



HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT

PALM BEACH COUNTY REGULAR BOARD MEETING & PUBLIC HEARING MAY 10, 2022 9:00 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
Special District Services Conference Room
2501A Burns Road,
Palm Beach Gardens, FL 33410
REGULAR BOARD MEETING & PUBLIC HEARING
May 10, 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. March 8, 2022 Regular Board Meeting.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Adopting a Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Members Comments
- L. 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

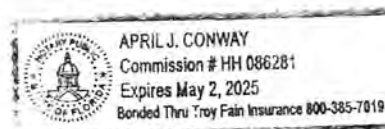
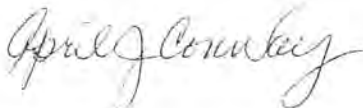
Signed



(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).

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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
12-30/2021

0000677503-01

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

A. CALL TO ORDER

District Manager Michael McElligott called the March 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 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. February 8, 2022, Regular Board Meeting

Mr. McElligott presented the minutes of the February 8, 2022, 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. Gatlin, seconded by Ms. Drum, and unanimously passed to approve the minutes of the February 8, 2022, 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
MARCH 8, 2022

**1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023
Proposed Budget**

Mr. McElligott presented Resolution No. 2022-01, entitled:

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.**

The Board reviewed the budget and there were a few questions answered by McElligott. After a brief discussion, a **motion** was made by Ms. Drum, seconded by Mr. Patterson, and passed unanimously to adopt Resolution No. 2022-01, as presented, and set the Public Hearing for the Final Budget for May 10, 2022.

I. ADMINISTRATIVE MATTERS

Mr. McElligott informed the Board that the District finally tripped the threshold for general election. This means starting this year there will be 2 Board seats on the general election ballot in November. Mr. McElligott and Mr. Cochran went over the qualifying period and other procedures related to being on general election as opposed to the landowner elections they have had in the past.

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 9:17 a.m. on a **motion** made by Ms. Drum, seconded by Mr. Patterson, and the **motion** carried 4 to 0.

Secretary/Assistant Secretary

Chair/Vice Chair

Miscellaneous Notices



Published in The Palm Beach Post on April 20, 2022

Location

Palm Beach County, Florida

Notice Text

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 10, 2022, at 9:00 a.m. in the Conference Room of The Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2022/2023. 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
Apr. 20, 27, 2022 #7164287

RESOLUTION NO. 2022-02

A RESOLUTION OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

WHEREAS, the High Ridge Quantum Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 2022/2023 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 10th day of May, 2022.

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

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

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

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	57,282
Debt Assessments	128,719
Other Revenues	0
Interest Income	120
TOTAL REVENUES	\$ 186,121
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 58,965
REVENUES LESS EXPENDITURES	\$ 127,156
Bond Payments	(120,996)
BALANCE	\$ 6,160
County Appraiser & Tax Collector Fee	(3,720)
Discounts For Early Payments	(7,440)
EXCESS/ (SHORTFALL)	\$ (5,000)
Carryover From Prior Year	5,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 189,438	\$ 189,168	\$ 186,121	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 52,798	\$ 58,379	\$ 58,965	
REVENUES LESS EXPENDITURES	\$ 136,640	\$ 130,789	\$ 127,156	
Bond Payments	(122,641)	(120,996)	(120,996)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 13,999	\$ 9,793	\$ 6,160	
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
EXCESS/ (SHORTFALL)	\$ 5,542	\$ (1,550)	\$ (5,000)	
Carryover From Prior Year	0	1,550	5,000	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 5,542	\$ (0)	\$ -	

DETAILED FINAL 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
Total Revenues	\$ 122,645	\$ 120,996	\$ 120,996	
EXPENDITURES				
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
Total Expenditures	\$ 122,645	\$ 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 1/1/22 =	\$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

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 10th day of May, 2022.

ATTEST:

**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 2501 A Burns Road, Palm Beach Gardens, Florida 33410 at 9:00 a.m. on the following dates:

**October 11, 2022
November 8, 2022
December 13, 2022
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HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT

www.highridgequantumcdd.org

PUBLISH: THE PALM BEACH POST 10/01/22