



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 17, 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
April 17, 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. February 20, 2026 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Discussion Regarding Envera.....Page 5
- H. New Business
 - 1. Discussion Regarding the Hi-Tech Security Contract.....Page 8
- 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

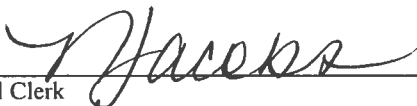
STATE OF WISCONSIN, COUNTY OF BROWN

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

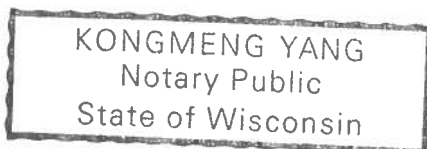
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MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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
FEBRUARY 20, 2026**

A. CALL TO ORDER

The February 20, 2026, 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 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, 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 Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and Onsite HOA Manager, Tara Bennett.

Also present were Daniel Lavoie and Manon Larose of 1403 Lucaya Drive, Riviera Beach, Florida 33404.

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

Mr. Lavoie noted that the community was approximately 20 years old and the irrigation system had been damaged due to trees and has been patched up here and there. Mr. Russ has been doing a great job doing repairs, however, could the CDD look into replacing the irrigation system. Ms. Bethel stated that the CDD was not responsible for the trees; that would be the HOA and the CDD is aware of the irrigation issue and has been working diligently to correct these issues.

F. APPROVAL OF MINUTES

1. January 9, 2026, Regular Board Meeting

The minutes of the January 9, 2026, Regular Board Meeting were presented.

A **motion** was made by Mr. Pollock, seconded by Ms. Mullings and unanimously passed approving the minutes of the January 9, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update on Sidewalk Repairs (Saffold Paving)

Ms. Bethel advised that she had spoken with Mr. Pollock, and he mentioned that the project had not been completed, and the ADA markings had not been completed as of yet. Ms. Bethel reached out to the vendor and they agreed that it needed to be completed. Mr. Pollock stated they came to complete the project this week. Ms. Sampson requested a punchout list from the vendor.

2. Update on SOS Gatehouse Security System

Ms. Bethel stated that there was a slight issue with the ABDI/Envera contract and she was not sure how it was overlooked but the contract renewed June 2025 for 36 months, with the contract now ending in June 2028. Ms. Bethel had a call with Envera about their contract and if the District were to break the contract it would incur a damage fee which would be the amount of months left in the contract; however, Envera wants to work with the District and is willing to negotiate prices on the current proposal. The District now has two contracts. A lengthy discussion ensued. Ms. Wald reviewed the agreements with the Board and stated the District could terminate the Security Online Solutions contract for convenience until we can sort out the ABDI agreement. Ms. Wald stated from what she could review from the ABDI contract, Envera needs to fix their equipment under this lease, if not, it is a breach of contract. Ms. Bethel requested a clean copy of the agreement from ABDI/Envera. Ms. Bethel will get with Ms. Bennett and Envera to discuss details about the equipment.

A **motion** was made by Mr. Pollock, seconded by Ms. Briggs and unanimously passed approving the termination of the Security Online Solutions contract for Visitors Module System Services in the amount of \$10,140 for convenience.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Walker, seconded by Mr. Pollock and unanimously passed adopting the Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget, as presented, setting the Public Hearing for June 12, 2026.

2. Consider Attorney Fees Adjustment – Billing, Cochran

Ms. Wald discussed the upcoming fee adjustments and stated they would take effect October 1st, 2026.

A **motion** was made by Mr. Pollock, seconded by Ms. Mullings and unanimously passed approving the Attorney Fees Adjustment for Billing Cochran, as presented.

I. ADMINISTRATIVE MATTERS

Ms. Bethel reminded the Board about the Form 1 being due by July 1st and ethics training, which is due by December 31, 2026.

Ms. Wald stated she would update the Board on legislative items once everything has been completed.

J. BOARD MEMBER COMMENTS

Ms. Sampson advised that she would be resigning from the Board in June, 2026.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:10 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-17537-5
Date: 3/3/2026
Expires On: 4/30/2026

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

Table with 3 columns: SECURITY CONSULTANT, PHONE, EMAIL. Row 1: Katie Ullrich, [blank], katie@enverasystems.com

EQUIPMENT & ONE-TIME SERVICES

Cloud Based Community Software

Table with 3 columns: QTY, PRODUCT, INSTALL INVESTMENT. Row 1: 1, Community+ Initial Provisioning, [blank]. Summary row: Cloud Based Community Software TOTAL: \$8,400.00

Add VoIP

Table with 3 columns: QTY, PRODUCT, INSTALL INVESTMENT. Row 1: 1, VoIP Initial Provisioning, [blank]. Summary row: Add VoIP TOTAL: \$525.00

Workstation

Table with 3 columns: QTY, PRODUCT, INSTALL INVESTMENT. Row 1: 1, Dell Precision Workstation, [blank]. Summary row: Workstation TOTAL: \$2,115.00

One Time Installation Discount

Table with 3 columns: QTY, PRODUCT, INSTALL INVESTMENT. Row 1: 1, Installation Discount, [blank]. Summary row: One Time Installation Discount TOTAL: \$-3,864.00

One-Time Total: \$7,176.00

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 60-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.

THIRD AMENDMENT AND FIRST EXTENSION TO SECURITY SERVICES AGREEMENT

This Third Amendment and First Extension to the Security Services Agreement is made and entered into the 10 day of 01, 2025 (the "Third Amendment"), by and between:

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Riviera Beach, Palm Beach County, Florida, whose mailing address is 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410 (the "District"); and

HI-TEK SECURITY SERVICES, INC., a Florida corporation, with its principal place of business located at 1860 Old Okeechobee Road, Suite 503, West Palm Beach, Florida 33409 (hereinafter "Contractor").

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended;

WHEREAS, the District and the Contractor entered into a Security Services Agreement dated June 25, 2021, a First Amendment to Agreement for Security Services dated February 2, 2022, and a Second Amendment to Agreement for Security Services dated May 20, 2022 (collectively, the "Agreement"); and

WHEREAS, at the April 19, 2024 District Board of Supervisors meeting, the Contractor and the District agreed to an extension of the Agreement, which expired by its own terms, and increase the compensation of 4% in accordance with District's fiscal year 2025 and 4% in accordance with District's fiscal year 2026; and

WHEREAS, the Contractor and the District agree to enter into this Third Amendment and First Extension, nunc pro tunc to October 1, 2024.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Contractor agree as follows:

Section 1. The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Third Amendment.

Section 2. That "Section 3. Compensation." of the Agreement is hereby replaced in its entirety as follows:

Section 3. Compensation. In exchange for providing Security Services identified in the Proposal, District shall pay Contractor the amount not-to-exceed \$379,631.66, based on the unit

prices set forth in the Adjusted Compensation Schedule, attached hereto and made a part hereof as **Exhibit 1** (the “Contract Price”) for District’s Fiscal Year 2025, commencing on October 1, 2024. Thereafter, if the Agreement is renewed, the Compensation shall increase four (4%) percent on October 1, 2025, in accordance with District’s Fiscal Year 2026.

The District is not responsible for and shall not incur any sales taxes in accordance with this Agreement.

The Contract Price shall be paid to Contractor on a monthly basis, based on unit prices for Services provided to District during the preceding month. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the amount due for that month. All invoices are due and payable upon receipt. The Contract Price is a maximum not-to-exceed price paid in accordance with unit prices set forth in this Agreement. The District Manager reserves the right to set and adjust the services, levels of service, and number of work hours authorized under this Agreement.

District may request additional security officers at the Contract Price by giving Contractor no less than twenty-four (24) hours prior notice, by telephone or in writing, to Contractor. Compensation shall be paid to Contractor on a monthly basis for the additional security officers and services.

Section 3. That “Section 10. Term.” of the Agreement is hereby amended to provide for an extension of one year and with two one-year renewals commencing on October 1, 2024.

Section 4. This Third Amendment shall take effect as of October 1, 2024, nunc pro tunc.

Section 5. In all other respects, the Agreement between the parties is hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHERE OF, the parties hereto execute this Third Amendment and further agree that it shall take effect as of the October 1, 2024, nunc pro tunc.

ATTEST:

**MARSH HARBOUR COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman/Vice-Chairman
Board of Supervisors

_____ day of _____, 2025

WITNESS:

**HI-TEK SECURITY SERVICES, INC., a
Florida corporation**

[PRINT NAME OF WITNESS]

By: *Abelardo J. Castillo*
Title: *PRESIDENT*
10 day of *November* 2025

(CORPORATE SEAL)