



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
SEPTEMBER 18, 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
September 18, 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. July 17, 2026 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Envera
- H. New Business
 - 1. Discussion Regarding Super Waterway Increase.....Page 5
- 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

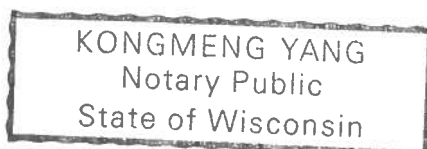
9-3-29

My commission expires

Publication Cost:	\$258.47	
Tax Amount:	\$0.00	
Payment Cost:	\$258.47	
Order No:	11701599	# of Copies:
Customer No:	730531	1
PO #:	FY25-26 Meetings	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



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
JULY 17, 2026**

A. CALL TO ORDER

The July 17, 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. CONSIDER BOARD MEMBER RESIGNATION~~

D. 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, P.A.; and Onsite HOA Manager, Tara Bennett.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Item “C” was removed from the agenda.

G. APPROVAL OF MINUTES

1. June 12, 2026, Public Hearing & Regular Board Meeting

The minutes of the June 12, 2026, Public Hearing & Regular Board Meeting were presented.

A **motion** was made by Ms. Mullings, seconded by Mr. Pollock and unanimously passed approving the minutes of the June 12, 2026, Public Hearing & Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update Regarding Envera

Ms. Wald stated that she was awaiting on Envera's attorney to respond to the changes to the agreement. She has followed up with the attorney several times with no response as of yet. Ms. Wald also went over the contracts with Envera. There is a total of three contracts; 2 with the HOA and 1 with the CDD. The CDD's contract expires June 30, 2028. The system must work and if not, Envera needs to be put on notice. A lengthy conversation ensued. Mr. Pollock asked if they should put Envera on 90-day notice. Ms. Wald stated she had been following up and if there is no response by the next meeting, it will be brought back to the Board to determine how the Board wishes to move forward. Ms. Bethel stated they would look further into the contracts.

2. Discussion Regarding Security Proposals

Ms. Bethel directed the Board to the meeting book where the proposals were included. Mr. Pollock addressed the Board about Hi-Tek and the other security companies. Mr. Walker agreed. The Board decided to remain with their current security company, Hi-Tek Security.

I. NEW BUSINESS

There was no New Business to come before the Board.

J. ADMINISTRATIVE MATTERS

Ms. Bethel reminded the Board Members that their completed 2025 Form 1 – Statement of Financial Interests were due by July 1, 2026.

K. BOARD MEMBER COMMENTS

Mr. Walker asked about the sprinkler system and Ms. Bethel stated that Mr. Russ would not recommend getting an entire new system due to the repairs that have already been completed. They technically have a new system at this point.

Ms. Bethel stated that since all agenda items had been completed there was no need for an August meeting. The Board agreed and noted that the August meeting would be cancelled unless something came up.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:31 a.m. on a **motion** made by Mr. Pollock, seconded by Mr. Walker and the **motion** passed unanimously.

Secretary/Assistant Secretary

Chairman/Vice Chairman

August 18, 2026

To Whom It May Concern:

This letter is to inform you that beginning January 1st, 2027, the cost for all services provided by Superior Waterway Services, Inc. will be increased by 3% of the current price for maintenance. This adjustment is necessary due to the increases from manufacturers for herbicides and/or other related expenses pertaining to the services we provide. The services provided will remain the same as contracted. Costs have risen dramatically so we find the increase necessary. Please sign, date, and return this form as acknowledgement of this increase. If you have any questions or concerns, please call our office at (561) 844-0248. Thank you very much for your understanding and loyalty as a valued customer.

Sincerely,

Christopher J. York
President

Property/Community: _____

Signature: _____

Date: _____