



**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 11, 2025
8:00 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
February 11, 2025
8:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Board Vacancies and Appointments
- E. Administer Oath of Office & Review Board Member Responsibilities
- F. Election of Officers
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. October 8, 2024 Regular Board Meeting.....Page 2
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting Fiscal Year 2025/2026 Proposed Budget.....Page 5
 - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 12
- L. Administrative Matters
- M. Board Members Comments
- N. 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

AFFIDAVIT OF PUBLICATION

High Ridge Quantum Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

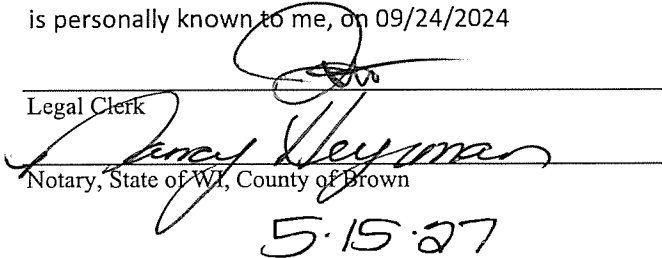
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2024

Legal Clerk


Nancy Heyrman
Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$273.92
Tax Amount: \$0.00
Payment Cost: \$273.92
Order No: 10584448 # of Copies:
Customer No: 730460 0
PO #: Fiscal meeting sched

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HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 8:00 a.m. on the following dates:

- October 8, 2024
- November 12, 2024
- December 10, 2024
- January 14, 2025
- February 11, 2025
- March 11, 2025
- April 8, 2025
- May 13, 2025
- June 10, 2025
- July 8, 2025
- August 12, 2025
- September 9, 2025

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 ensure 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
No.10584448

Sept. 24, 2024

NANCY HEYRMAN
Notary Public
State of Wisconsin

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 8, 2024

A. CALL TO ORDER

District Manager Michael McElligott called the October 8, 2024, Regular Board Meeting of the High Ridge Quantum Community Development District to order at 8:02 a.m. in the Conference Room of Special District Services located at 2501 A Burns Road, Palm Beach Gardens, FL, 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 24, 2024, 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 Martin.

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. May 14, 2024, Regular Board Meeting & Public Hearing

Mr. McElligott presented the minutes of the May 14, 2024, Regular Board Meeting and Public Hearing 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. Miller, and unanimously passed to approve the minutes of the May 14, 2024, Regular Board Meeting and Public Hearing, 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
OCTOBER 8, 2024

1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mr. McElligott presented Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

There was some discussion regarding using more fund balance for carryover to reduce assessments. After a brief discussion, a **motion** was made by Mr. Patterson, seconded by Mrs. Martin, and **passed** unanimously to adopt Resolution No. 2024-04, as presented.

2. Consider Resolution No. 2024-05 – Adopting Goals and Objectives

Mr. McElligott presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SERVABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott and Mr. Cochran explained that due to a new statutory requirement, the Board needs to adopt Goals & Objectives that they will post to their website and then next year they will revisit and evaluate how they did against those Goals & Objectives. Mr. McElligott presented the exhibit to the resolution which lists out proposed Goal & Objectives, and how the Board will measure them next year.

After a brief discussion among the Board, there was a **motion** by Mrs. Martin, with a second from Mr. Gatlin, to approve resolution No. 2024-05 – Adopting Goals & Objectives as presented. The **motion** carried **4-0**.

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 8, 2024

I. AUDIT SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mr. McElligott informed the Board that they only received one proposal for Auditor. Mr. McElligott presented the proposal from Grau and Associates. Mr. McElligott informed the Board that Grau and Associates does many CDD audits, and they have very competitive pricing and that staff recommends approval.

After a brief discussion among the Board, there was a **motion** by Mrs. Martin, with a second from Mr. Patterson, to approve the proposal from Grau and Associates and sign the 3-year contract with optional additional 2 year renewal, as presented. The **motion** carried **4-0**.

J. ADMINISTRATIVE MATTERS

1. Legislative Update

District Attorney Scott Cochran went of the Legislative Update Memo in the meeting book. He briefed the Board on various legislative changes that may affect the District and answered questions from the Board on those matters. There was no formal action required.

2. Other Matters

Mr. McElligott also reminded the Board to do their Ethics Training by the end of the year and reminded the Board of the videos on the website.

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 8:20 a.m. on a **motion** made by Mrs. Martin, seconded by Mr. Gatlin, and the **motion** carried 4 to 0.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2025 at 8:00 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 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of February, 2025.

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 2025/2026
October 1, 2025 - September 30, 2026**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	46,500
Debt Assessments	128,719
Other Revenues	0
Interest Income	840
TOTAL REVENUES	\$ 176,059
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	1,500
Management	23,844
Secretarial	3,000
Legal	7,000
Assessment Roll	3,000
Audit Fees	3,300
Insurance	7,400
Legal Advertisements	1,400
Miscellaneous	525
Postage	150
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,200
Website Management	2,000
TOTAL EXPENDITURES	\$ 62,244
REVENUES LESS EXPENDITURES	\$ 113,815
Bond Payments	(120,996)
BALANCE	\$ (7,181)
County Appraiser & Tax Collector Fee	(3,504)
Discounts For Early Payments	(7,009)
EXCESS/ (SHORTFALL)	\$ (17,694)
Carryover From Prior Year	17,694
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	55,619	51,923	46,500	Expenditures Less Interest & Carryover/.94
Debt Assessments	128,719	128,719	128,719	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	5,400	480	840	Interest Projected At \$70 Per Month
TOTAL REVENUES	\$ 189,738	\$ 181,122	\$ 176,059	
EXPENDITURES				
Supervisor Fees	2,400	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	184	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	1,500	1,500	No Change From 2024/2025 Budget
Management	22,488	23,160	23,844	CPI Adjustment
Secretarial	3,000	3,000	3,000	No Change From 2024/2025 Budget
Legal	6,265	7,000	7,000	No Change From 2024/2025 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,400	3,500	3,300	Approved Amount For 2024/2025 Audit
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	1,148	1,400	1,400	No Change From 2024/2025 Budget
Miscellaneous	159	575	525	\$50 Decrease From 2024/2025 Budget
Postage	66	150	150	No Change From 2024/2025 Budget
Office Supplies	184	350	350	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,180	3,200	3,200	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL EXPENDITURES	\$ 54,243	\$ 61,610	\$ 62,244	
REVENUES LESS EXPENDITURES	\$ 135,495	\$ 119,512	\$ 113,815	
Bond Payments	(122,659)	(120,996)	(120,996)	2026 Principal & Interest Payments
BALANCE	\$ 12,836	\$ (1,484)	\$ (7,181)	
County Appraiser & Tax Collector Fee	(1,234)	(3,612)	(3,504)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(6,908)	(7,226)	(7,009)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 4,694	\$ (12,322)	\$ (17,694)	
Carryover From Prior Year	0	12,322	17,694	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 4,694	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Interest Income	4,580	400	750	Projected Interest For 2025/2026
NAV Tax Collection	122,659	120,996	120,996	Yearly Maximum Debt Assessment
Total Revenues	\$ 127,239	\$ 121,396	\$ 121,746	
EXPENDITURES				
Principal Payments	90,000	95,000	95,000	Principal Payment Due In 2026
Interest Payments	27,720	24,255	21,861	Interest Payments Due In 2026
Bond Redemption	0	2,141	4,885	Estimated Excess Debt Collections
Total Expenditures	\$ 117,720	\$ 121,396	\$ 121,746	
Excess/ (Shortfall)	\$ 9,519	\$ -	\$ -	

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 1/1/25 = \$1,010,100

High Ridge/Quantum Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M	\$ 377.48	\$ 369.57	\$ 357.23	\$ 335.00	\$ 300.00
<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	\$ 1,200.02	\$ 1,187.68	\$ 1,165.45	\$ 1,130.45

* 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 2025-02

**A RESOLUTION OF THE HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MICHAEL J. PAWELCZYK AS THE
DISTRICT'S REGISTERED AGENT AND DESIGNATING
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

WHEREAS, Section 189.014, Florida Statutes requires that the High Ridge Quantum Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY
DEVELOPMENT DISTRICT, THAT:**

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF FEBRUARY, 2025.

**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors