



**QUARRY
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
MARCH 20, 2018
11:00 A.M.**

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

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AGENDA
QUARRY COMMUNITY DEVELOPMENT DISTRICT
The Quarry Beach Club
8975 Kayak Drive
Naples, Florida 34120
REGULAR BOARD MEETING
March 20, 2018
11:00 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. March 5, 2018 Special Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
 - 1. Review Bid Summary of the Proposals for Construction Services for IRMA Repairs
 - 2. Review and Choose Design Option for IRMA Shoreline Repairs
 - 3. Award of Bid for Construction Services for IRMA Shoreline Repairs

{All items to be Distributed Under Separate Cover as Bids are not due Until March 16th}
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Naples Daily News

NaplesNews.com

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Affidavit of Publication

State of Florida
Counties of Collier and Lee

Before the undersigned they serve as the authority, personally appeared Natalie Zollar who on oath says that she serves as **Inside Sales Manager** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

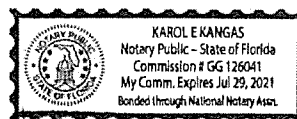
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Pub Dates
January 5, 2018

Natalie Zollar

(Signature of affiant)

Sworn to and subscribed before me
This January 05, 2018



Karol E Kangas

(Signature of affiant)

QUARRY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
MARCH 5, 2018

A. CALL TO ORDER

The March 5, 2018, Special Board Meeting of the Quarry Community Development District was called to order at 2:04 p.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 February 23, 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	Present
Supervisor	Thomas Oldag	Absent
Supervisor	Richard Doll	Present

Staff members in attendance were:

District Manager	Kathleen Dailey	Special District Services, Inc.
District Counsel	Jere Earlywine (via phone)	Hopping Green & Sams
District Engineer	Josh Evans	JR Evans Engineering

Also present were Clark Bennett of Spectrum Municipal Services; Len Lindahl of Special District Services, Inc.; Peter L. Pimentel of Special District Services, Inc. (via conference call); Stephen Sanford of Greenberg Traurig (via conference call); Josh Maxwell of Turrell Hall and Associates; Adam Radler, Quarry Manager; Cheryl Ollila, QCA President; and the following District residents: Nan Hoepfl, Jim Kinsler, Sandy Isaacman, Rich Weirich, Shirley Fox, Thel Whitley, James Kuehl, James Lecca, Henry Mazzuca, Mike Latvis, Tom Okner, Chip Harrington and Laura Severance.

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

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Mr. Harrington commented that trucks for construction of the lank banks should be limited to using the back gate or repair roads. He stated that the HOA would pay for the cost of a guard to keep the gate available during work hours. Mr. Demovsky stated that repairs due to truck damage were in the bid documents and thought the proposal could be worked out. Jim Kinsler stated that the safety barrier down on the lake bank by Hideaway Harbor needs to be cleaned up. Mr. Evans stated that the CDD did not pull it out, but it will be all torn out in a few weeks. Mr. Rex asked if Mr. Radler could have the maintenance men pick up the barrier, as they are on-site.

F. APPROVAL OF MINUTES

1. February 20, 2018, Regular Board Meeting

The February 20, 2018, Regular Board Meeting minutes were presented for approval.

Laura Severance of the Umbrella organization asked that under comments from the public it be clarified that she was trying to restate for the record that JR Evans and the CDD agree that the wind speed was not a factor taken into account for the design of the lake banks. In addition, the recreational lakes were treated by the South Florida Water Management District permit the same as any other catch basin and thus permitted to a water retention basin standard, as opposed to a recreational lake standard and that JR Evans and the CDD will be taking into consideration the wind speed and wake it produces on the lakes of our size, when looking to the new standards for the lake bank restoration project.

A **motion** was made by Mr. Doll, seconded by Mr. Rex and passed unanimously approving the February 20, 2018, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Approval of Engineer's Report

Mr. Evans went over the report and the six options in the package, plus the 20% contingency.

A **motion** was made by Mr. Rex, seconded by Mr. Hollrah and passed unanimously approving the Engineer's Report, as presented.

a. Update on Bid Documents

Mr. Evans stated that the documents were on the District's website and went over the specifications. He added that resident Stanley Omland was a great help, reviewed and had

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provided comments that were addressed. Josh Maxwell added that they are working on wind speed info for each option.

2. Consider Approval of Adjustment of Financial Advisor Fee

Ms. Dailey went over the proposal from Spectrum Municipal Services to increase their fee to \$1,500. Mr. Demovsky stated that the fee was reasonable, as the work was a more complicated transaction than originally anticipated.

A **motion** was made by Mr. Rex, seconded by Mr. Doll and passed unanimously approving the adjustment of the Financial Advisor fee to \$1,500.

3. Consider Approval of Adjustment of Bond Counsel Fee

Mr. Demovsky asked that Mr. Sanford go over Greenberg Traurig's proposed increase from \$37,500 to \$48,500. Mr. Sanford stated that the transaction was more complicated and had more issues than the original structure. Mr. Demovsky asked Mr. Sanford to consider splitting the difference, since it was a large increase. Mr. Sanford agreed.

A **motion** was made by Mr. Rex, seconded by Mr. Hollrah and passed unanimously to increase the amount of the Bond Counsel contract by \$5,500.

4. Consider Approval of Special Assessment Methodology Report

Mr. Lindahl went over the financing package with Florida Community Bank and stated that it is a 15 year, 3.05% fixed term loan. He indicated that it can be repaid at any time and provides for an initial draw for soft costs as a line of credit. He went over the reasons that there would be a rate increase, including losing a tax exemption status, a change in corporate tax rates or a loss of bank qualifying status. Mr. Lindahl then went over the original 2004 methodology report that was done by Fishkind and handed out a chart showing the maximum assessments. He explained that the methodology is based on lot area and runoff calculations.

A **motion** was made by Mr. Rex, seconded by Mr. Doll and passed unanimously approving the Special Assessment Methodology Report, as presented.

5. Consider Resolution No. 2018-03 – Declaring Special Assessments Related to Refunding

Resolution No. 2018-03 was presented, entitled:

RESOLUTION 2018-03

A RESOLUTION OF THE BOARD OF

QUARRY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
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SUPERVISORS OF THE QUARRY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

Mr. Earlywine stated that this was the first step in levying special assessments to secure financing for the Hurricane Irma repairs. He indicated that mailed notices would go out and a published notice would be made declaring the intent to levy assessments. He went over the various sections of the resolution.

A **motion** was made by Mr. Rex, seconded by Mr. Doll and passed unanimously to adopt Resolution No. 2018-03, as presented.

6. Consider Resolution No. 2018-04 – Setting a Public Hearing on Imposing Special Assessments Related to Refunding

Resolution No. 2018-04 was presented, entitled:

RESOLUTION 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE QUARRY COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON APRIL 9, 2018, AT 10:00 A.M. AT THE QUARRY BEACH CLUB, 8975 KAYAK DRIVE, NAPLES, FLORIDA 34120, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY

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**DESCRIBED AS THE QUARRY COMMUNITY
DEVELOPMENT DISTRICT IN ACCORDANCE
WITH CHAPTERS 170, 190 AND 197, FLORIDA
STATUTES.**

Mr. Evans confirmed that the costs were reasonable and Mr. Lindahl advised that the assessment levels were supported fairly and equitably.

A **motion** was made by Mr. Rex, seconded by Mr. Doll and passed unanimously to adopt Resolution No. 2018-04, as presented, setting the Public Hearing for 10:00 a.m. on April 9, 2018.

7. Consider Resolution No. 2018-05 – Authorizing Resolution

Resolution No. 2018-05 was presented, entitled:

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE QUARRY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$2,500,000 IN AGGREGATE PRINCIPAL AMOUNT OF THE QUARRY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018 (THE “BONDS”), TO PAY ALL OR A PORTION OF THE DESIGN AND CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS RELATING TO THE EROSION OF LAKE BANKS WITHIN THE DISTRICT CAUSED BY HURRICANE IRMA AND INCIDENTAL COSTS RELATING THERETO (THE “2018 PROJECT”), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING U.S. BANK NATIONAL ASSOCIATION TO SERVE AS TRUSTEE; APPROVING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND A FIRST SUPPLEMENTAL TRUST INDENTURE RELATING TO THE BONDS IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PLACEMENT AGREEMENT; AUTHORIZING THE PRIVATE PLACEMENT OF THE BONDS TO FLORIDA COMMUNITY BANK, N.A. PURSUANT TO THE CONDITIONS SET FORTH HEREIN AND IN THE BOND PLACEMENT AGREEMENT; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN),

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COLLIER COUNTY, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM THE 2018 PLEDGED REVENUES WHICH INCLUDE THE 2018 SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE 2018 PROJECT; PROVIDING FOR OTHER RELATED MATTERS AND PROVIDING AN EFFECTIVE DATE.

Mr. Earlywine went over the resolution and asked that the Board authorize the Chair to execute the document.

A **motion** was made by Mr. Rex, seconded by Mr. Hollrah and passed unanimously to adopt Resolution No. 2018-04, as presented, authorizing the Chairman to execute on behalf of the District.

I. ADMINISTRATIVE MATTERS

Ms. Dailey went over the District's future meeting schedule, noting that March 20 at 11:00 a.m. was a regular meeting, April 9 at 10:00 a.m. was the Public Hearing on the assessments, and the regular meeting dates of April 17 and June 19 would have the budget presentations.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 3:26 p.m. on a **motion** made by Mr. Doll, seconded by Mr. Rex and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair