



**HIGH RIDGE QUANTUM  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 8, 2017  
8:30 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.highridgequantumcdd.org](http://www.highridgequantumcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**HIGH RIDGE QUANTUM**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
Centurion Tower, 1601 Forum Place, Suite 400  
West Palm Beach, Florida 33401  
**REGULAR BOARD MEETING**  
November 8, 2017  
8:30 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. June 7, 2017 Regular Board Meeting & Public Hearing Minutes.....Page 3
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2017-06 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

# The Palm Beach Post

Palm Beach Daily News



## PROOF OF PUBLICATION STATE OF FLORIDA

## PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 09/21/2017 and last date of Publication 09/21/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

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STE A  
PALM BEACH GARDENS, FL 33410-5207

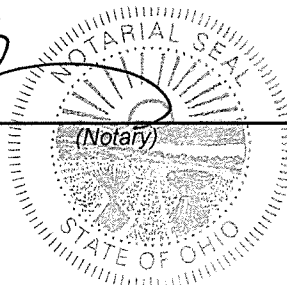
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Signed



VICKY LEE FLANNERY  
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**HIGH RIDGE QUANTUM COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018  
REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the High Ridge Quantum Community Development District will hold Regular Meetings in the Conference Room of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. located at Centurion Tower, 1601 Forum Place, Suite 400, West Palm Beach, Florida 33401 at 8:30 a.m. on the following dates:

**October 11, 2017  
November 8, 2017  
December 13, 2017  
January 10, 2018  
February 14, 2018  
March 14, 2018  
April 11, 2018  
May 9, 2018  
June 13, 2018  
July 11, 2018  
August 8, 2018  
September 12, 2018**

The purpose of the meetings is to conduct any and all 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.

HIGH RIDGE QUANTUM COMMUNITY  
DEVELOPMENT DISTRICT  
www.highridgequantumcdd.org  
PUBLISH:THE PALM BEACH POST  
9-21/ 2017

0000220968-01

HIGH RIDGE QUANTUM  
COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 7, 2017

**A. CALL TO ORDER**

District Manager Jason Pierman called the June 7, 2017, Regular Board Meeting of the High Ridge Quantum Community Development District to order at 8:30 a.m. in the Conference Room of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. located at Centurion Tower, 1601 Forum Place, Suite 400, West Palm Beach, Florida 33401.

**B. PROOF OF PUBLICATION**

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 26, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Curtis Azama, Vice Chairman Mike Kelley and Supervisors Bernard Gatlin, Tom Messler and Paul Patton.

Staff in attendance were District Managers Jason Pierman & Michael McElligott of Special District Services, Inc.; and District Counsel Scott Cochran 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. March 8, 2017, Regular Board Meeting**

Mr. Pierman presented the minutes of the March 8, 2017, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes or corrections, a **motion** was made by Mr. Messler, seconded by Mr. Gatlin and unanimously passed to approve the minutes of the March 8, 2017, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

**G. PUBLIC HEARING**

**1. Proof of Publication**

HIGH RIDGE QUANTUM  
COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 7, 2017

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on May 18, 2017, and May 25, 2017, as legally required.

**2. Receive Public Comment on the Fiscal 2017/2018 Final Budget**

Mr. Pierman noted that no members of the public were present.

**3. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Final Budget**

Mr. Pierman presented Resolution No. 2017-04, entitled:

**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE HIGH RIDGE QUANTUM  
COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL  
YEAR 2017/2018 BUDGET.**

A **motion** was made by Mr. Messler, seconded by Mr. Gatlin to adopt Resolution No. 2017-04, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

**H. OLD BUSINESS**

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

**I. NEW BUSINESS**

**1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Meeting Schedule**

Mr. Pierman presented Resolution No. 2017-05, entitled:

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT  
DISTRICT, ESTABLISHING A REGULAR MEETING  
SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE  
TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND  
PROVIDING AN EFFECTIVE DATE.**

HIGH RIDGE QUANTUM  
COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 7, 2017

A **motion** was made by Mr. Messler, seconded by Mr. Gatlin and passed unanimously to adopt Resolution No. 2017-05, as presented.

**J. ADMINISTRATIVE MATTERS**

Mr. Pierman reminded the Board to submit their Form 1, Statement of Financial Interests, before the July 1<sup>st</sup> deadline.

**K. BOARD MEMBER COMMENTS**

Mr. Pierman noted that the next meeting would likely be held on November 8, 2017.

**L. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 8:36 a.m. on a **motion** made by Mr. Messler, seconded by Mr. Gatlin, and the **motion** carried 5 to 0.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RESOLUTION NO. 2017-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the High Ridge Quantum Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 8<sup>th</sup> day of November, 2017.

**ATTEST:**

**HIGH RIDGE QUANTUM  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



# High Ridge/Quantum Community Development District

**Amended Final Budget For  
Fiscal Year 2016/2017  
October 1, 2016 - September 30, 2017**

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- II     **AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
<b>REVENUES</b>			
O & M Assessments	54,867	54,984	54,984
Debt Assessments	143,425	143,425	143,425
Other Revenues	0	0	0
Interest Income	120	150	150
<b>TOTAL REVENUES</b>	<b>\$ 198,412</b>	<b>\$ 198,559</b>	<b>\$ 198,559</b>
<b>EXPENDITURES</b>			
Supervisor Fees	5,000	4,400	4,400
Payroll Taxes - Employer	400	336	336
Engineering/Inspections	2,500	2,500	1,000
Management	19,272	19,272	19,272
Secretarial	3,000	3,000	3,000
Legal	7,000	7,871	7,871
Assessment Roll	3,000	3,000	3,000
Audit Fees	3,500	3,500	3,500
Insurance	6,373	5,778	5,778
Legal Advertisements	1,400	3,000	2,611
Miscellaneous	850	650	431
Postage	250	160	148
Office Supplies	400	550	523
Dues & Subscriptions	175	175	175
Trustee Fee	3,900	3,900	0
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	1,500	1,500	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 59,520</b>	<b>\$ 60,592</b>	<b>\$ 54,545</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 138,892</b>	<b>\$ 137,967</b>	<b>\$ 144,014</b>
Bond Payments	(134,819)	(136,612)	(136,612)
<b>BALANCE</b>	<b>\$ 4,073</b>	<b>\$ 1,355</b>	<b>\$ 7,402</b>
County Appraiser & Tax Collector Fee	(3,966)	(2,498)	(2,498)
Discounts For Early Payments	(7,932)	(7,493)	(7,493)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,825)</b>	<b>\$ (8,636)</b>	<b>\$ (2,589)</b>
Carryover From Prior Year	7,825	7,825	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (811)</b>	<b>\$ (2,589)</b>

FUND BALANCE AS OF 9/30/16	\$64,118
FY 2016/2017 ACTIVITY	(\$8,636)
FUND BALANCE AS OF 9/30/17	\$55,482

**Notes**

Carryover From Prior Year Of \$7,825 was used to reduce Fiscal Year 2016/2017 Assessments.  
\$2,000 Of Fund Balance To Be Used To Reduce 2017/2018 Assessments.

**AMENDED FINAL BUDGET**  
**HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	<b>FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17</b>	<b>AMENDED FINAL BUDGET 10/1/16 - 9/30/17</b>	<b>YEAR TO DATE ACTUAL 10/1/16 - 9/29/17</b>
<b>REVENUES</b>			
Interest Income	25	92	92
NAV Tax Collection	134,819	136,612	136,612
Bond Refunding Proceeds	0	1,680,000	1,680,000
Transfer From Construction Fund	0	2,643	2,643
Transfer From 2005 Debt Service	0	102,104	102,104
<b>Total Revenues</b>	<b>\$ 134,844</b>	<b>\$ 1,921,451</b>	<b>\$ 1,921,451</b>
<b>EXPENDITURES</b>			
Principal Payments (2005)	45,000	1,585,000	1,585,000
Principal Payments (2017)	0	80,000	80,000
Interest Payments (2005)	89,844	72,151	72,151
Interest Payments (2017)	0	12,230	12,230
Cost Of Issuance (2017)	0	149,090	149,090
Transfer From 2005 Debt Service	0	102,104	102,104
<b>Total Expenditures</b>	<b>\$ 134,844</b>	<b>\$ 2,000,575</b>	<b>\$ 2,000,575</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (79,124)</b>	<b>\$ (79,124)</b>

FUND BALANCE AS OF 9/30/16	\$129,746
FY 2016/2017 ACTIVITY	(\$79,124)
FUND BALANCE AS OF 9/30/17	\$50,622

Notes

Reserve Fund Balance = \$15,000\*. Revenue Fund Balance = \$35,622\*.

Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment Of \$20,160.

\* Approximate Amounts

**Series 2017 Bond Refunding Information**

Original Par Amount =	\$1,680,000	Annual Principal Payments Due =
Interest Rate =	2.52% - 5.75%	May 1st
Issue Date =	January 2017	Annual Interest Payments Due =
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/17 =	\$1,600,000	