



**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 10, 2019
8:30 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
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Centurion Tower, 1601 Forum Place, Suite 400
West Palm Beach, Florida 33401
REGULAR BOARD MEETING
April 10, 2019
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. February 13, 2019 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Budget.....Page 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

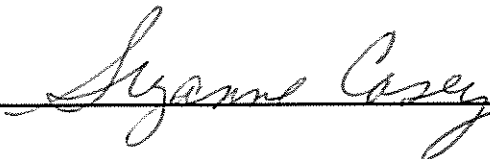
PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, 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 - PublicNotice was published in said newspaper on: first date of Publication 09/28/2018 and last date of Publication 09/28/2018. 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.

HIGH RIDGE QUANTUM CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000426203
Ad Cost:	\$275.20
Paid:	\$0.00
Balance Due:	\$275.20

Signed



(Legal Advertising Agent)

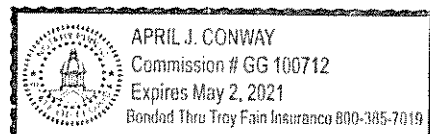
Sworn or affirmed to, and subscribed before me, this 28th day of September, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



(Notary)

Please see Ad on following page(s).



HIGH RIDGE QUANTUM CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number: 0000426203
Ad Cost: \$275.20
Paid: \$0.00
Balance Due: \$275.20

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
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 10, 2018
November 14, 2018
December 12, 2018
January 9, 2019
February 13, 2019
March 13, 2019
April 10, 2019
May 8, 2019
June 12, 2019
July 10, 2019
August 14, 2019
September 11, 2019

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
9-28/2018

0000426203-01

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 13, 2019

A. CALL TO ORDER

District Manager Michael McElligott called the February 13, 2019, Regular Board Meeting of the High Ridge Quantum Community Development District to order at 8:48 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. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 28, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, 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: Curtis Azama, Mike Kelley, Bernard Gatlin, Tom Messler and Paul Patton.

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

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. November 14, 2018, Regular Board Meeting

Mr. McElligott presented the minutes of the September 12, 2018, 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. Patton, and unanimously passed to approve the minutes of the November 14, 2018, Regular Board Meeting, as presented.

J. OLD BUSINESS

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

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 13, 2019

K. NEW BUSINESS

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

L. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

M. BOARD MEMBER COMMENTS

There were no comments from Members of the Board.

N. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 8:49 a.m. on a **motion** made by Mr. Messler, seconded by Mr. Kelly, and the **motion** carried 5 to 0.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the High Ridge Quantum Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2019/2020 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 12, 2019 at 8:30 a.m. in the Billing, Cochran, Lyles, Mauro & Ramsey, P.A., Centurion Tower, 1601, Forum Place, Suite 400, West Palm Beach, Florida 33401, for the purpose of receiving public comments on the Proposed Fiscal Year 2019/2020 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of April, 2019.

ATTEST:

**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

High Ridge/Quantum Community Development District

**Proposed Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
O & M Assessments	60,409
Debt Assessments	128,719
Other Revenues	0
Interest Income	120
TOTAL REVENUES	\$ 189,248
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	1,500
Management	20,448
Secretarial	3,000
Legal	7,000
Assessment Roll	3,000
Audit Fees	3,600
Insurance	6,356
Legal Advertisements	1,350
Miscellaneous	800
Postage	200
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	0
Website Management	2,000
TOTAL EXPENDITURES	\$ 58,804
REVENUES LESS EXPENDITURES	\$ 130,444
Bond Payments	(120,996)
BALANCE	\$ 9,448
County Appraiser & Tax Collector Fee	(3,783)
Discounts For Early Payments	(7,565)
EXCESS/ (SHORTFALL)	\$ (1,900)
Carryover From Prior Year	1,900
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
O & M Assessments	60,616	60,412	60,409	Expenditures Less Interest & Carryover/.94
Debt Assessments	128,719	128,719	128,719	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	151	120	120	Interest Projected At \$10 Per Month
TOTAL REVENUES	\$ 189,486	\$ 189,251	\$ 189,248	
EXPENDITURES				
Supervisor Fees	4,000	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	306	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	1,500	1,500	No Change From 2018/2019 Budget
Management	19,668	20,076	20,448	CPI Adjustment
Secretarial	3,000	3,000	3,000	No Change From 2018/2019 Budget
Legal	5,164	7,000	7,000	No Change From 2018/2019 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,500	3,500	3,600	\$100 Increase From 2018/2019 Budget
Insurance	5,778	6,356	6,356	No Change From 2018/2019 Budget
Legal Advertisements	571	1,400	1,350	\$50 Decrease From 2018/2019 Budget
Miscellaneous	220	800	800	No Change From 2018/2019 Budget
Postage	56	225	200	\$25 Decrease From 2018/2019 Budget
Office Supplies	227	375	375	No Change From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fee	3,180	3,600	3,600	No Change From 2018/2019 Budget
Continuing Disclosure Fee	0	1,000	0	Prager Is No Longer Charging Fee
Website Management	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
TOTAL EXPENDITURES	\$ 50,345	\$ 58,907	\$ 58,804	
REVENUES LESS EXPENDITURES	\$ 139,141	\$ 130,344	\$ 130,444	
Bond Payments	(122,577)	(120,996)	(120,996)	2020 P & I Payments Less Earned Interest
BALANCE	\$ 16,564	\$ 9,348	\$ 9,448	
County Appraiser & Tax Collector Fee	(1,021)	(3,783)	(3,783)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(7,209)	(7,565)	(7,565)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 8,334	\$ (2,000)	\$ (1,900)	
Carryover From Prior Year	0	2,000	1,900	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 8,334	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020

OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	137	0	0	Projected Interest For 2019/2020
NAV Tax Collection	122,577	120,996	120,996	Yearly Maximum Debt Assessment
Total Revenues	\$ 122,714	\$ 120,996	\$ 120,996	
EXPENDITURES				
Principal Payments	80,000	80,000	80,000	Principal Payment Due In 2020
Interest Payments	40,320	37,296	35,280	Interest Payments Due In 2020
Bond Redemption	0	3,700	5,716	Estimated Excess Debt Collections
Total Expenditures	\$ 120,320	\$ 120,996	\$ 120,996	
Excess/ (Shortfall)	\$ 2,394	\$ -	\$ -	

Series 2017 Bond Refunding Information

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

Par Amount As Of 1/1/19 = \$1,520,000

High Ridge/Quantum Community Development District Assessment Comparison

	Original Projected <u>Assessment*</u>	Fiscal Year 2016/2017 <u>Assessment*</u>	Fiscal Year 2017/2018 <u>Assessment*</u>	Fiscal Year 2018/2019 <u>Assessment*</u>	Fiscal Year 2019/2020 <u>Projected Assessment*</u>
O & M	\$ 377.48	\$ 353.98	\$ 390.38	\$ 389.75	\$ 389.74
<u>Debt</u>	<u>\$ 957.28</u>	<u>\$ 925.32</u>	<u>\$ 830.45</u>	<u>\$ 830.45</u>	<u>\$ 830.45</u>
Total	\$ 1,334.76	\$ 1,279.30	\$ 1,220.83	\$ 1,220.20	\$ 1,220.19

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 155