



**QUANTUM PARK OVERLAY  
DEPENDENT DISTRICT**

**CITY OF BOYNTON BEACH  
REGULAR BOARD MEETING  
APRIL 28, 2021  
4:30 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.quantumparkoverlaydd.org](http://www.quantumparkoverlaydd.org)

561.630.4922 Telephone  
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**AGENDA**  
**QUANTUM PARK OVERLAY DEPENDENT DISTRICT**  
City of Boynton Beach Commission Chambers  
100 East Ocean Avenue  
Boynton Beach, Florida 33435  
**REGULAR BOARD MEETING**  
April 28, 2022  
4:30 p.m.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. October 19, 2021 Regular Board Meeting Minutes.....Page 2
- H. Old Business
- I. New Business
  - 1. Discussion Regarding District Sunset
  - 2. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 6
- J. Administrative Matters
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  - 2. Attorney’s Report
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  - 4. Field Report
- K. Board Member Comments
- L. Adjourn



## Miscellaneous Notices

Published in The Palm Beach Post on April 19, 2022

### Location

Palm Beach County, Florida

### Notice Text

NOTICE OF A QUANTUM PARK OVERLAY DEPENDENT DISTRICT BOARD OF SUPERVISORS MEETING

NOTICE IS HEREBY GIVEN that the Quantum Park Overlay Dependent District (the District ) will hold Board of Supervisors Meeting (the Meeting ) on April 28, 2022, at 4:30 p.m. in the City of Boynton Beach Commission Chambers located at 100 East Ocean Avenue, Boynton Beach, Florida 33435. The Meeting is being held for the necessary public purpose of considering any agenda items related to the District. At such time the Board of Supervisors is so authorized and may consider any business that may properly come before it.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or mmcelligott@sdsinc.org (the District Manager s Office ) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager s Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager s Office.

Any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager s Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the Meeting is advised that said 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.

District Manager

QUANTUM PARK OVERLAY DEPENDENT DISTRICT  
www.quantumparkoverlaydd.org  
April 19, 2022 #7181291

**QUANTUM PARK OVERLAY DEPENDENT DISTRICT  
BOARD MEETING and PUBLIC HEARING  
OCTOBER 19, 2021**

**A. CALL TO ORDER**

Mayor Steven Grant called the Meeting of the Quantum Park Overlay Dependent District Board of Supervisors to order at 4:30 p.m., in the City of Boynton Beach Commission Chambers located at 100 East Ocean Avenue, Boynton Beach, FL, 33435

**B. PLEDGE OF ALLEGIANCE**

Mayor Grant led the group in the Pledge of Allegiance.

**C. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the October 19, 2021, Board Meeting had been published in *The Palm Beach Post* on October 6, 2021, as legally required.

**D. ESTABLISH QUORUM**

The attendance of Mayor Steven Grant, Commissioner Ty Penserga, and Commissioner Woodrow Hay constituted a quorum, and it was in order for the meeting to proceed.

Also, in attendance were District Manager Michael McElligott and District Manager Peter L. Pimentel by phone, from Special District Services, Inc., District Attorney Sherry Sutphen of Bell and Roper, P.A. by phone.

Also in attendance from the public was Mr. Charles Kanter.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the Agenda.

A **motion** was made by Commissioner Hay, seconded by Commissioner Penserga, and passed unanimously to approve the Agenda as presented.

## **F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public.

## **G. APPROVAL OF MINUTES**

### **1. July 15, 2021, Regular Board Meeting**

A **motion** was made by Commissioner Penserga, seconded by Commissioner Hay, and passed unanimously to approve the minutes of the July 15, 2021, Regular Board Meeting as presented.

## **H. OLD BUSINESS**

There was no Old Business

## **I. NEW BUSINESS**

### **1. Discussion Regarding Eradication of Invasive Species**

There was a discussion among the Board and Staff, with comments from Mr. Kanter from the public, regarding the invasive species in the district. It was noted that there are both invasive flora and fauna in the QPODD. Mayor Grant asked if the QPODD owns any of the lakes anymore which District Manger McElligott and District Attorney Sutphen answered no, all facilities are now owned and maintained by the City.

After further discussion, a **motion** was made by Commissioner Penserga, with a second by Commissioner Hay, to direct staff to send a letter to City Manager Andrew Mack informing the City of the invasive species problem, and request action on its management of the invasive species. That **motion** passes unanimously.

### **2. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget**

Mr. McElligott presented and reviewed Resolution No. 2021-05 entitled:

### **RESOLUTION NO. 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE QUANTUM PARK OVERLAY DEPENDENT DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Commissioner Hay, seconded by Commissioner Penserga, and passed unanimously to approve Resolution No. 2021-05 as presented.

**K. ADMINISTRATIVE MATTERS**

**1. Manager’s Report**

There were no additional Manager’s Report items.

**2. Attorney’s Report**

Attorney Sutphen stated that she had no further report.

**3. Financial Report**

Mr. McElligott presented and reviewed the Monthly Financial Report contained in the meeting notebook.

**K. BOARD MEMBER COMMENTS**

There were no additional Board Members comments.

**L. ADJOURN**

A **motion** was made by Commissioner Penserga, seconded by Commissioner Hay, and passed unanimously to adjourn at 6:47 p.m.

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Secretary

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Chairman

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE QUANTUM PARK OVERLAY DEPENDENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Quantum Park Overlay Dependent 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 2022/2023 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE QUANTUM PARK OVERLAY DEPENDENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2022 at \_\_\_\_\_ a.m./p.m. in the City of Boynton Beach Commission Chambers, 100 East Ocean Avenue, Boynton Beach, Florida 33435, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of April, 2022.

**ATTEST:**

**QUANTUM PARK OVERLAY DEPENDENT  
DEPENDENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman



# Quantum Park Overlay Dependent District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022- September 30, 2023**

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- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**QUANTUM PARK OVERLAY DEPENDENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET
<b>REVENUES</b>	
O & M ASSESSMENTS	52,718
PARK ASSESSMENTS	103,829
DEBT ASSESSMENTS (2008 LOAN)	0
DEBT ASSESSMENTS (2010 LOAN)	0
OTHER REVENUES	0
INTEREST INCOME	120
<b>TOTAL REVENUES</b>	<b>\$ 156,667</b>
<b>EXPENDITURES</b>	
PARK RESERVES	96,656
ENGINEERING	0
MAINTENANCE MANAGEMENT	0
MAINTENANCE	0
MANAGEMENT	12,000
LEGAL	10,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,400
INSURANCE	14,443
LEGAL ADVERTISING	1,000
MISCELLANEOUS	300
POSTAGE	200
OFFICE SUPPLIES	100
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 147,274</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 9,393</b>
2008 LOAN PAYMENTS	-
2010 LOAN PAYMENTS	-
<b>BALANCE</b>	<b>\$ 9,393</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,131)
DISCOUNTS FOR EARLY PAYMENTS	(6,262)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
ESTIMATED RESERVES AS OF 9/30/22	\$630,000
FY 2022/2023 RESERVE ASSESSMENTS	\$96,656
ESTIMATED RESERVES AS OF 9/30/23	\$726,656

**DETAILED PROPOSED BUDGET**  
**QUANTUM PARK OVERLAY DEPENDENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	0	52,718	52,718	Expenditures Less Interest & Carryover/.94
PARK ASSESSMENTS	313,314	103,829	103,829	Park Reserves/.94
DEBT ASSESSMENTS (2008 LOAN)	0	0	0	Loan Payments/.94
DEBT ASSESSMENTS (2010 LOAN)	0	0	0	Loan Payments/.94
OTHER REVENUES	17,250	0	0	
INTEREST INCOME	880	120	120	Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 331,444</b>	<b>\$ 156,667</b>	<b>\$ 156,667</b>	
<b>EXPENDITURES</b>				
PARK RESERVES	0	97,599	96,656	Park Reserves
ENGINEERING	0	0	0	Line Item Eliminated
MAINTENANCE MANAGEMENT	3,250	0	0	Line Item Eliminated
MAINTENANCE	42,093	0	0	Line Item Eliminated
MANAGEMENT	12,000	12,000	12,000	\$1,000 Per Month
LEGAL	1,108	10,000	10,000	No Change From 2021/2022 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	No Change From 2021/2022 Budget
AUDIT FEES	3,200	3,300	3,400	Accepted Amount For 2021/2022 Audit
INSURANCE	12,404	13,600	14,443	Insurance Estimate
LEGAL ADVERTISING	991	1,000	1,000	No Change From 2021/2022 Budget
MISCELLANEOUS	375	300	300	No Change From 2021/2022 Budget
POSTAGE	60	200	200	No Change From 2021/2022 Budget
OFFICE SUPPLIES	150	100	100	No Change From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	Annual Fee Due Department Of Economic Opportunity
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2021/2022 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 84,806</b>	<b>\$ 147,274</b>	<b>\$ 147,274</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 246,638</b>	<b>\$ 9,393</b>	<b>\$ 9,393</b>	
2008 LOAN PAYMENTS	-	-	-	2008 Loan Paid Off In Full In September 2019
2010 LOAN PAYMENTS	-	-	-	2010 Loan Paid Off In Full In September 2019
<b>BALANCE</b>	<b>\$ 246,638</b>	<b>\$ 9,393</b>	<b>\$ 9,393</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,082)	(3,131)	(3,131)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,361)	(6,262)	(6,262)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 233,195</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 233,195</b>	<b>\$ -</b>	<b>\$ -</b>	

ESTIMATED RESERVES AS OF 9/30/22
FY 2022/2023 RESERVE ASSESSMENTS
ESTIMATED RESERVES AS OF 9/30/23

\$630,000
\$96,656
\$726,656

## Quantum Park Overlay Dependent District Acreage Assessment Comparison

	Fiscal Year 2019/2020 Assessment Per Acre*	Fiscal Year 2020/2021 Assessment Per Acre*	Fiscal Year 2021/2022 Assessment Per Acre*	Fiscal Year 2022/2023 Projected Assessment Per Acre*
Administrative	\$ 106.36	\$ 155.61	\$ 157.43	\$ <b>160.43</b>
Park Reserves	\$ 828.62	\$ 779.37	\$ 310.07	\$ <b>307.07</b>
2008 Debt	\$ -	\$ -	\$ -	\$ -
<u>2010 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Total</b>	<b>\$ 934.98</b>	<b>\$ 934.98</b>	<b>\$ 467.50</b>	<b>\$ 467.50</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Assessable Acres                      334.86

Quantum Park Overlay  
Dependent District

**Financial Report For  
March 2022**

**QUANTUM PARK OVERLAY DEPENDENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MARCH 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Mar-22	Year To Date Actual 10/1/21 - 3/31/22
<b>REVENUES</b>			
O & M ASSESSMENTS	52,718	2,683	146,109
PARK ASSESSMENTS	103,829	0	0
DEBT ASSESSMENTS (2008 LOAN)	0	0	0
DEBT ASSESSMENTS (2010 LOAN)	0	0	0
OTHER REVENUES	0	0	5,163
INTEREST INCOME	120	0	25
<b>TOTAL REVENUES</b>	<b>\$ 156,667</b>	<b>\$ 2,683</b>	<b>\$ 151,297</b>
<b>EXPENDITURES</b>			
PARK RESERVES	97,599	0	0
ENGINEERING/PERMITS	0	0	0
MAINTENANCE MANAGEMENT	0	0	0
MAINTENANCE RESERVE	0	0	0
SUPERVISORS FEES	0	0	0
PAYROLL TAXES - EMPLOYER MANAGEMENT	12,000	1,000	6,000
LEGAL - GENERAL	10,000	0	82
ASSESSMENT ROLL	7,500	0	0
AUDIT FEES	3,300	0	0
INSURANCE	13,600	0	12,838
LEGAL ADVERTISING	1,000	0	248
MISCELLANEOUS	300	0	87
POSTAGE	200	11	26
OFFICE SUPPLIES	100	47	335
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,500	125	750
CONTINGENCY	0	0	0
DISTRICT IMPROVEMENTS	0	0	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 147,274</b>	<b>\$ 1,183</b>	<b>\$ 20,541</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 9,393</b>	<b>\$ 1,500</b>	<b>\$ 130,756</b>
2008 LOAN PAYMENTS	-	-	-
2010 LOAN PAYMENTS	-	-	-
<b>BALANCE</b>	<b>\$ 9,393</b>	<b>\$ 1,500</b>	<b>\$ 130,756</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,131)	(26)	(1,613)
DISCOUNTS FOR EARLY PAYMENTS	(6,262)	(53)	(5,782)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 1,421</b>	<b>\$ 123,361</b>
CARRYOVER FROM PRIOR YEAR	0		
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 1,421</b>	<b>\$ 123,361</b>

**Note: 2008 & 2010 Loans Were Paid Off In Full In September 2019.**

Bank Balance As Of 3/31/22	\$ 680,647.65
Accounts Payable As Of 3/31/22	\$ 1,183.46
Permit Review Fees As Of 3/31/22	\$ 24,703.12
Accounts Receivable As Of 3/31/22	\$ -
Operating Account Balance As Of 3/31/22	\$ 654,761.07

**Quantum Park Overlay Dependent District  
Expenditures  
October 2021 through March 2022**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
<b>Expenditures</b>					
<b>511.311 · Management Fees</b>					
	10/31/2021	2021-2185	Special District Services, Inc	inv# 2021-2185 management Oct 2021	1,000.00
	11/30/2021	2021-2299	Special District Services, Inc	inv# 2021-2299 management Nov 2021	1,000.00
	12/31/2021	2021-2514	Special District Services, Inc	inv# 2021-2514 management Dec 2021	1,000.00
	01/31/2022	2022-0104	Special District Services, Inc	Management Fee Jan 2022	1,000.00
	02/28/2022	2022-0207	Special District Services, Inc	Management Fee Feb 2022	1,000.00
	03/31/2022	2022-0307	Special District Services, Inc	Management Fee March 2022	1,000.00
Total 511.311 · Management Fees					<u>6,000.00</u>
<b>511.315 · Legal Fees</b>					
	11/02/2021	69572	Roper, P.A.	For Professional Services Rendered-Oct 2021	82.00
Total 511.315 · Legal Fees					<u>82.00</u>
<b>511.450 · Insurance</b>					
	10/01/2021	14434	Egis Insurance & Risk Advisors	Renew Policy #100219155 10/01/2021-10/01/2022	12,838.00
Total 511.450 · Insurance					<u>12,838.00</u>
<b>511.480 · Legal Advertisements</b>					
	10/01/2021	I00663125-10062021	PBN	outstanding balance on Notice of PH & Reg Board Mtg	247.68
Total 511.480 · Legal Advertisements					<u>247.68</u>
<b>511.512 · Miscellaneous</b>					
	11/30/2021	2021-2299	Special District Services, Inc	conference calls Oct 2021	8.32
	11/30/2021	2021-2299	Special District Services, Inc	Travel - Michael McElligott - Oct 2021	28.67
	12/30/2021			Paymaster fee for W-2s	50.00
Total 511.512 · Miscellaneous					<u>86.99</u>
<b>511.513 · Postage and Delivery</b>					
	10/31/2021	2021-2185	Special District Services, Inc	postage Sept 2021	14.66
	03/31/2022	2022-0307	Special District Services, Inc	FedEx Feb 2022	10.07
	03/31/2022	2022-0307	Special District Services, Inc	Postage Feb 2022	1.06
Total 511.513 · Postage and Delivery					<u>25.79</u>
<b>511.514 · Office Supplies</b>					
	10/31/2021	2021-2185	Special District Services, Inc	copies Sept 2021	0.75
	10/31/2021	2021-2185	Special District Services, Inc	document storage Sept 2021	25.79
	11/30/2021	2021-2299	Special District Services, Inc	copies Oct 2021	28.20
	11/30/2021	2021-2299	Special District Services, Inc	document storage Oct 2021	35.10
	11/30/2021	2021-2299	Special District Services, Inc	meeting books Oct 2021	32.00
	12/31/2021	2021-2514	Special District Services, Inc	copies Nov 2021	2.10
	12/31/2021	2021-2514	Special District Services, Inc	document storage Nov 2021	73.07
	01/31/2022	2022-0104	Special District Services, Inc	Copier Dec 2021	5.40
	01/31/2022	2022-0104	Special District Services, Inc	Document Storage Dec 2021	47.07
	02/28/2022	2022-0207	Special District Services, Inc	Copier Jan 2022	3.60
	02/28/2022	2022-0207	Special District Services, Inc	Document Storage Jan 2022	34.89
	03/31/2022	2022-0307	Special District Services, Inc	Copier Feb 2022	5.25



**Quantum Park Overlay Dependent District  
Expenditures  
October 2021 through March 2022**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Total 511.514 · Office Supplies	03/31/2022	2022-0307	Special District Services, Inc	Document Storage Feb 2022	42.08
<b>511.516 · Website Management Fee</b>					<u>335.30</u>
	10/31/2021	2021-2185	Special District Services, Inc	website Oct 2021	125.00
	11/30/2021	2021-2299	Special District Services, Inc	website Nov 2021	125.00
	12/31/2021	2021-2514	Special District Services, Inc	website Dec 2021	125.00
	01/31/2022	2022-0104	Special District Services, Inc	Website Jan 2022	125.00
	02/28/2022	2022-0207	Special District Services, Inc	Website Feb 2022	125.00
	03/31/2022	2022-0307	Special District Services, Inc	Website March 2022	125.00
Total 511.516 · Website Management Fee					<u>750.00</u>
<b>511.540 · Dues, License &amp; Subscriptions</b>					
	10/01/2021	84992	Department of Economic Opportunity	Special District Fee FY 2021/2022	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
<b>Total Expenditures</b>					<u><b>20,540.76</b></u>