



HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 10, 2026
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 10, 2026
8:00 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. September 9, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting Fiscal Year 2026/2027 Proposed Budget.....Page 5
 - 2. Consider Approval of Adjustment to District Counsel Fees.....Page 12
- I. Administrative Matters
- J. Board Member Comments
- K. 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

Laura Archer
High Ridge Quantum Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

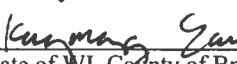
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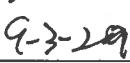
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Legal Clerk


Notary, State of WI, County of Brown


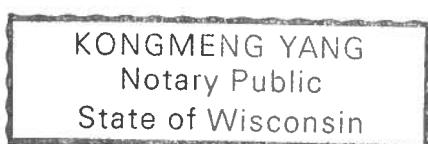
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HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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 14, 2025
November 11, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

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.higridgequantumcdd.org
October 3, 2025 11699274

**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2025**

A. CALL TO ORDER

District Manager Michael McElligott called the September 9, 2025, Regular Board Meeting of the High Ridge Quantum Community Development District to order at 8:05 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, and Greg Miller.

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 13, 2025, Regular Board Meeting & Public Hearing

Mr. McElligott presented the minutes of the May 13, 2025, 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 Mr. Patterson, seconded by Mr. Gatlin, and unanimously **passed** to approve the minutes of the May 13, 2025, 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
SEPTEMBER 9, 2025**

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

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 AUTHORIZING AND
ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025
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 next year. After a brief discussion, a **motion** was made by Mr. Patterson, seconded by Mr. Gatlin, and **passed** unanimously to adopt Resolution No. 2025-05, as presented.

2. Consider Resolution No. 2025-06 – Adopting Goals and Objectives Annual Report

Mr. McElligott presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

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

Mr. McElligott and Mr. Cochran explained that the Board needs to review and adopt an annual report on how the District did on their goals & objectives. Mr. McElligott presented the report from the meeting materials that showed the District was successful with regards to all of its goals and objectives. Once approved by the Board, the annual report will get posted to the District’s website

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2025

After a brief discussion among the Board, there was a **motion** by Mr. Patterson, with a second from Mr. Gatlin, to approve resolution No. 2025-06 – Adopting Goals & Objectives Annual Report as presented. The **motion** carried **3-0**.

3. 2025 Legislative Update - BCLMR

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.

I. ADMINISTRATIVE 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 8:18 a.m. on a **motion** made by Mr. Patterson, seconded by Mr. Gatlin, and the **motion** carried **3 to 0**.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for April 14, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of February, 2026.

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 2026/2027
October 1, 2026 - September 30, 2027**

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

PROPOSED BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | | FISCAL YEAR 2026/2027 BUDGET |
|--------------------------------------|-----------|---|
| REVENUES | | |
| O & M Assessments | | 40,298 |
| Debt Assessments | | 128,719 |
| Other Revenues | | 0 |
| Interest Income | | 960 |
| | | |
| TOTAL REVENUES | \$ | 169,977 |
| | | |
| EXPENDITURES | | |
| Supervisor Fees | | 5,000 |
| Payroll Taxes (Employer) | | 400 |
| Engineering | | 1,500 |
| Management | | 24,480 |
| Secretarial | | 3,000 |
| Legal | | 7,000 |
| Assessment Roll | | 3,000 |
| Audit Fees | | 3,400 |
| Insurance | | 7,800 |
| Legal Advertisements | | 1,350 |
| Miscellaneous | | 500 |
| Postage | | 150 |
| Office Supplies | | 350 |
| Dues & Subscriptions | | 175 |
| Trustee Fee | | 3,200 |
| Website Management | | 2,000 |
| | | |
| TOTAL EXPENDITURES | \$ | 63,305 |
| | | |
| REVENUES LESS EXPENDITURES | \$ | 106,672 |
| | | |
| Bond Payments | | (120,996) |
| | | |
| BALANCE | \$ | (14,324) |
| | | |
| County Appraiser & Tax Collector Fee | | (3,380) |
| Discounts For Early Payments | | (6,761) |
| | | |
| EXCESS/ (SHORTFALL) | \$ | (24,465) |
| | | |
| Carryover From Prior Year | | 24,465 |
| | | |
| NET EXCESS/ (SHORTFALL) | \$ | - |

DETAILED PROPOSED BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| REVENUES | FISCAL YEAR | | FISCAL YEAR | | COMMENTS | |
|--------------------------------------|--------------------|--------------------|--------------------|---------------|---|--|
| | 2024/2025 | | 2025/2026 | | | |
| | ACTUAL | BUDGET | 2026/2027 | BUDGET | | |
| O & M Assessments | 52,317 | 46,500 | 40,298 | | Expenditures Less Interest & Carryover/.94 | |
| Debt Assessments | 128,720 | 128,719 | 128,719 | | Bond Payments/.94 | |
| Other Revenues | 0 | 0 | 0 | | | |
| Interest Income | 3,886 | 840 | 960 | | Interest Projected At \$80 Per Month | |
| TOTAL REVENUES | \$ 184,923 | \$ 176,059 | \$ 169,977 | | | |
| EXPENDITURES | | | | | | |
| Supervisor Fees | 2,600 | 5,000 | 5,000 | | Supervisor Fees | |
| Payroll Taxes (Employer) | 199 | 400 | 400 | | Projected At 8% Of Supervisor Fees | |
| Engineering | 0 | 1,500 | 1,500 | | No Change From 2025/2026 Budget | |
| Management | 23,160 | 23,844 | 24,480 | | CPI Adjustment | |
| Secretarial | 3,000 | 3,000 | 3,000 | | No Change From 2025/2026 Budget | |
| Legal | 6,293 | 7,000 | 7,000 | | No Change From 2025/2026 Budget | |
| Assessment Roll | 3,000 | 3,000 | 3,000 | | As Per Contract | |
| Audit Fees | 3,200 | 3,300 | 3,400 | | Approved Amount For 2025/2026 Audit | |
| Insurance | 6,858 | 7,400 | 7,800 | | Fiscal Year 2025/2026 Expenditure Was \$7,269 | |
| Legal Advertisements | 408 | 1,400 | 1,350 | | \$50 Decrease From 2025/2026 Budget | |
| Miscellaneous | 291 | 525 | 500 | | \$25 Decrease From 2025/2026 Budget | |
| Postage | 22 | 150 | 150 | | No Change From 2025/2026 Budget | |
| Office Supplies | 203 | 350 | 350 | | No Change From 2025/2026 Budget | |
| Dues & Subscriptions | 175 | 175 | 175 | | No Change From 2025/2026 Budget | |
| Trustee Fee | 3,180 | 3,200 | 3,200 | | No Change From 2025/2026 Budget | |
| Website Management | 2,000 | 2,000 | 2,000 | | No Change From 2025/2026 Budget | |
| TOTAL EXPENDITURES | \$ 54,589 | \$ 62,244 | \$ 63,305 | | | |
| REVENUES LESS EXPENDITURES | \$ 130,334 | \$ 113,815 | \$ 106,672 | | | |
| Bond Payments | (122,782) | (120,996) | (120,996) | | 2027 Principal & Interest Payments | |
| BALANCE | \$ 7,552 | \$ (7,181) | \$ (14,324) | | | |
| County Appraiser & Tax Collector Fee | (1,172) | (3,504) | (3,380) | | Two Percent Of Total Tax Roll | |
| Discounts For Early Payments | (6,640) | (7,009) | (6,761) | | Four Percent Of Total Tax Roll | |
| EXCESS/ (SHORTFALL) | \$ (260) | \$ (17,694) | \$ (24,465) | | | |
| Carryover From Prior Year | 0 | 17,694 | 24,465 | | Carryover Balance From Prior Years | |
| NET EXCESS/ (SHORTFALL) | \$ (260) | \$ - | \$ - | | | |

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| REVENUES | FISCAL YEAR | FISCAL YEAR | FISCAL YEAR | COMMENTS |
|----------------------------|--------------------|--------------------|--------------------|-----------------------------------|
| | 2024/2025 | 2025/2026 | 2026/2027 | |
| | ACTUAL | BUDGET | BUDGET | |
| Interest Income | 4,435 | 750 | 750 | Projected Interest For 2026/2027 |
| NAV Tax Collection | 122,782 | 120,996 | 120,996 | Yearly Maximum Debt Assessment |
| Total Revenues | \$ 127,217 | \$ 121,746 | \$ 121,746 | |
| | | | | |
| | | | | |
| EXPENDITURES | | | | |
| Principal Payments | 95,000 | 95,000 | 75,000 | Principal Payment Due In 2027 |
| Interest Payments | 25,452 | 21,861 | 44,994 | Interest Payments Due In 2027 |
| Bond Redemption | 0 | 4,885 | 1,752 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 120,452 | \$ 121,746 | \$ 121,746 | |
| | | | | |
| Excess/ (Shortfall) | \$ 6,765 | \$ - | \$ - | |

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 1/1/26 = | \$915,000 | | |

High Ridge/Quantum Community Development District Assessment Comparison

| | Fiscal Year 2022/2023 | Fiscal Year 2023/2024 | Fiscal Year 2024/2025 | Fiscal Year 2025/2026 | Fiscal Year 2026/2027 |
|-------------|--------------------------|--------------------------|--------------------------|--------------------------|------------------------------|
| | <u>Assessment*</u> | <u>Assessment*</u> | <u>Assessment*</u> | <u>Assessment*</u> | <u>Projected Assessment*</u> |
| O & M | \$ 369.57 | \$ 357.23 | \$ 335.00 | \$ 300.00 | \$ 260.00 |
| <u>Debt</u> | <u>\$ 830.45</u> |
| Total | \$ 1,200.02 | \$ 1,187.68 | \$ 1,165.45 | \$ 1,130.45 | \$ 1,090.45 |

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 155

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
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CHRISTINE A. BROWN
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MARLENE E. GONZALEZ
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LUCAS A. WILLIAMS

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SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

February 2, 2026

VIA E-MAIL ONLY – MMcElligott@sdsinc.org

Mr. Michael McElligott
District Manager
Special District Services
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
High Ridge Quantum Community Development District
Our File: 554.03247**

Dear Michael:

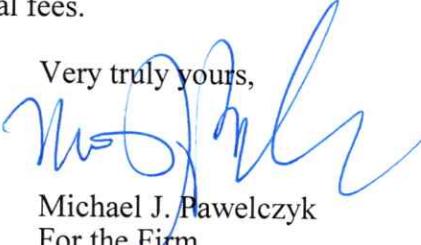
This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Michael McElligott
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)