



**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

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 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:

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WPB palmbeachpost.com 10/03/2025

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 10/03/2025



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9-3-29

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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.highridgequantumcdd.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**

CONTENTS

- I PROPOSED BUDGET
- 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

REVENUES	FISCAL YEAR 2026/2027 BUDGET
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

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
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

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
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 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
O & M	\$ 369.57	\$ 357.23	\$ 335.00	\$ 300.00	\$ 260.00
<u>Debt</u>	<u>\$ 830.45</u>	<u>\$ 830.45</u>	<u>\$ 830.45</u>	<u>\$ 830.45</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)

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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:

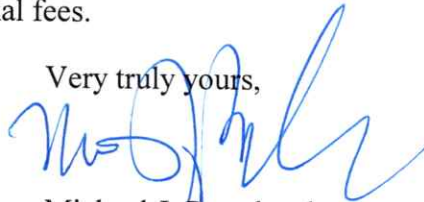
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

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)