



**QUARRY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
SPECIAL BOARD MEETING  
JANUARY 29, 2018  
2:00 P.M.**

Special District Services, Inc.  
27499 Riverview Center Boulevard, #253  
Bonita Springs, FL 33134

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

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

**AGENDA**  
**QUARRY COMMUNITY DEVELOPMENT DISTRICT**  
The Quarry Beach Club  
8975 Kayak Drive  
Naples, Florida 34120  
**SPECIAL BOARD MEETING**  
January 29, 2018  
2:00 p.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. December 12, 2017 Regular Board Meeting.....Page 2
  - 2. January 16, 2018 Regular Board Meeting.....Page 6
- G. Old Business
- H. New Business
  - 1. Discussion Regarding Financing for Lake Shore Erosion
  - 2. Consider Approval of Refunding Proposal & Term Sheet.....Page 12
- I. Engineering Report
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

**Naples Daily News**

Jan. 22, 2018

Miscellaneous Notices

**NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING  
OF THE QUARRY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Quarry Community Development District will hold a Special Meeting of the Board of Supervisors on January 29, 2018, at 2:00 p.m. at The Quarry Beach Club located at 8975 Kayak Drive, Naples, Florida 34120.

The purpose of the Special Meeting is for the Board to discuss financing of Hurricane Irma repairs and all business which may properly come before the Board. The meeting is open to the public and will be conducted in accordance with provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting may be obtained from the District's website or from the District Manager, Special District Services, Inc., 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134. There may be occasions when staff or other individuals may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact District Office at 239-444-5790, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board or the Committee with respect to any matter considered at the meeting is advised that this same person will need a record of the 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.

Kathleen Dailey  
District Manager

QUARRY COMMUNITY DEVELOPMENT DISTRICT

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

January 22, 2018 No.1893260

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
DECEMBER 12, 2017

**A. CALL TO ORDER**

The December 12, 2017, Special Board Meeting of the Quarry Community Development District was called to order at 11:00 a.m. at the Quarry Beach Club located at 8975 Kayak Drive, Naples, Florida 34120.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Special Board Meeting had been published in the *Naples Daily News* on December 1, 2017, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Barry J. Demovsky	Present
Vice Chairman	Ronald Rex (via phone)	Present
Supervisor	Glenn Hollrah	Present
Supervisor	Thomas Oldag	Present
Supervisor	Richard Doll	Present

Staff members in attendance were:

District Manager	Kathleen Dailey	Special District Services, Inc.
District Counsel	Wes Haber	Hopping Green & Sams
District Engineer	Josh Evans	JR Evans Engineering

Also present were Cheryl Ollila, the QCA President; and the following District residents: David & Jean Murch, David Teeger, Stuart Stern, Stuart Baskin, Don Isaacman, Bill Flister, Jim Kinsler, Varnan Sherroy, Joe Matrone, Pieter Bitzel, Peter Ruggiero, Doug Gober, Arlene Litow, Diane Leca, Greg Surbeinya and Laura Gay.

**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**

Several residents had questions regarding fees, boating, weeds and other QCA matters, which Cheryl Ollila answered. Greg Surbeinya asked about materials in the lakes

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
DECEMBER 12, 2017

suspended after Hurricane Irma and Mr. Demovsky responded that the engineer would be looking into those matters.

**F. APPROVAL OF MINUTES**

**1. November 14, 2017 Special Board Meeting**

The November 14, 2017, Special Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Doll, seconded by Mr. Hollrah approving the minutes of the November 14, 2017, Special Board Meeting, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Review and Rank the Engineering Proposal for Hurricane Irma Repairs to the Shoreline**

- **Turrell Hall & Associates, Inc.**

Ms. Dailey explained that only one proposal had been received for the engineering of the Hurricane Irma repairs. Mr. Haber went over the procedure and explained that since only one proposal was received, it was not necessary to score for purposes of ranking. He furthered that the Board could review the proposal and if they believe the firm is qualified, they can direct staff to move forward with negotiations, noting that there is no obligation to move forward if the Board is not satisfied. Mr. Doll responded that the firm seems credible and Mr. Hollrah added that they have the experience with what needs to be done in the District. Mr. Oldag added that they seem to have experience with seawalls and saltwater, but the District has riprap and freshwater, which is unique. District resident Pete Ruggerio asked if it made sense to look at putting in seawalls versus riprap. Mr. Demovsky stated that seawalls did not stand up to a hurricane either, so the expense was not justified, although the Board is looking for ways to make the infrastructure better than what was originally there.

A **motion** was made by Mr. Oldag, seconded by Mr. Hollrah and passed unanimously to accept the proposal from Turrell Hall & Associates Inc. and authorize staff to negotiate a contract and check references.

A **motion** was then made by Mr. Oldag, seconded by Mr. Demovsky and passed unanimously authorizing Mr. Rex to work with staff on behalf of the Board in negotiating the contract.

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
DECEMBER 12, 2017

**I. ENGINEERING REPORT**

Mr. Evans stated that he had been in contact with FEMA almost on a daily basis and had provided them everything they have asked for in their reports. Mr. Rex added that he participated in a FEMA site visit on a boat where damages were viewed and additional questions were sent to the engineer. He indicated that the claim forms have been signed, which take several months to process before being turned over to the State for reimbursement. District resident Laura Gay asked for clarification on the FEMA process, which Mr. Demovsky went over the percentages of reimbursement and the turnover from the Federal to State level of government for distribution. Ms. Gay asked for a timeline and Mr. Oldag responded that the Board will know more once an engineer is on board. Mr. Haber added that the Board would work with the engineer and may need to competitively bid for a contractor, once more information is received from the engineer. District resident Diane Lez asked what the possibility was for receiving funding when the development is in a lawsuit with Pulte and Mr. Demovsky responded that one has nothing to do with the other.

**J. ADMINISTRATIVE MATTERS**

Ms. Dailey advised that the next meeting was scheduled for January 16, 2018. She also requested that if any residents had spoken that they sign in.

**K. BOARD MEMBER COMMENTS**

**1. Discussion Regarding Temporary Boat Ramp – Chairman Barry Demovsky**

Mr. Demovsky stated that District resident Bill Flister had sent a letter regarding the boat ramp and that the ramp is not CDD owned. Mr. Haber added that he had looked into the issue and that the upland is not owned by the CDD either and that the engineering report, conveyance documents and permit make no mention of the ramp, nor is it part of the functionality of the stormwater system. Therefore, the CDD is not responsible for the dock or its maintenance, however, the portion located on CDD property should have a license to allow its use and maintenance, which can be worked out with the QCA.

**L. ADJOURNMENT**

There being no further business to come before the Board, the Special Board Meeting was adjourned at 11:53 a.m. on **motion** made by Mr. Doll, seconded by Mr. Oldag and passed unanimously.

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
DECEMBER 12, 2017

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
 REGULAR BOARD MEETING  
 JANUARY 16, 2018

**A. CALL TO ORDER**

The January 16, 2018, Regular Board Meeting of the Quarry Community Development District was called to order at 11:08 a.m. at the Quarry Beach Club located at 8975 Kayak Drive, Naples, Florida 34120.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on January 5, 2018, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Barry J. Demovsky	Present
Vice Chairman	Ronald Rex	Present
Supervisor	Glenn Hollrah	Absent
Supervisor	Thomas Oldag	Present
Supervisor	Richard Doll	Present

Staff members in attendance were:

District Manager	Kathleen Dailey	Special District Services, Inc.
District Counsel	Wes Haber	Hopping Green & Sams
District Engineer	Josh Evans	JR Evans Engineering

Also present were: Len Lindahl of Special District Services; Clark Bennett of Spectrum Municipal Services, Inc.; Josh Maxwell of Turrell Hall & Associates; Chip Harrington, the QCA Vice President; Adam Radler, the Quarry Manager; and the District residents on the attached sign in sheet.

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

Ms. Dailey introduced Mr. Haber, Mr. Lindahl and Mr. Bennett who were in attendance.

**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. OLD BUSINESS**

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 16, 2018

There were no Old Business items to come before the Board.

**G. NEW BUSINESS**

**1. Consider Approval of Agreement for Project Specific Engineering Services between the District and Turrell Hall & Associates, Inc.**

Mr. Haber gave an overview of the Consultants' Competitive Negotiations Act, which the Board followed and received one submittal from Turrell Hall & Associates. He stated that negotiations had been ongoing and Mr. Rex represented the Board in those negotiations. He noted that a contract is included in the agenda, which represents business terms with a document, including scope and costs behind the contract. Mr. Rex explained that the initial scope included work beyond repairs, so he had taken the engineer out on a boat and showed him what was to be included. He explained that their basic proposal was \$69,750 with engineering and bid documents and construction oversight, both required for the project, totaling between \$182,000 and \$365,000. Mr. Maxwell explained that the construction oversight fees vary by the entire scope of the project that ends up being included. He stated that the bid could be reduced if a minimum set of drawings were done, but he is reluctant to reduce the survey work. Mr. Rex responded that we already know what is out there and we know where the rock went. He felt that it was a simple solution to creating the original shelf in the lake. Mr. Maxwell responded that his company is not Josh Evans and does not have the detail and history that Mr. Evans has. He stated that it is expensive, as they would need to recreate a background that makes up for the expertise that Mr. Evans has of the development. Mr. Rex asked Mr. Evans what he thought his costs would be to do the work. Mr. Evans stated that the costs Mr. Maxwell proposed are reasonable and he would give a similar cost, if he had to come in and obtain all the data involved for over 18 years and that there is a value to a fresh set of eyes, but he felt he could do the work at a cost not to exceed \$110,000. Mr. Rex stated that he does not want to spend \$75,000 or more to reinvent the wheel. District resident Nan Hoepfl asked why the Board was not using its engineer of record, as it seems that the residents are paying for the same information twice. Mr. Rex responded that it was an issue with the QCA due to its lawsuit. District resident Diane Lecca asked if the original design and planning had been approved by the County and the Water Management District and was certified as being built according to plans. Mr. Rex responded that it was and Mr. Evans added that the certification by State and local agencies verifies it was built to plans and specifications. Mr. Demovsky added that the CDD was prepared to move forward with repairs right after the hurricane, but was stopped by the QCA. Mr. Haber explained that the CDD was in the process of reviewing the damage and had received a letter from the QCA's attorney demanding that they have the opportunity to do inspections before any repairs are made due to their lawsuit. Chip Harrington of the QCA responded that they saw a conflict of interest with Josh Evans being involved with the repairs. Mr. Demovsky opined that the QCA sees a problem with Mr. Evans' involvement, but the CDD does not and would have to pay up to \$300,000 extra to do what Mr. Evans can do. He felt that it was not right to have to assess the residents for these additional costs. Mr. Harrington responded that they still see a conflict of interest when an

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 16, 2018

engineer designs a project and is also the one to review it. District resident Walter Schacht stated that he agreed with Mr. Rex to not spend more money. He felt that using another engineer was wasting time and effecting property values.

District resident Kathy Ladd asked when powerboating would be allowed back on the lake. Mr. Demovsky responded that whether boating is allowed on the lake is not a CDD issue, it is a QCA issue. District resident Lloyd Schleip stated that there are penalties now for using the lake. Mr. Haber responded that the CDD has the responsibility to repair the lake bank and that the penalties have nothing to do with the CDD. He added that the QCA grants access through easements, so it is a homeowners' association issue. Mr. Harrington agreed that the CDD is not responsible for the rights and penalties and added that the QCA does not want to do anything to damage the shoreline, so they want an engineering certification that boating is okay. Mr. Demovsky asked if the two engineers could work together to cut the price down. Mr. Maxwell stated that he could modify his proposal if Mr. Evans can take the lead, whereas Turrell's involvement is to certify everything. Mr. Rex asked if Mr. Maxwell could do the wave analysis as soon as possible and Mr. Maxwell responded that he could. Mr. Rex asked if the two engineers could come up with a combined proposal in two weeks and they responded that they could both provide quotes now.

A **motion** was made by Mr. Rex, seconded by Mr. Oldag and passed unanimously approving the contract with Turrell & Associates to include a Lake Use Analysis under the scope of work and not to exceed \$10,000 for assistance and peer review of the restoration of the shoreline repairs. Mr. Evans added that they could bifurcate the projects and use Turrell's expertise for rip rap specification and provide a second set of eyes for inspections.

A **motion** was made by Mr. Rex, seconded by Mr. Doll and passed unanimously authorizing work for Hurricane Irma shoreline repairs to Evans Engineering, subject to funding, at an amount not to exceed \$110,000. Mr. Lindahl added that there is \$22,000 in reserves to get the ball rolling. There was consensus of the Board to authorize the use of reserves for engineering fees.

## **2. Discussion Regarding Financing for Lake Shore Erosion**

Municipal advisor Clark Bennett stated that he had contacted three firms for the feasibility of funding the project with local bank, Florida Community Bank, coming in with the best terms. He explained that they had quoted a 2.5% interest rate for 15 years and stated that he still needed to negotiate early prepayment if FEMA reimbursements come through. He added that it still needs to be determined if a line of credit or lump sum would be used. Mr. Rex asked about getting \$125,000 up front to get the engineering of the project done and Mr. Bennett advised that he could negotiate those terms. Mr. Demovsky asked if Mr. Bennett had spoken to Hancock who owns the District's bonds. Mr. Bennett responded that they are not interested in short term transactions. Mr. Rex stated that if the loan is

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 16, 2018

spread over ten years there would be approximately a \$250 assessment increase per year for residents. Mr. Haber stated that there is a statutory process to levy assessments to pay back the note, which will involve two meetings, assessment and methodology resolutions and public hearings, which can take 45-60 days. Mr. Evans stated that he could bill after that time.

A motion was made by Mr. Rex, seconded by Mr. Doll and passed unanimously authorizing Mr. Bennett to continue negotiations.

**3. Consider Approval of Engagement Letter of Bond Counsel – Greenberg Traurig**

Mr. Haber explained that this is legal representation by Greenberg Traurig for issuance of the note at a cost of \$37,500. A motion was made by Mr. Rex, seconded by Mr. Oldag and passed unanimously approving the engagement of Greenberg Traurig as bond counsel for the amount of \$37,500.

**4. Consider Resolution No. 2018-01 – Declaring the District’s Official Intent to Seek Reimbursement for the Capital Repairs and Modifications of Certain Public Infrastructure**

Resolution No. 2018-01 was presented, entitled:

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS (THE “BOARD”) OF THE QUARRY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) DECLARING THE DISTRICT’S OFFICIAL INTENT TO SEEK REIMBURSEMENT FOR THE CAPITAL REPAIRS AND MODIFICATIONS OF CERTAIN PUBLIC INFRASTRUCTURE PREVIOUSLY FINANCED BY THE DISTRICT FROM THE PROCEEDS OF ITS NOT TO EXCEED \$5,000,000 SPECIAL ASSESSMENT BONDS OR NOTES, SERIES 2018; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING AN EFFECTIVE DATE.**

Mr. Haber explained that this gives the District the ability to pay for repairs and to be paid back from note proceeds.

A **motion** was made by Mr. Rex, seconded by Mr. Doll and passed unanimously to adopt Resolution No. 2018-01, as presented.

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 16, 2018

**5. Discussion Regarding QCA Letter**

Mr. Harrington stated that they would welcome a representative of the CDD to speak at the QCA meetings and that it would help to communicate to residents if a status report could also be distributed. Mr. Demovsky stated that throughout the month, the CDD had been negotiating contracts and working with FEMA, so there is no update, but the Board would be happy to give information to Mr. Radler to send out if the Board has a concrete update to send. Mr. Rex stated that as a Supervisor he can go to the QCA meetings, but asked about the Sunshine Law. Mr. Haber stated that if two or more Supervisors go to a QCA meeting, they cannot talk about CDD issues. Only one should speak and discussions should not take place. Mr. Demovsky pointed out that a Board Member really cannot say something is going to happen until the entire Board considers it anyway. District resident Diane Lecca stated that more QCA members should be in attendance, since dissention is unfortunate and nonsense. Mr. Rex pointed out that the #1 concern of the CDD Board is to get the shoreline repaired and the CDD is a totally separate Board that is also separate from the lawsuit. District resident Nan Hoepfl asked if the QCA wins their lawsuit if the proceeds would be used to help pay down the cost of the shoreline repairs, as she thought they should be. Mr. Demovsky stated that the QCA has never told the CDD what the money would be used for. District resident Tim Jerzyk stated that the two engineers should not feel pressured on the boating issue and that the #1 priority should be to repair the shoreline, as what was done previously was failing, in his opinion, before the hurricane when Mr. Evans was in charge; so how it is repaired is very important.

**H. ENGINEERING REPORT**

There was no Engineering Report at this time.

**I. ADMINISTRATIVE MATTERS**

Upon discussion, it was decided that a Special Board Meeting would be held on January 29, 2018, at 2:00 p.m. in order to move forward with the financing documents. Ms. Dailey added that the next Regular Board Meeting would be held on February 20, 2018.

**J. BOARD MEMBER COMMENTS**

There were no comments from the Members of the Board.

**K. ADJOURNMENT**

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 16, 2018

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:45 p.m. on **motion** made by Mr. Rex, seconded by Mr. Doll and passed unanimously.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair

**CONSIDER APPROVAL OF REFUNDING  
PROPOSAL & TERM SHEET**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**