



**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 12, 2021
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
Conference Room of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., Centurion Tower
1601 Forum Place, Suite 400
West Palm Beach, Florida 33401
REGULAR BOARD MEETING & PUBLIC HEARING
May 12, 2021
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. March 10, 2021 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2021/2022 Final Budget
 - 3. Consider Resolution No. 2021-03 – Adopting a Fiscal Year 2021/2022 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

Publication Date
2021-04-22

Subcategory
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 May 12, 2021, 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 2021/2022. 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. 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 4-22, 4-29/2021

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 10, 2021

A. CALL TO ORDER

District Manager Michael McElligott called the March 10, 2021, Regular Board Meeting of the High Ridge Quantum Community Development District to order at 9:20 a.m. at Centurion Tower, 1601 Forum Place, 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 October 5, 2020, as part of the District's Fiscal Year 2020/2021 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: Frando Patterson, Bernard Gatlin, and Kelli Drum.

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. December 8, 2020, Regular Board Meeting

Mr. McElligott presented the minutes of the December 8, 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 Ms. Drum, seconded by Mr. Patterson, and unanimously passed to approve the minutes of the December 8, 2020, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 10, 2021

H. NEW BUSINESS

1. Consider Resolution No. 2021-01 – Adopting a Fiscal Year 2021/2022 Proposed Budget

Mr. McElligott presented Resolution No. 2021-01, entitled:

RESOLUTION NO. 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; AND PROVIDING AN EFFECTIVE DATE.

After a brief discussion, a **motion** was made by Ms. Drum, seconded by Mr. Gatlin, and passed unanimously to adopt Resolution No. 2021-01, as presented, and set the Public Hearing for the Final Budget for May 12, 2021.

2. Consider Resolution No. 2021-02 – E-Verify Memorandum of Understanding

Mr. McElligott presented Resolution No. 2021-02, entitled:

RESOLUTION NO. 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO REGISTER THE DISTRICT WITH AND USE THE E-VERIFY SYSTEM PURSUANT TO THE REQUIREMENTS OF SECTION 448.095, FLORIDA STATUTES; AUTHORIZING EXECUTION OF THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS BETWEEN THE DISTRICT AND THE DEPARTMENT OF HOMELAND SECURITY (DHS); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. McElligott explained E-Verify and MOU to the Board. After a brief discussion, a **motion** was made by Ms. Drum, seconded by Mr. Gatlin, and passed unanimously to adopt Resolution No. 2021-02, as presented.

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 10, 2021

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

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 9:37 a.m. on a **motion** made by Mr. Patterson, seconded by Ms. Drum, and the **motion** carried 3 to 0.

Secretary/Assistant Secretary

Chair/Vice Chair

Publication Date
2021-04-22

Subcategory
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 May 12, 2021, 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 2021/2022. 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. 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 4-22, 4-29/2021

RESOLUTION NO. 2021-03

A RESOLUTION OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2021/2022 BUDGET.

WHEREAS, the High Ridge Quantum Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2021/2022 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 2021/2022 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 May, 2021.

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 2021/2022
October 1, 2021 - September 30, 2022**

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FINAL BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
O & M Assessments	60,329
Debt Assessments	128,719
Other Revenues	0
Interest Income	120
TOTAL REVENUES	\$ 189,168
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	1,500
Management	21,204
Secretarial	3,000
Legal	7,000
Assessment Roll	3,000
Audit Fees	3,200
Insurance	6,000
Legal Advertisements	1,400
Miscellaneous	750
Postage	175
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	3,200
Website Management	2,000
TOTAL EXPENDITURES	\$ 58,379
REVENUES LESS EXPENDITURES	\$ 130,789
Bond Payments	(120,996)
BALANCE	\$ 9,793
County Appraiser & Tax Collector Fee	(3,781)
Discounts For Early Payments	(7,562)
EXCESS/ (SHORTFALL)	\$ (1,550)
Carryover From Prior Year	1,550
NET EXCESS/ (SHORTFALL)	\$ (0)

DETAILED FINAL BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
O & M Assessments	60,690	60,368	60,329	Expenditures Less Interest & Carryover/.94
Debt Assessments	128,720	128,719	128,719	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	237	120	120	Interest Projected At \$10 Per Month
TOTAL REVENUES	\$ 189,647	\$ 189,207	\$ 189,168	
EXPENDITURES				
Supervisor Fees	3,600	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	275	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	1,500	1,500	No Change From 2020/2021 Budget
Management	20,448	20,916	21,204	CPI Adjustment
Secretarial	3,000	3,000	3,000	No Change From 2020/2021 Budget
Legal	5,541	7,000	7,000	No Change From 2020/2021 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,000	3,100	3,200	Accepted Amount For 2020/2021 Audit
Insurance	5,251	6,000	6,000	Insurance Estimate
Legal Advertisements	1,187	1,400	1,400	No Change From 2020/2021 Budget
Miscellaneous	312	775	750	\$25 Decrease From 2020/2021 Budget
Postage	102	175	175	No Change From 2020/2021 Budget
Office Supplies	238	375	375	No Change From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fee	3,180	3,600	3,200	\$400 Decrease From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
TOTAL EXPENDITURES	\$ 51,309	\$ 58,416	\$ 58,379	
REVENUES LESS EXPENDITURES	\$ 138,338	\$ 130,791	\$ 130,789	
Bond Payments	(122,733)	(120,996)	(120,996)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 15,605	\$ 9,795	\$ 9,793	
County Appraiser & Tax Collector Fee	(1,119)	(3,782)	(3,781)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(7,013)	(7,563)	(7,562)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 7,473	\$ (1,550)	\$ (1,550)	
Carryover From Prior Year	0	1,550	1,550	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 7,473	\$ -	\$ (0)	

DETAILED FINAL DEBT SERVICE FUND BUDGET

HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	40	0	0	Projected Interest For 2021/2022
NAV Tax Collection	122,733	120,996	120,996	Yearly Maximum Debt Assessment
Total Revenues	\$ 122,772	\$ 120,996	\$ 120,996	
EXPENDITURES				
Principal Payments	80,000	85,000	90,000	Principal Payment Due In 2022
Interest Payments	36,288	33,201	30,996	Interest Payments Due In 2022
Bond Redemption	6,484	2,795	0	Estimated Excess Debt Collections
Total Expenditures	\$ 122,772	\$ 120,996	\$ 120,996	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

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 1/1/21 = \$1,360,000

High Ridge/Quantum Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Projected Assessment*
O & M	\$ 377.48	\$ 389.75	\$ 389.74	\$ 389.48	\$ 389.23
<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	\$ 1,220.20	\$ 1,220.19	\$ 1,219.93	\$ 1,219.68

* 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. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 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 2021/2022; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2021/2022 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 2021/2022 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of May, 2021.

ATTEST:

**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 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 13, 2021
November 10, 2021
December 8, 2021
January 12, 2022
February 9, 2022
March 9, 2022
April 13, 2022
May 11, 2022
June 8, 2022
July 13, 2022
August 10, 2022
September 14, 2022**

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 00/00/21