



**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 12, 2020
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

Join Zoom Meeting

<https://us02web.zoom.us/j/85188640648>

Meeting ID: 851 8864 0648

Dial In To: 1 312 626 6799

REGULAR BOARD MEETING & PUBLIC HEARING

August 12, 2020

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. May 13, 2020 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
 - 3. Consider Resolution No. 2020- 02 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 5
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 12
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

Palm Beach Post, The
July 22, 2020
Miscellaneous Notices

Notice of Public Hearing and Regular Board Meeting of the High Ridge Quantum Community Development District The Board of Supervisors of the High Ridge Quantum Community Development District ("District") will hold a public hearing on August 12, 2020, at 8:30 a.m. in a Conference Room of the Billing, Cochran et al located at Centurion Tower, 1601 Tower Place, Suite 400, West Palm Beach, Florida 33401 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2020/2021. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it. A copy of the agenda and budget may be obtained from the District's website (www.highridgequantumcdd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours. It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so utilizing the following login information: Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/85188640648> Meeting ID: 851 8864 0648 Dial In Phone Number: 1 312 626 6799 Participants are strongly encouraged to submit questions and comments to the District Manager's Office at mmcelligott@sdsinc.org or by calling 561-630-4922 by August 5, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice. District Manager High Ridge Quantum Community Development District www.highridgequantumcdd.org 7-22, 7-29/2020

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 13, 2020

A. CALL TO ORDER

District Manager Michael McElligott called the May 13, 2020, Regular Board Meeting of the High Ridge Quantum Community Development District to order at 8:30 a.m. via Zoom, meeting ID 874 9504 2383.

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 May 5, 2020, 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 Curtis Azama, Vice Chair 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. March 11, 2020, Regular Board Meeting

Mr. McElligott presented the minutes of the March 11, 2020, 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 11, 2020, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 13, 2020

1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget

Mr. McElligott presented Resolution No. 2020-01, entitled:

RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

After a brief discussion, a **motion** was made by Mr. Gatlin, seconded by Mr. Kelly, and passed unanimously to adopt Resolution No. 2020-01, as presented, and set the Public Hearing for the Final Budget for August 12, 2020.

I. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board to be on the lookout for their Form 1s.

J. BOARD MEMBER COMMENTS

There were no comments from Members of the Board.

K. 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. Kelley, seconded by Mr. Azama, and the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

Palm Beach Post, The
July 22, 2020
Miscellaneous Notices

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RESOLUTION NO. 2020-02

A RESOLUTION OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2020/2021 BUDGET.

WHEREAS, the High Ridge Quantum Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 12th day of August, 2020.

ATTEST:

**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

High Ridge/Quantum Community Development District

**Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
O & M Assessments	60,368
Debt Assessments	128,719
Other Revenues	0
Interest Income	120
TOTAL REVENUES	\$ 189,207
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	1,500
Management	20,916
Secretarial	3,000
Legal	7,000
Assessment Roll	3,000
Audit Fees	3,100
Insurance	6,000
Legal Advertisements	1,400
Miscellaneous	775
Postage	175
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	3,600
Website Management	2,000
TOTAL EXPENDITURES	\$ 58,416
REVENUES LESS EXPENDITURES	\$ 130,791
Bond Payments	(120,996)
BALANCE	\$ 9,795
County Appraiser & Tax Collector Fee	(3,782)
Discounts For Early Payments	(7,563)
EXCESS/ (SHORTFALL)	\$ (1,550)
Carryover From Prior Year	1,550
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
O & M Assessments	60,651	60,409	60,368	Expenditures Less Interest & Carryover/.94
Debt Assessments	128,720	128,719	128,719	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	168	120	120	Interest Projected At \$10 Per Month
TOTAL REVENUES	\$ 189,539	\$ 189,248	\$ 189,207	
EXPENDITURES				
Supervisor Fees	4,400	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	337	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	1,500	1,500	No Change From 2019/2020 Budget
Management	20,076	20,448	20,916	CPI Adjustment
Secretarial	3,000	3,000	3,000	No Change From 2019/2020 Budget
Legal	5,414	7,000	7,000	No Change From 2019/2020 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,500	3,600	3,100	Accepted Amount For 2019/2020 Audit
Insurance	5,000	6,356	6,000	Insurance Estimate
Legal Advertisements	1,503	1,350	1,400	\$50 Increase From 2019/2020 Budget
Miscellaneous	358	800	775	\$25 Decrease From 2019/2020 Budget
Postage	84	200	175	\$25 Decrease From 2019/2020 Budget
Office Supplies	340	375	375	No Change From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	3,180	3,600	3,600	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
TOTAL EXPENDITURES	\$ 51,867	\$ 58,804	\$ 58,416	
REVENUES LESS EXPENDITURES	\$ 137,672	\$ 130,444	\$ 130,791	
Bond Payments	(122,717)	(120,996)	(120,996)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 14,955	\$ 9,448	\$ 9,795	
County Appraiser & Tax Collector Fee	(930)	(3,783)	(3,782)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(7,036)	(7,565)	(7,563)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 6,989	\$ (1,900)	\$ (1,550)	
Carryover From Prior Year	0	1,900	1,550	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 6,989	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021

OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	
REVENUES				COMMENTS
Interest Income	2,658	0	0	Projected Interest For 2020/2021
NAV Tax Collection	120,235	120,996	120,996	Yearly Maximum Debt Assessment
Total Revenues	\$ 122,893	\$ 120,996	\$ 120,996	
EXPENDITURES				
Principal Payments	80,000	80,000	85,000	Principal Payment Due In 2021
Interest Payments	38,304	35,280	33,201	Interest Payments Due In 2021
Bond Redemption	0	5,716	2,795	Estimated Excess Debt Collections
Total Expenditures	\$ 118,304	\$ 120,996	\$ 120,996	
Excess/ (Shortfall)	\$ 4,589	\$ -	\$ -	

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 1/1/20 = \$1,440,000

High Ridge/Quantum Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
O & M	\$ 377.48	\$ 390.38	\$ 389.75	\$ 389.74	\$ 389.48
<u>Debt</u>	<u>\$ 957.28</u>	<u>\$ 830.45</u>	<u>\$ 830.45</u>	<u>\$ 830.45</u>	<u>\$ 830.45</u>
Total	\$ 1,334.76	\$ 1,220.83	\$ 1,220.20	\$ 1,220.19	\$ 1,219.93

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 155

RESOLUTION NO. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the High Ridge Quantum Community Development District ("District") to establish a regular meeting schedule for fiscal year 2020/2021; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of August, 2020.

ATTEST:

**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 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 14, 2020
November 11, 2020
December 9, 2020
January 13, 2021
February 10, 2021
March 10, 2021
April 14, 2021
May 12, 2021
June 9, 2021
July 14, 2021
August 11, 2021
September 8, 2021**

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 00/00/2020