



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 17, 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
October 17, 2025
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. September 19, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update on Sidewalk Repairs (Saffold Paving)
 - a. Consider Approval of Change Order No. 1 to Saffold Paving, Inc. for Sidewalk Repairs...Page 5
 - 2. Update on Hurricane Cut
 - a. Discussion Regarding the Addition of Hurricane Tree Cutting to the Annual Contract
- H. New Business
 - 1. Discussion Regarding ADBI now Envera.....Page 8
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-10-03

Subcategory
Miscellaneous Notices

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 17, 2025
November 21, 2025
December 19, 2025
January 09, 2026
February 20, 2026
March 20, 2026
April 17, 2026
May 15, 2026
June 12, 2026
July 17, 2026
August 21, 2026
September 18, 2026

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 Districts 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

11701599 10/3/25

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 19, 2025**

A. CALL TO ORDER

The September 19, 2025, 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 Chairman Allen Walker, Vice Chairman Kent Pollock and Supervisors Judy Briggs and Tasha Mullings 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. July 18, 2025, Workshop**
- 2. August 15, 2025, Regular Board Meeting**

The minutes of the July 18, 2025, Workshop and the August 15, 2025, Regular Board Meeting were presented.

A **motion** was made by Mr. Walker, seconded by Ms. Briggs and unanimously passed approving the minutes of the July 18, 2025, Workshop and the August 15, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

- 1. Update on Sidewalk Repairs (Saffold Paving)**

Mr. Pollock advised that the vendor had not been on the property in two week and would like management to send a letter/e-mail to the company for an update. Ms. Wald suggested requesting a completion date.

2. Update on Irrigation Repairs

Ms. Briggs stated as of right now everything was greener due to all the rain. The Board would like to see how everything works once the rain stops.

H. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel went over the budget with the Board.

A **motion** was made by Mr. Pollock, seconded by Mr. Briggs and passed unanimously adopting Resolution No. 2025-04, as presented.

2. Consider Resolution No. 2025-05 – Goals and Objectives’ Annual Report

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel reviewed the goals and objectives with the Board.

A **motion** was made by Ms. Mullings, seconded by Mr. Pollock and unanimously passed approving the Resolution No. 2025-05 – Goals and Objectives Annual Report and adopting the same goals for the next fiscal year.

3. Consider Hurricane Cut from Russ Total Lawn Maintenance

Following discussion, a **motion** was made by Ms. Mullings, seconded by Ms. Briggs and unanimously passed approving the Russ Total Lawn Maintenance Hurricane Cut Proposal in the amount of \$34,500, as presented.

I. ADMINISTRATIVE MATTERS

1. 2025 Legislative Update Memo – BCLMR

Ms. Wald went over the changes with the Board.

J. BOARD MEMBER COMMENTS

Mr. Pollock stated that Envera had bought out ABDI. The software is not compatible. He requested a follow up with Envera and to look into other proposals.

Ms. Wald stated that Ms. Bethel should review the original agreement with ABDI.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:36 a.m. on a **motion** made by Ms. Mullings, seconded by Mr. Pollock and the **motion** passed unanimously.

Secretary/Assistant Secretary

Chairman/Vice Chairman



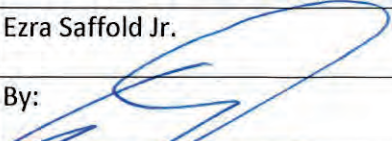
2915 E. Tamarind Avenue, Suite 3
 West Palm Beach, FL 33407
 www.saffoldpaving.com
 Phone: (561) 469-6513
 Fax: (561) 848-1132

CHANGE ORDER #1

CHANGE ORDER SUBMITTED TO: Marsh Harbour Community	Email: sbethel@sdsinc.org	DATE: 9/30/2025
JOB NAME: 2501A Burns Rd, Palm Beach Gardens, FL 33410	Scope of Work: Sidewalk Repairs	

Cost Code	Description	Cost
	To Demo Existing Handicap Ramp & Truncated Dome	\$8,400
	To compact the existing Base.	
	To form, place, and finish concrete, saw cut for expansion joints.	
	To install a detectable warning surface	

CHANGE ORDER AMOUNT	\$8,400
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Saffold Paving, Inc.	Marsh Harbour Community Development District
Ezra Saffold Jr.	Marsh Harbour Community Development District
By: 	By:

<i>Ezra Saffold Jr.</i>	Print Name & Title
<i>Operations Manager</i>	
Date: September 30, 2025	Date: September 30, 2025

Take Off Check list				Date:
Company Name:	Marsh Harbour Community Development District			
Job Name:	Marsh Harbour			
Owner Name:				
Email:				
Phone #:				
Address:				
Scope of Work:	Demo & Install New (3) ADA Ramps.			
Total Square Yards:		Total Square Feet:		
PREPARATION:				
	() PAVE	() SEAL COAT		
				TOTAL
Asphalt		Ton \$92.00		:
Haul Asphalt				:
Milling		Yds	Sq. Yd	:
Sealer		Gal	Per Gal	:
Concrete		Yds	Sq. Yd	:
Tack				:
Demo	To demo ADA Ramp		Truck:	:
Disposal			Truck:	:
Paver Operator	To compact existing Base			:
SP Crew			Days:	:
Permit	To Form, place and finish concrete			:
Testing	To match			:
Traffic rollover		Days:	1500 ea. x 3 =	4500
Paver	- saw cut for expansion joints		Days:	:
Truck		Days:		:
Gas	- Install Detectable warning surface		Days:	:
Striping				:
Base Rock Installation				:
Base Rock Material	Super = 1000			:
			Sub-Total	:
			Gross Total	:
	53%		Margin	2900
			Total Project Cost	:
			% Down Payment	:
				\$8,400



Quote #: Q-17537-1
 Date: 9/22/2025
 Expires On: 10/31/2025

Envera Systems

Next Generation Security
 1659 Achieva Way
 Dunedin, FL 33648
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Marsh Harbour CDD - Riviera Beach FL
 1000 Marsh Harbour
 Riviera Beach, Florida 33404

SECURITY CONSULTANT	PHONE	EMAIL
Katie Ullrich		katie@enverasystems.com

EQUIPMENT & ONE-TIME SERVICES

Cloud Based Community Software

QTY	PRODUCT	INSTALL INVESTMENT
1	Community+ Initial Provisioning	
Cloud Based Community Software TOTAL:		\$8,400.00

Add VoIP

QTY	PRODUCT	INSTALL INVESTMENT
1	VoIP Initial Provisioning	
Add VoIP TOTAL:		\$525.00

One-Time Total: \$8,925.00

Local sales tax may be added to One-Time Total.

MONTHLY SERVICES

Cloud Based Community Software

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Community+ Software License	\$125.00	\$125.00
1	Community+ ScanFast Module: Driver's License Scanning	\$75.00	\$75.00
1	Gate/Door Control	\$75.00	\$75.00
1	Virus/Malware Protection Software	\$10.00	\$10.00
Cloud Based Community Software TOTAL:			\$285.00

Add VoIP

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	VoIP Call Authorization - 2500 minutes	\$150.00	\$150.00
Add VoIP TOTAL:			\$150.00

Monthly Total: \$435.00

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 402 current homes, with a maximum of 402 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

COMMUNITY/COMMUNITY+ HARDWARE

- All hardware sold for Community or Community+ software solutions will be shipped for installation by the Client.