HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT

PALM BEACH COUNTY

REGULAR BOARD MEETING

OCTOBER 13, 2026

8:00 A.M.

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

www.highridgequantumcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
Canterbury Pool House
2406 NW 5th Street
Boynton Beach, Florida 33426
REGULAR BOARD MEETING
October 13, 2026
8:00 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. May 12, 2026 Regular Board Meeting & Public Hearing……Page 2
G. Old Business
H. New Business
    1. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report……Page 6
    2. Consider Resolution No. 2026-06 – Adopting Fiscal Year 2025/2026 Amended Budget.……Page 9
I. Administrative Matters
J. Board Member Comments
K. Adjourn

Publication Date
2026-10-02

Subcategory
Miscellaneous Notices

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the High Ridge Quantum Community Development District will hold Regular Meetings at the Canterbury Pool House located at 2406 NW 5th Street, Boynton Beach, Florida 33426 at 8:00 a.m. on the following dates:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

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 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 ensure 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
10/2/26 #12661055

A. CALL TO ORDER

District Manager Michael McElligott called the May 12, 2026, Regular Board Meeting of the High Ridge Quantum Community Development District to order at 8:00 a.m. in the Conference Room of Special District Services located at 2501 A Burns Road, Palm Beach Gardens, FL, 33410.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 3, 2025, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting: Chair Greg Miller, Vice Chair Frando Patterson, and Supervisor Bernard Gatlin.

Staff in attendance were District Manager 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

Mr. Miller asked about having a discussion about changing the meeting location. Mr. McElligott said that would be a good conversation to include with the meeting schedule agenda item.

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. February 10, 2026, Regular Board Meeting

Mr. McElligott presented the minutes of the February 10, 2026, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes, a **motion** was then made by Mr. Patterson**,** seconded by Mr. Gatlin and unanimously **passed** to approve the minutes of the February 10, 2026, Regular Board Meeting, as amended.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2026/2027 Meeting Schedule

Mr. McElligott presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2026-01; AMENDING THE DATE ABD TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2026/2027 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott explained that this was necessary because we did not have a quorum for the originally advertised public hearing date. A **motion** was then made by Mr. Patterson, seconded by Mr. Gatlin, and **passed** unanimously to adopt Resolution No. 2026-02, as presented.

2. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mr. McElligott presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

There was a brief discussion about changing the location. Ultimately, it was decided to change the location to Canterbury Pool House, located at 2406 NW 5th Street, Boynton Beach, Florida 33426, keeping the dates and time the same as presented. A **motion** was

then made by Mr. Patterson, seconded by Mr. Gatlin, and **passed** unanimously to adopt Resolution No. 2026-03, as amended.

Mr. McElligott then opened the Public Hearing at 8:11 am.

I. PUBLIC HEARING

1. Proof of Publication

Mr. McElligott presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on April 22, 2026, and April 29, 2026, as legally required.

2. Receive Public Comment on the Fiscal 2026/2027 Final Budget

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

3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2025/2026 Final Budget

Mr. McElligott presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

Mr. McElligott presented the Budget in the meeting materials. After a brief discussion, a **motion** was made by Mr. Patterson, seconded by Mr. Gatlin, to adopt Resolution No. 2026-04, as presented. Upon being put to a vote, the **motion** carried **3 to 0**.

J. ADMINISTRATIVE MATTERS

Mr. McElligott also reminded the Board to submit their Form 1, Statement of Financial Interests, before the July 1st deadline.

K. BOARD MEMBER COMMENTS

There were no Board Member Comments.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 8:19 a.m. on a **motion** made by Mr. Patterson, seconded by Mr. Gatlin**,** and the **motion** carried **3 to 0**.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

RESOLUTION NO. 2026-05

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

WHEREAS, the High Ridge Quantum Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on October 8, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of October, 2026.

ATTEST:	**HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____	Print name: _____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 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 2025/2026 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 13th day of October, 2026.

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 2025/2026 October 1, 2025 - September 30, 2026

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O & M Assessments	46,500	**46,645**	46,645
Debt Assessments	128,719	**128,866**	128,866
Other Revenues	0	**0**	0
Interest Income	840	**2,750**	2,660
TOTAL REVENUES	**$ 176,059**	**$ 178,261**	**$ 178,171**
EXPENDITURES			
Supervisor Fees	5,000	**1,400**	1,400
Payroll Taxes - Employer	400	**107**	107
Engineering/Inspections	1,500	**750**	0
Management	23,844	**23,844**	23,844
Secretarial	3,000	**3,000**	3,000
Legal	7,000	**7,850**	6,830
Assessment Roll	3,000	**3,000**	3,000
Audit Fees	3,300	**3,300**	3,300
Insurance	7,400	**7,269**	7,269
Legal Advertisements	1,400	**1,800**	1,269
Miscellaneous	525	**275**	106
Postage	150	**35**	22
Office Supplies	350	**225**	188
Dues & Subscriptions	175	**175**	175
Trustee Fee	3,200	**3,657**	3,657
Website Management	2,000	**2,000**	2,000
TOTAL EXPENDITURES	**$ 62,244**	**$ 58,687**	**$ 56,167**
REVENUES LESS EXPENDITURES	**$ 113,815**	**$ 119,574**	**$ 122,004**
Bond Payments	(120,996)	**(122,930)**	(122,930)
BALANCE	**$ (7,181)**	**$ (3,356)**	**$ (926)**
County Appraiser & Tax Collector Fee	(3,504)	**(2,202)**	(2,202)
Discounts For Early Payments	(7,009)	**(6,450)**	(6,450)
EXCESS/ (SHORTFALL)	**$ (17,694)**	**$ (12,008)**	**$ (9,578)**
Carryover From Prior Year	17,694	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (12,008)**	**$ (9,578)**

FUND BALANCE AS OF 9/30/25	$103,147
FY 2025/2026 ACTIVITY	($12,008)
FUND BALANCE AS OF 9/30/26	$91,139

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Notes

Carryover From Prior Year Of $17,694 was used to reduce Fiscal Year 2025/2026 Assessments.
$24,465 Of Fund Balance To Be Used To Reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET

HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	750	**3,400**	3,355
NAV Tax Collection	120,996	**122,930**	122,930
Total Revenues	**$ 121,746**	**$ 126,330**	**$ 126,285**
EXPENDITURES			
Principal Payments	95,000	**95,000**	95,000
Interest Payments	21,861	**23,058**	23,058
Bond Redemption	4,885	**0**	0
Total Expenditures	**$ 121,746**	**$ 118,058**	**$ 118,058**
Excess/ (Shortfall)	**$ -**	**$ 8,272**	**$ 8,227**

FUND BALANCE AS OF 9/30/25	$94,887
FY 2025/2026 ACTIVITY	$8,272
FUND BALANCE AS OF 9/30/26	$103,159

Notes
Reserve Fund Balance = $15,000*. Revenue Fund Balance = $88,159*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $10,332.
* 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 8/31/2026 =	$820,000	