



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JANUARY 10, 2025
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
January 10, 2025
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Accept Resignation of Supervisor Judy Briggs.....Page 2
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. October 18, 2024 Regular Board Meeting.....Page 3
- H. Old Business
 - 1. Discussion Regarding Annual Engineering Report
- I. New Business
 - 1. Discussion Regarding the Difference Between CDD Property and HOA Property
 - Discussion Regarding Tree Root Removal for 960 Tortuga.....Page 6
 - Discussion Regarding Tree Root Removal for 2036 Marsh Harbour.....Page 9
- J. Administrative Matters
- K. Board Members Comments
- L. 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

AFFIDAVIT 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:

10/07/2024

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 10/07/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$233.75

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MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 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 18, 2024
- November 15, 2024
- December 20, 2024
- January 10, 2025
- February 21, 2025
- March 21, 2025
- April 11, 2025
- May 16, 2025
- June 13, 2025
- July 18, 2025
- August 15, 2025
- September 19, 2025

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 ensure 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
10/7/24 10630879

From: Judy Briggs <judy2005briggs@gmail.com>

Sent: Sunday, November 10, 2024 5:28 PM

To: Sylvia Bethel <sbethel@sdsinc.org>

Subject:

Hi Sylvia,, how are you on this great Sunday,
just letting you know, effective from this day, I'll no longer be a part of the CDD, this was a
great learning experience for me, and I thank you for giving me the opportunity, and to know
you also,

Thanking you in advance,
Judy Briggs

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 18, 2024**

A. CALL TO ORDER

The October 18, 2024, Regular Board Meeting of the Marsh Harbour Community Development District (the “District”) was called to order at 10:00 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 7, 2024, as part of the District’s Fiscal Year 2024/2025 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.; and District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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. August 16, 2024, Regular Board Meeting

The minutes of the August 16, 2024, Regular Board Meeting were presented.

A **motion** was made by Mr. Pollock, seconded by Ms. Sampson and unanimously passed approving the minutes of the August 16, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Annual Engineering Report

Ms. Bethel indicated that this was the updated Engineering Report that specifies CDD and HOA property. Ms. Wald stated that she had reviewed the Engineering Report and suggested to Ms. Bethel that the District possibly look into refunding the bond to help with some repairs due to the

District having low reserves. Ms. Wald discussed other options but noted that bond refunding would be the better option. A lengthy discussion ensued. The Board inquired as to what was the most important repair to tackle first and Ms. Wald suggested the sidewalks. Ms. Bethel noted she would contact the engineer for vendor proposals for sidewalk repairs and get information regarding refunding.

H. NEW BUSINESS

1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Resolution No. 2024-05 was presented, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel explained that this was a look back on the District’s spending and she noted that everything looked good. There were no overages and the District stayed within their budget.

A **motion** was made by Mr. Pollock, seconded by Mr. Walker and unanimously passed adopting Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget, as presented.

2. Discussion Regarding Tree Root Removal for 960 Tortuga

Ms. Bethel advised that this was sent over by the HOA because it was a danger to residents. Ms. Bethel stated that Mr. George previously indicated that if the trees were not on CDD property then it was not the CDD’s responsibility. A lengthy discussion ensued. Ms. Wald went over CDD responsibility with the Board and Mr. Pollock reminded the Board that if this was not on CDD property then the HOA had the responsibility to determine the final decision on the trees.

3. Discussion Regarding Tree Root Removal for 2036 Marsh Harbour

Ms. Bethel indicated that it had been determined that this was not the CDD’s responsibility.

I. ADMINISTRATIVE MATTERS

Ms. Bethel suggested cancelling the November and December meetings, if there are no action items to be addressed, The Board agreed.

J. BOARD MEMBER COMMENTS

Ms. Sampson advised that the current landscaper did not have a schedule and it appeared that they were cutting/trimming every day. Ms. Bethel indicated she would reach out to the vendor to discuss this matter.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:03 a.m. on a **motion** made by Ms. Mullings, seconded by Ms. Briggs and the **motion** passed unanimously.

Secretary/Assistant Secretary

Chairman/Vice Chairman



PHOTOGRAPH BY: [unreadable]
DATE: [unreadable]
PROJECT: [unreadable]
LOCATION: [unreadable]







