



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JANUARY 9, 2026
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 9, 2026
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. November 21, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update on Sidewalk Repairs (Saffold Paving)
 - 2. Discussion Regarding ADBI now Envera
 - a. Consider Approval of Gatehouse Security System Proposals.....Page 4
- H. New Business
- I. Administrative Matters
- J. Board Member 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

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 Govt 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:

WPB Palm Beach Post 10/03/2025
WPB palmbeachpost.com 10/03/2025

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 10/03/2025

Legal Clerk

Notary, State of WI, County of Brown

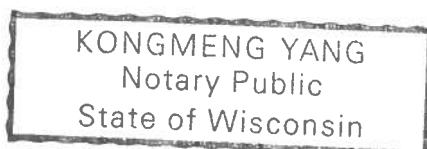
9-3-29

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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 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
11701599 10/3/25

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2025**

A. CALL TO ORDER

The November 21, 2025, 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 3, 2025, as part of the District’s Fiscal Year 2025/2026 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.; District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via phone); 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 17, 2025, Regular Board Meeting

The minutes of the October 17, 2025, 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 17, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update on Sidewalk Repairs (Saffold Paving)

a. Consider Change Order No. 1 to Saffold Paving, Inc. for Sidewalk Repairs

Ms. Bethel indicated that the engineer had met with Saffold Paving who walked the community and requested certain documentation to sign off on completion of the project. Ms. Wald stated that 40% could be released and the final 10%, upon the signoff of the engineer. The Board agreed. The Board would like Saffold to provide a start and completion date before beginning this project.

A **motion** was made by Ms. Briggs, seconded by Ms. Mullings approving Change Order No. 1 in the amount of \$5,000 to Saffold Paving, Inc. for sidewalk repairs. Upon being put to a vote, the **motion** carried 3 to 1 with Mr. Pollock dissenting.

2. Discussion Regarding ADBI Now Envera

a. Consider Gatehouse Security System Proposals

Ms. Bethel presented the proposals. Following discussion, the Board requested that staff reach out to the vendors to see if they would be willing to make a presentation at the next meeting. In addition, please ask if Envera would be willing to lower their prices.

H. NEW BUSINESS

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

I. ADMINISTRATIVE MATTERS

Ms. Wald reminded the Board that ethics training was due by December 31st and inquired about December's meeting. The Board agreed there was no need to meet in December.

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 10:34 a.m. on a **motion** made by Ms. Mullings, seconded by Mr. Pollock and the **motion** passed unanimously.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Quote #: Q-17537-2
 Date: 10/13/2025
 Expires On: 11/30/2025

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

Workstation

QTY	PRODUCT	INSTALL INVESTMENT
1	Dell Precision Workstation	
Workstation TOTAL:		\$2,115.00

One-Time Total: \$11,040.00

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 warrantied 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.

Prepared for:

Marsh Harbour CDD
1000 Marsh Harbour
Riviera Beach, FL 33404

Sylvia Bethel
Special District Services
2501A Burs Road.
Palma Beach Gardens, FL 33410
P: 561-630-4922 ext. 227
F: 561-630-4923
E: sbethel@sdsinc.org

Prepared by:

Carlos Rivero, Jr.
U.S. Army Veteran
President & CEO

Regions Security Services, Inc.
1100 NW 72nd Ave
Miami, FL 33126
www.RegionsSecurity.us
(305) 517-1266 – Ext. 105
(877) 505-7774 – Toll Free
(305) 517-1267 – Fax
crivero@RegionsSecurity.us

Prepared On:

Oct. 20, 2025
Proposal: 251020-160
Valid for: 30 Days

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Simplicity, Innovation & Confidence...

About Us

The company specializes in the development of software solutions to improve the effectiveness of daily duties by making those processes simple and innovative, which brings creative confidence to our clients.

Thanks to our research and development department, our solutions are refined every day to meet our customers' expectations.

"Simple and Innovative Software Warehouse that you can Trust."

Visitors Platform

The Visitors Module's is a friendly and easy to use integrated software; to register people and vehicles accessing your property, allowing, and maximizing the security controls, expedite processing registration time for guests and visitors, allowing real-time reports necessary for making decisions, connecting the Security Company, Homeowners Association, and the Property Management in the same environment. *Advantages*

- No Contract required.
- 24/7 dedicated servers located in Ashburn – Virginia.
- Automatic daily backups in secure locations, keeping data and information safe.
- Web-based system with multi-platform design.
- Intuitive navigation and user-friendly.
- Access through different portals according to the type of user.
- Control and manage resident information, permanent visitors, realtors, contractors, and others.
- Configuration with different levels of control to suit the needs and community requirements.
- Helps to identify excessive & irregular traffic patterns into the property.
- Reduces data entry errors and grammar mistakes.
- Streamlines Visitor processing.
- Integration capability to the Security Online Solutions app.
- Possible hardware integration capabilities.
- Cost efficiency.

"Improve workflow, save money and increase the overall efficiency."


Proposal


Visitors Module Package


24/7 Web-based Visitors Module Management for Residential HOA

Total Gatehouses #: 01 Total Units #: 402

Your Total Fixed Monthly Subscription Plan Fee	\$402.00
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	Complete "Visitors Module" Monthly Service package	Included
✓	Property Admin Web-Portal Included	Included
✓	Reports Module Included	Included
✓	QR code Invitation processing for Visitors	Included
✓	US Driver License Scanning Technology	Included
✓	Phone call integration over PC (Plus 01 fixed VoIP line number)	Included
✓	Communications Mobile & Landline Services (US Only)	Included

	Complete "App SOS Guard"	Included
✓	Security Guardhouse Web-Portal	Included
✓	Security Guardhouse App-Smartphone Version Included	Included
✓	Security Company Admin Web-Portal Included	Included
✓	Incidents, Parking, Maintenance and Garbage Violations,	Included
✓	Tours, GPS Tracking events, Real Time delivery reports	Included
✓	Clock-in & Clock-out feature.	Included
✓	Geofence	Included

	Complete "My Property Access App"	Included
✓	Residents Web Portal (My Property Access) Included	Included
✓	Residents App Access (My Property Access) Included	Included
✓	Pre-registration Visitors Thru the App	Included
✓	Visitor Log History within the App	Included
✓	Unit Request to Management	Included
✓	My Personal QR code	Included
✓	Receive Mass Communication	Included
✓	Receive push notification when visitor is granted access.	Included

✓ Documents Library

Included

★ Perks

Included

- | | |
|--|----------|
| ✓ Daily Data Backup in our Amazon Web Servers (AWS Servers) | Included |
| ✓ Data always belongs to the Community | Included |
| ✓ Remote Visitors Platform Training up to 04 hours (USD 85 per hour extra) | Included |
| ✓ No Contract Required. No strings attached. Just flexibility and freedom!
Only 30 Days Cancellation Notice | Included |

One Time Fee

• One-time configuration and setup fees	\$5,500.00
• Acer Aspire Desktop with ViewSonic TD2465 Touchscreen LCD Monitor	\$1,950.00
• APC Battery Backup	\$150.00
• Corded Driver's License Barcode Scanner (not needed if using tablets or mobile devices)	\$1,450.00
• USB Handheld phone	\$250.00
Total Initial Payment	\$9,300.00

Optional equipment

► Thermal Receipt Printer	\$840.00
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Notes:

* Hardware will be quote in advance for approval and Installations are not included.

General System Requirements:	
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- | | |
|---|--------------------|
| • Internet (High Speed 100/25 Mbps (recommended)) | Provided by Client |
| • Smartphone 32gb or up, Samsung (recommended) | Provided by Client |

Terms & Conditions

1. We provide a monthly subscription service; we do NOT sell our platform or any software or part of it. Please be aware that you are NOT buying any software.
2. The data always belongs to the community association, NOT to the Property Management nor the Security Company.
3. NO Annual contract is required, the only requirement is 30 days cancelation notice.
4. All service fees are billable in advance every first (01) day of the month on a recurring billing cycle. Any overage fees or additional subscription fees are also billable in the next billing cycle.
5. **Payment is accepted only by Credit Card or E-Check (ACH Bank).** Any payment received by mailed check will incur an additional administration fee charge of \$35.00; The administration fee will be charged on the next monthly billing cycle.
6. Any Credit Card or E-Check that is declined or returned will incur an additional administration fee charge of \$35.00; The return fees will be charged on the next monthly billing cycle.
7. On-time configuration fee is NON-refundable.
8. Remote customer support is included. Administrator or Supervisor re-training will be billed at 45.00 USD per hour.
9. Security Online Solutions is **NOT** responsible for:
 - a. Equipment supplied by the client, loss, or damage by misuse: water, electrical overload, etc.
 - b. Hardware support, software updates or other updates not related to "Visitors Module."
 - c. The Barcode Scan-reader equipment warranty is valid for the first 90 days.
 - d. Managing any data and/or information after initial setup and configuration.
10. One-time configuration and setup fees:
 - a. Client must provide all digital data to import and setup community-provided Excel data including residents full name, address, telephone, e-mail, "Permanent Visitors", vehicles and other such information needed to be in the community database to be uploaded to the platform.
 - i. Data transcription and/or verification is NOT included.
 - ii. Paper to digital data transcription requires a preliminary analysis and a service quote approval.
 - b. Site platform configuration.
 - c. Daily data backup configuration.
 - d. Initial training of administration/officers and staff.
 - e. Test to ensure that the database meets the community's needs.
11. Occasionally, access to the website may be unavailable, delayed, limited, responding slow, or have service interruption due to causes beyond the control and/or responsibility of "SOS". Examples are as follows:
 - a. Equipment failure, including but not limited to the fault of computers and mobile phones (including yours), servers, networks, telecommunication lines and connections, and other electronic and mechanical equipment.
 - b. Flaws in computer programs, including inter alia programming errors, viruses, configuration problems, incompatibility of systems, utilities or applications, application firewall or screening programs, unreadable codes, or irregularities within certain documents or other content.
 - c. Overload capabilities of the system.
 - d. Any damage caused by inclement weather, earthquake, war, insurrection, riot, civil commotion, casualty, accident, fire, water damage, explosion, mechanical breakdown, or natural disaster.
 - e. Interruption (total or partial) of the power supply or other public service.
12. Optional hardware prices may change without notification.
13. Orders will not be processed until payment is received, unless otherwise stated or pre-approved.
14. To use the platform, you accept our privacy policies, terms of use and sales terms.