



**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 13, 2023
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
June 13, 2023
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. April 11, 2023 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Adopting Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-02 – Adopting Fiscal Year 2023/2024 Final Budget.....Page 5
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2023-03 – Adopting Fiscal Year 2023/2024 Meeting Schedule.....Page 12
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

High Ridge Quantum Cdd
High Ridge Quantum Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF FLORIDA, COUNTY OF PALM BEACH

The Palm Beach Post, a daily newspaper printed and published in the city of West Palm Beach and of general circulation in Palm Beach, Martin, Okeechobee and St Lucie Counties, Florida; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

09/30/2022

and that the fees charged are legal.
Sworn to and subscribed before on 09/30/2022

Legal Clerk

Notary, State of WI, County of Brown

My commision expires

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HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2022/2023 REGU-
LAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the High
Ridge Quantum Community Deve-
lopment District will hold Regular
Meetings in the Conference Room
of Special District Services, Inc.
located at 2501A 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
January 10, 2023
February 14, 2023
March 14, 2023
April 11, 2023
May 9, 2023
June 13, 2023
July 11, 2023
August 8, 2023
September 12, 2023

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 tele-
phone; therefore a speaker tele-
phone 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 meet-
ings, 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 accom-
modations 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 particu-
lar meeting.

Meetings may be cancelled from
time to time without advertised
notice.

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT
DISTRICT
www.highridgequantumcdd.org
9-30/2022

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 11, 2023

A. CALL TO ORDER

District Manager Michael McElligott called the April 11, 2023, 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 September 30, 2022, 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 14, 2023, Regular Board Meeting

Mr. McElligott presented the minutes of the February 14, 2023, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes or corrections, a **motion** was made by Mrs. Martin, seconded by Mr. Patterson, and unanimously passed to approve the minutes of the February 14, 2023, 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
APRIL 11, 2023

H. NEW BUSINESS

1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Mr. McElligott presented Resolution No. 2023-01, 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 2023/2024; 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 Mrs. Martin, seconded by Mr. Patterson, and passed unanimously to adopt Resolution No. 2023-01, as presented, and set the Public Hearing for the Final Budget for June 13, 2023.

I. ADMINISTRATIVE MATTERS

There were no other administrative matters.

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 9:09 a.m. on a **motion** made by Mrs. Martin, 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 May 31, 2023

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 June 13, 2023, 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 2023/2024. 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

May 24, 31, 2023 #8842541

RESOLUTION NO. 2023-02

A RESOLUTION OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024 BUDGET.

WHEREAS, the High Ridge Quantum Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 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 2023/2024 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 13th day of June, 2023

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 2023/2024
October 1, 2023 - September 30, 2024**

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FINAL BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O & M Assessments	55,370
Debt Assessments	128,719
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 184,329
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	1,500
Management	22,488
Secretarial	3,000
Legal	7,000
Assessment Roll	3,000
Audit Fees	3,400
Insurance	6,600
Legal Advertisements	1,400
Miscellaneous	625
Postage	150
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,200
Website Management	2,000
TOTAL EXPENDITURES	\$ 60,288
REVENUES LESS EXPENDITURES	\$ 124,041
Bond Payments	(120,996)
BALANCE	\$ 3,045
County Appraiser & Tax Collector Fee	(3,682)
Discounts For Early Payments	(7,363)
EXCESS/ (SHORTFALL)	\$ (8,000)
Carryover From Prior Year	8,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O & M Assessments	60,343	57,282	55,370	Expenditures Less Interest & Carryover/.94
Debt Assessments	128,720	128,719	128,719	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	12	120	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 189,075	\$ 186,121	\$ 184,329	
EXPENDITURES				
Supervisor Fees	4,000	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	306	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	1,500	1,500	No Change From 2022/2023 Budget
Management	21,204	21,840	22,488	CPI Adjustment (Capped At 3%)
Secretarial	3,000	3,000	3,000	No Change From 2022/2023 Budget
Legal	6,326	7,000	7,000	No Change From 2022/2023 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2022/2023 Audit
Insurance	5,706	6,000	6,600	Fiscal Year 2022/2023 Expenditure Was \$6,134
Legal Advertisements	1,478	1,400	1,400	No Change From 2022/2023 Budget
Miscellaneous	437	650	625	\$25 Decrease From 2022/2023 Budget
Postage	80	150	150	No Change From 2022/2023 Budget
Office Supplies	336	350	350	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	3,180	3,200	3,200	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
TOTAL EXPENDITURES	\$ 54,428	\$ 58,965	\$ 60,288	
REVENUES LESS EXPENDITURES	\$ 134,647	\$ 127,156	\$ 124,041	
Bond Payments	(122,660)	(120,996)	(120,996)	2024 Principal & Interest Payments
BALANCE	\$ 11,987	\$ 6,160	\$ 3,045	
County Appraiser & Tax Collector Fee	(1,279)	(3,720)	(3,682)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(7,193)	(7,440)	(7,363)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 3,515	\$ (5,000)	\$ (8,000)	
Carryover From Prior Year	0	5,000	8,000	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 3,515	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	4	0	100	Projected Interest For 2023/2024
NAV Tax Collection	122,660	120,996	120,996	Yearly Maximum Debt Assessment
Total Revenues	\$ 122,664	\$ 120,996	\$ 121,096	
EXPENDITURES				
Principal Payments	90,000	85,000	90,000	Principal Payment Due In 2024
Interest Payments	32,130	28,791	26,586	Interest Payments Due In 2024
Bond Redemption	0	7,205	4,510	Estimated Excess Debt Collections
Total Expenditures	\$ 122,130	\$ 120,996	\$ 121,096	
Excess/ (Shortfall)	\$ 534	\$ -	\$ -	

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 1/1/23 = \$1,185,000

High Ridge/Quantum Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
O & M	\$ 377.48	\$ 389.48	\$ 389.23	\$ 369.57	\$ 357.23
<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	\$ 1,219.93	\$ 1,219.68	\$ 1,200.02	\$ 1,187.68

* 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. 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 2023/2024 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 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 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 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of June, 2023.

ATTEST:

**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 9:00 a.m. on the following dates:

**October 10, 2023
November 7, 2023
December 12, 2023
January 19, 2024
February 13, 2024
March 12, 2024
April 9, 2024
May 14, 2024
June 11, 2024
July 9, 2024
August 13, 2024
September 10, 2024**

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