



**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 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
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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
October 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. May 12, 2021 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Publication Date
2021-10-04

Subcategory
Miscellaneous Notices

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 12, 2021 November 9, 2021 December 7, 2021 January 11, 2022 February 8, 2022 March 8, 2022 April 12, 2022 May 10, 2022 June 7, 2022 July 12, 2022 August 9, 2022 September 13, 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 10-1/2021

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 12, 2021

A. CALL TO ORDER

District Manager Michael McElligott called the May 12, 2021, 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. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on April 22, 2021, and April 29, 2021, 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: Chairman Frando Patterson, Vice Chairman Mike Kelley, and Supervisors 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. March 10, 2021, Regular Board Meeting

Mr. McElligott presented the minutes of the March 10, 2021, Regular Board Meeting and asked if there were any changes and/or corrections. Being none, a **motion** was made by Mr. Kelley, seconded by Mr. Patterson and unanimously passed to approve the minutes of the March 10, 2021, Regular Board Meeting, as presented.

Mr. McElligott then recessed the Regular Board Meeting and opened the Public Hearing at 8:31 am.

G. PUBLIC HEARING

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 12, 2021

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, 2021, and April 29, 2021, as legally required.

2. Receive Public Comment on the Fiscal 2021/2022 Final Budget

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

3. Consider Resolution No. 2021-03 – Adopting a Fiscal Year 2021/2022 Final Budget

Mr. McElligott presented Resolution No. 2021-03, entitled:

RESOLUTION NO. 2021-03

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

After a brief discussion, a **motion** was made by Ms. Drum, seconded by Mr. Kelley to adopt Resolution No. 2021-03, as presented. Upon being put to a vote, the **motion** carried 4 to 0.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Meeting Schedule

Mr. McElligott presented Resolution No. 2021-04, entitled:

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.**

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 12, 2021

There was a discussion among the Board related to the availability of all Board members. The Board collectively decided to move the meetings from the second Wednesday of each month to the second Tuesday of each month, at the same time and location, to better accommodate all.

A **motion** was made by Mr. Kelley, seconded by Mr. Gatlin, and passed unanimously to adopt Resolution No. 2021-04, as amended.

J. ADMINISTRATIVE MATTERS

Mr. McElligott 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 8:38 a.m. on a **motion** made by Ms. Drum, seconded by Mr. Kelley, and the **motion** carried 4 to 0.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 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 2020/2021 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 12th day of October, 2021.

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 2020/2021
October 1, 2020 - September 30, 2021**

CONTENTS

- 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 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

| | FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21 | AMENDED FINAL BUDGET 10/1/20 - 9/30/21 | YEAR TO DATE ACTUAL 10/1/20 - 9/29/21 |
|--------------------------------------|---|---|--|
| REVENUES | | | |
| O & M Assessments | 60,368 | 60,503 | 60,503 |
| Debt Assessments | 128,719 | 128,720 | 128,720 |
| Other Revenues | 0 | 0 | 0 |
| Interest Income | 120 | 220 | 214 |
| TOTAL REVENUES | \$ 189,207 | \$ 189,443 | \$ 189,437 |
| EXPENDITURES | | | |
| Supervisor Fees | 5,000 | 3,400 | 3,400 |
| Payroll Taxes - Employer | 400 | 260 | 260 |
| Engineering/Inspections | 1,500 | 1,000 | 0 |
| Management | 20,916 | 20,916 | 20,916 |
| Secretarial | 3,000 | 3,000 | 3,000 |
| Legal | 7,000 | 7,000 | 5,855 |
| Assessment Roll | 3,000 | 3,000 | 3,000 |
| Audit Fees | 3,100 | 3,100 | 3,100 |
| Insurance | 6,000 | 5,513 | 5,513 |
| Legal Advertisements | 1,400 | 1,800 | 1,496 |
| Miscellaneous | 775 | 775 | 243 |
| Postage | 175 | 75 | 64 |
| Office Supplies | 375 | 250 | 196 |
| Dues & Subscriptions | 175 | 175 | 175 |
| Trustee Fee | 3,600 | 3,180 | 3,180 |
| Website Management | 2,000 | 2,000 | 2,000 |
| TOTAL EXPENDITURES | \$ 58,416 | \$ 55,444 | \$ 52,398 |
| REVENUES LESS EXPENDITURES | \$ 130,791 | \$ 133,999 | \$ 137,039 |
| Bond Payments | (120,996) | (122,641) | (122,641) |
| BALANCE | \$ 9,795 | \$ 11,358 | \$ 14,398 |
| County Appraiser & Tax Collector Fee | (3,782) | (2,378) | (2,378) |
| Discounts For Early Payments | (7,563) | (7,123) | (7,123) |
| EXCESS/ (SHORTFALL) | \$ (1,550) | \$ 1,857 | \$ 4,897 |
| Carryover From Prior Year | 1,550 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 1,857 | \$ 4,897 |

| |
|----------------------------|
| FUND BALANCE AS OF 9/30/20 |
| FY 2020/2021 ACTIVITY |
| FUND BALANCE AS OF 9/30/21 |

| |
|----------|
| \$85,789 |
| \$1,857 |
| \$87,646 |

Notes

Carryover From Prior Year Of \$1,550 was used to reduce Fiscal Year 2020/2021 Assessments.
\$1,550 Of Fund Balance To Be Used To Reduce 2021/2022 Assessments.

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

| | FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21 | AMENDED FINAL BUDGET 10/1/20 - 9/30/21 | YEAR TO DATE ACTUAL 10/1/20 - 9/29/21 |
|----------------------------|---|---|--|
| REVENUES | | | |
| Interest Income | 0 | 4 | 4 |
| NAV Tax Collection | 120,996 | 122,641 | 122,641 |
| Total Revenues | \$ 120,996 | \$ 122,645 | \$ 122,645 |
| | | | |
| EXPENDITURES | | | |
| Principal Payments (2017) | 85,000 | 85,000 | 85,000 |
| Interest Payments (2017) | 33,201 | 34,272 | 34,272 |
| Bond Redemption | 2,795 | 0 | 0 |
| Total Expenditures | \$ 120,996 | \$ 119,272 | \$ 119,272 |
| | | | |
| Excess/ (Shortfall) | \$ - | \$ 3,373 | \$ 3,373 |

| |
|----------------------------|
| FUND BALANCE AS OF 9/30/20 |
| FY 2020/2021 ACTIVITY |
| FUND BALANCE AS OF 9/30/21 |

| |
|----------|
| \$64,091 |
| \$3,373 |
| \$67,464 |

Notes

Reserve Fund Balance = \$15,000*. Revenue Fund Balance = \$52,464*.
Revenue Fund Balance To Be Used To Make 11/1/2021 Interest Payment Of \$16,065.
* 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 9/30/21 = | \$1,275,000 | |