	HRS	\$28.27	\$0.00
TECHNOLOGY PACKAGE (REPORTS)	NO CHARGE				0	HRS	\$28.27	\$0.00
CELL PHONE	NO CHARGE				0	HRS	\$28.27	\$0.00
HOLIDAYS	NO CHARGE				0	HRS	\$28.27	\$0.00
TAXES NO CHARGE	SAVING \$2,216.37				0	HRS	\$28.27	\$0.00
					1,120HRS	TOTAL		\$31,662.40

ANNUALLY

HRS PER 52 WEEKS YEARLY 13,440HRS

DESCRIPTION	UNIT	HRS	DAYS	4 WK	12MNTHS		PRICE	AMOUNT
GATEHOUSE ACCESS CONTROL S/O	MON - SUN 7AM - 7AM	24	7	672	8,064	HRS	\$28.27	\$227,969.28
UNARMED SECURITY PATROL S/O	MON - SUN 3PM - 7AM	16	7	448	5,376	HRS	\$28.27	\$151,979.52
SUPERVISOR	NO CHARGE				0	HRS	\$28.27	\$0.00
GAS GOLF CART MAINTAINCE	NO CHARGE				0	HRS	\$28.27	\$0.00
GUARD TOUR SOLUTION	NO CHARGE				0	HRS	\$28.27	\$0.00
TECHNOLOGY PACKAGE (REPORTS)	NO CHARGE				0	HRS	\$28.27	\$0.00
CELL PHONE	NO CHARGE				0	HRS	\$28.27	\$0.00
7 NATION HOLIDAYS NO CHARGE	SAVING \$11,874.80				0	HRS	\$28.27	\$0.00
YEARLY TAXES NO CHARGE	SAVING \$26,596.44				0	HRS	\$28.27	\$0.00
FYI, TOTAL SAVINGS FOR THE YEAR	\$38,471.24				13.440HRS	TOTAL		\$379,948.80

FYI

THE REASON FOR HI-TEK SECURITY SERVICE, INC. IS ASKING FOR AN INCREASE IS DO TO FOLLOWING INFLATION. THE RENT, GAS, ELECTRICITY & GROCERIES, LIABILITY INS, TAXES FOR THE EMPLOYEES, WHICH WHAT THEY ARE GETTING PAID IS NOT ENOUGH FOR THEM.

SECURITY OFFICERS WILL BE GUARANTEED UP TO \$17.00/HRS

(2) TWO YEAR CONTRACT

(2) SECOND YEAR CONTRACT WITH A 5% INCREASE

OPTIONAL BODY CAMERAS

FORBES > MONEY

How Much Has The Cost Of Living Really Increased In 2023

Q.ai - Powering a Personal Wealth Movement Former Contributor

Q.ai Contributor Group ⓘ



Oct 13, 2023, 07:00am EDT



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Key Takeaways

- Inflation has been high now for many months, but the Fed has managed to bring it down from its 9.1% peak in June last year

- The latest CPI figures have come in at 3.7%, which has crept up over the past couple of months
- It's likely that we'll continue to see higher inflation in the short term, and more rate hikes could be on the cards given the Fed's determination to bring it down to around 2%

We've all heard so much about inflation over the last couple of years. We've seen the headline figures and we've felt our own bills going up every month, but what does this all boil down to over the course of the year?

Because yes, it really is getting close to the holiday season, which means 2024 will be here before we know it.

But it's not *quite* time to think about how much our turkey and pumpkin pie has gone up in price this year, so let's cover exactly what's happened with the cost of living in 2023, how it's impacted consumers, and what the outlook is for 2024.

MORE FROM FORBES ADVISOR

Best High-Yield Savings Accounts Of September 2023

By **Kevin Payne** Contributor

Best 5% Interest Savings Accounts of September 2023

By **Cassidy Horton** Contributor

What actually is inflation?

Before we dive into the numbers, it's worth quickly reviewing what we mean when we say 'cost of living' or even, 'inflation.' We all understand what the terms mean, the rate at which prices are going up for the goods and services that we use every day.

From bread and milk to gas, school fees and airline tickets.

But the reason it's important to be specific is because there's more than one way to measure it. Practically speaking, it's not possible for anyone from the government to measure the increase in the cost of every single good and service for sale in the US.

BETA

That would be the only way to get the true, 100% accurate rate of inflation. And gathering the data would probably cost more than the annual military budget.

Which is why different measures of inflation are calculated through using a basket of goods. These are specific items and categories that are chosen to represent a broad cross section of the most common goods and services in the country.

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The Consumer Price Index (CPI) is the most well known, and it's generally what people are referring to when they use the term 'inflation.' But the other major measure that's particularly relevant for the Fed and interest rates is the Producer Price Index (PPI).

This is similar to CPI, but instead of measuring the change in prices for consumer goods, it measures the change in prices at a wholesale level. This can be a good indicator of future inflation at the consumer level.

Inflation through 2023

So what has CPI been doing in 2022 and 2023? Well it's no secret that inflation was running hot last year. The rate of CPI peaked at an eye-watering 9.1%, which is the highest level seen since the early 80's.

In order to try to bring inflation back down, the Fed has been drastically raising interest rates. This increases the cost of borrowing, meaning consumers have less money to spend. This lowered spending means less demand for goods and services, which serves to bring down prices.

Over the tail end of 2022 inflation dropped, but was still at 6.5% at the end of the year. The downward trend continued into the early part of 2023, with the annualized rate of CPI getting as low as 3% in June.

That's very good news, but unfortunately it hasn't meant the battle has been won.

Since June, CPI has begun to slowly tick back up again. Going up to 3.2% in July and then holding at 3.7% in August and September. That's not a huge problem, but the fact that it has crept back up has some analysts nervous.

There's concern that these modest upswings may cause the Fed to hike rates once again, which is causing a huge amount of volatility in the bond markets and making financing incredibly difficult.

Inflation numbers in real terms

To break this down all a little further, it's important to keep in mind that inflation is a backwards looking measure. When you see that inflation has increased by 4% in the last year, it means that goods today are 4% more expensive than they were a year ago.

It does mean that the cost of living has increased, but it also means that you've already experienced the change. Theoretically, there's nothing to say that high inflation figures today mean high inflation will carry into the future.

Another point worth noting is that inflation very rarely goes negative. That's known as deflation, and is when prices fall over time rather than rise. That might sound like a good thing, but it happens during times of major economic crisis as widespread job cuts and financial losses cut demand for goods and services.

So while it might sound nice for prices to drop, it's probably best not to wish for it.

The bottom line

Though inflation remains higher than the Fed would like, it has come down substantially from its highs in 2022. The expectation is that the Fed will continue to raise rates as much as they need to in order to bring it back down to their target range of around 2%.

What does that mean for investors and consumers? Well, it means we're going to be likely to experience more volatility and financial pain. Rising costs are causing household budgets to tighten, and while strike action and pay pressure sees many workers looking to improve their salaries, there's no guarantee that this will fully offset the amount by which prices have risen.

Of course the kicker is that at the same time as our household bills have increased substantially, the cost of financing has now gone up too. Credit cards, auto loans and mortgages are all significantly more expensive than they were previously, owing to much higher interest rates.

That serves to pile on more pressure on the average household.

It's not going to be the situation forever. The Fed will likely achieve their objective at some point, but we could be in for a rocky ride in the meantime.

BETA

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