



**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
APRIL 14, 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 & PUBLIC HEARING
April 14, 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. February 10, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting Fiscal Year 2026/2027 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting Fiscal Year 2026/2027 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Member 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

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:

WPB Palm Beach Post 10/03/2025
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



Legal Clerk



Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost: \$236.84

Tax Amount: \$0.00

Payment Cost: \$236.84

Order No: 11699274

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1

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KONGMENG YANG
Notary Public
State of Wisconsin

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
FEBRUARY 10, 2026

A. CALL TO ORDER

District Manager Michael McElligott called the February 10, 2026, Regular Board Meeting of the High Ridge Quantum Community Development District to order at 8:11 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 October 10, 2026, 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. September 9, 2025, Regular Board Meeting

Mr. McElligott presented the minutes of the September 9, 2025, Regular Board Meeting and asked if there were any changes and/or corrections. There being none, a **motion** was made by Mrs. Martin, seconded by Mr. Gatlin, and **unanimously passed** to approve the minutes of the September 9, 2025, 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
FEBRUARY 10, 2026

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mr. McElligott presented Resolution No. 2026-01, entitled:

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.

Mr. McElligott presented the budget and answered some questions from the Board. Mr. McElligott pointed out that this budget is showing a decrease in assessments of \$40.00 per home due to the fund balance being higher than needed. After some discussion, a **motion** was made by Mrs. Martin, seconded by Mr. Gatlin, and **passed 4-0** to adopt Resolution No. 2026-01 as presented, and set the Public Hearing for the Final Budget for April 14, 2026, at 8:00 am.

2. Consider Approval of Adjustment to District Counsel Fees

Mr. Cochran presented the fee adjustment memo in the meeting book. The fee increase of \$25.00 per hour would go into effect October 1, 2026. After some discussion, a **motion** was made by Mrs. Martin, seconded by Mr. Gatlin, and **passed 4-0** to approve the adjustment to district counsel fees.

I. ADMINISTRATIVE MATTERS

There were no administrative matters

J. BOARD MEMBER COMMENTS

Mrs. Martin informed the Board that she will be moving very soon and because of this she formally resigned effective tomorrow, February 11, 2026. A motion was then made by Mr. Gatlin, seconded by Mr. Miller, to accept the resignation of Mrs. Martin and declare her seat, seat 5, vacant. The motion passed 4-0.

The other Board members and staff then thank Mrs. Martin for her years of service on the Board.

K. ADJOURNMENT

HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 10, 2026

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 8:27 a.m. on a **motion** made by Mr. Gatlin, seconded by Mrs. Martin, and the **motion** carried **4 to 0**.

Secretary/Assistant Secretary

Chair/Vice Chair

Publication Date
2026-04-01

Subcategory
Miscellaneous Notices

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 April 14, 2026, at 8:00 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 2026/2027. 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 Districts 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

3/25, 4/1/26 #12184467

RESOLUTION NO. 2026-02

A RESOLUTION OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the High Ridge Quantum Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 14th day of April, 2026

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

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- IV ASSESSMENT COMPARISON

FINAL 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 FINAL 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 FINAL DEBT SERVICE FUND BUDGET
HIGH RIDGE/QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

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

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 14th day of April, 2026.

ATTEST:

**HIGH RIDGE QUANTUM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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:

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HIGH RIDGE QUANTUM COMMUNITY DEVELOPMENT DISTRICT

www.highridgequantumcdd.org

PUBLISH: THE PALM BEACH POST