



# **HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MARCH 8, 2022  
9:00 A.M.**

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

[www.highridgequantumcdd.org](http://www.highridgequantumcdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**HIGH RIDGE QUANTUM**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special District Services Conference Room  
2501A Burns Road,  
Palm Beach Gardens, FL 33410  
**REGULAR BOARD MEETING**  
March 8, 2022  
9:00 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. February 8, 2022 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
  - 1. Consider Resolution 2022-01 – Adopting a Fiscal Year 2022/2023 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 Teal Pontarelli, 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 in issues dated: first date of Publication 12/30/2021 and last date of Publication 12/30/2021. 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:	0000677503
Ad Cost:	\$258.00
Paid:	\$0.00
Balance Due:	\$258.00

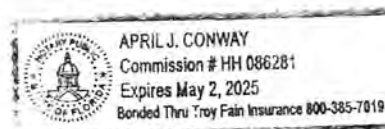
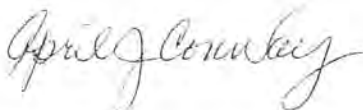
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 3rd day of January, 2022 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

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

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**HIGH RIDGE QUANTUM COMMUNITY  
DEVELOPMENT DISTRICT  
REVISED 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 Special District Services, Inc. located at the Oaks Center at 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 9:00 a.m. on the following dates:

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](http://www.highridgequantumcdd.org)  
12-30/2021

0000677503-01

HIGH RIDGE QUANTUM  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 8, 2022

**A. CALL TO ORDER**

District Manager Michael McElligott called the February 8, 2022, Regular Board Meeting of the High Ridge Quantum Community Development District to order at 9:00 a.m. at the Conference Room at Special District Services, Inc, located at 2501 A Burns Road, Palm Beach Gardens, Florida, 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 December 30, 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: Frando Patterson, Bernard Gatlin, Greg Miller, and Kelli Drum.

Staff in attendance were District Manager Michael McElligott of Special District Services, Inc.; and District Counsel Michael Pawelczyk 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. October 12, 2021, Regular Board Meeting**

Mr. McElligott presented the minutes of the October 12, 2021, 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 October 12, 2021, 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  
FEBRUARY 8, 2022

**1. Discussion Regarding New Meeting Location and/or Time**

Mr. McElligott explained that the old office location of the Billing, Cochran, Lyles, Mauro & Ramsey, P.A offices in West Palm Beach was no longer available. Mr. McElligott explained the meeting location requirements and stated that the District already has permission to use the Special District Services, Inc offices or the new Billing, Cochran, Lyles, Mauro & Ramsey, P.A offices in Palm Beach Gardens. Mr. McElligott stated that he has already advertised using the Special District Services, Inc offices for the rest of the year so that they could legally hold the current meeting. At this point the discussion was opened up to the Board to use continue using the current Special District Services, Inc location, to switch to the new Billing, Cochran, Lyles, Mauro & Ramsey, P.A offices location in Palm Beach Gardens or receive other suggestions from the Board. After some discussion the Board decided to leave the meeting time and location as is, at Special District Services, Inc, for the remainder of the fiscal year. There was no further action required.

**I. ADMINISTRATIVE MATTERS**

Mr. McElligott informed the Board that the next meeting would kick off budget season.

**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 9:08 a.m. on a **motion** made by Ms. Drum, seconded by Mr. Patterson, and the **motion** carried 4 to 0.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; 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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 10, 2022 at 9:00 a.m. in the Special District Services, Inc. Conference Room, 2501A Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 8<sup>th</sup> day of March, 2022.

**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 2022/2023  
October 1, 2022 - September 30, 2023**



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- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	57,282
Debt Assessments	128,719
Other Revenues	0
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 186,121</b>
<b>EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	1,500
Management	21,840
Secretarial	3,000
Legal	7,000
Assessment Roll	3,000
Audit Fees	3,300
Insurance	6,000
Legal Advertisements	1,400
Miscellaneous	650
Postage	150
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,200
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 58,965</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 127,156</b>
Bond Payments	(120,996)
<b>BALANCE</b>	<b>\$ 6,160</b>
County Appraiser & Tax Collector Fee	(3,720)
Discounts For Early Payments	(7,440)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (5,000)</b>
Carryover From Prior Year	5,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	60,502	60,329	57,282	Expenditures Less Interest & Carryover/.94
Debt Assessments	128,720	128,719	128,719	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	216	120	120	Interest Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 189,438</b>	<b>\$ 189,168</b>	<b>\$ 186,121</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	3,400	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	260	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	1,500	1,500	No Change From 2021/2022 Budget
Management	20,916	21,204	21,840	CPI Adjustment (Capped At 3%)
Secretarial	3,000	3,000	3,000	No Change From 2021/2022 Budget
Legal	6,255	7,000	7,000	No Change From 2021/2022 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,100	3,200	3,300	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	1,496	1,400	1,400	No Change From 2021/2022 Budget
Miscellaneous	243	750	650	\$100 Decrease From 2021/2022 Budget
Postage	64	175	150	\$25 Decrease From 2021/2022 Budget
Office Supplies	196	375	350	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,180	3,200	3,200	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 52,798</b>	<b>\$ 58,379</b>	<b>\$ 58,965</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 136,640</b>	<b>\$ 130,789</b>	<b>\$ 127,156</b>	
Bond Payments	(122,641)	(120,996)	(120,996)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 13,999</b>	<b>\$ 9,793</b>	<b>\$ 6,160</b>	
County Appraiser & Tax Collector Fee	(1,334)	(3,781)	(3,720)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(7,123)	(7,562)	(7,440)	Four Percent Of Total Tax Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 5,542</b>	<b>\$ (1,550)</b>	<b>\$ (5,000)</b>	
Carryover From Prior Year	0	1,550	5,000	Carryover Balance From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 5,542</b>	<b>\$ (0)</b>	<b>\$ -</b>	

# DETAILED PROPOSED DEBT SERVICE FUND BUDGET

HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4	0	0	Projected Interest For 2022/2023
NAV Tax Collection	122,641	120,996	120,996	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 122,645</b>	<b>\$ 120,996</b>	<b>\$ 120,996</b>	
<b>EXPENDITURES</b>				
Principal Payments	85,000	90,000	85,000	Principal Payment Due In 2023
Interest Payments	34,272	30,996	28,791	Interest Payments Due In 2023
Bond Redemption	3,373	0	7,205	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 122,645</b>	<b>\$ 120,996</b>	<b>\$ 120,996</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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 1/1/22 =	\$1,275,000		

## High Ridge/Quantum Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M	\$ 377.48	\$ 389.74	\$ 389.48	\$ 389.23	\$ 369.57
<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	\$ 1,220.19	\$ 1,219.93	\$ 1,219.68	\$ 1,200.02

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units                      155