



**QUARRY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
SPECIAL BOARD MEETING  
DECEMBER 12, 2017  
11:00 A.M.**

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

[www.quarrycdd.org](http://www.quarrycdd.org)  
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**AGENDA**  
**QUARRY COMMUNITY DEVELOPMENT DISTRICT**  
The Quarry Beach Club  
8975 Kayak Drive  
Naples, Florida 34120  
**SPECIAL BOARD MEETING**  
December 12, 2017  
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. November 14, 2017 Special Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Review and Rank the Engineering Proposal for the IRMA Repairs to the Shoreline
    - Turrell Hall & Associates Inc.
- I. Engineering Report
- J. Administrative Matters
- K. Board Members Comments
  - 1. Discussion Regarding Temporary Boat Ramp – Chair Barry Demovsky
- L. Adjourn

**Naples Daily News**

Dec. 1, 2017

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 December 12, 2017, at 11:00 a.m. at The Quarry Beach Club located at 8975 Kayak Drive, Naples, Florida 34120, instead of on December 19, 2017, as previously published.

The purpose of the Special Meeting is for the Board to review and rank the engineering proposals for Hurricane Irma repairs to the shoreline 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)

December 1, 2017 No. 1833445

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
NOVEMBER 14, 2017

**A. CALL TO ORDER**

The November 14, 2017, Special Board Meeting of the Quarry Community Development District was called to order at 10:02 a.m. at the Golf Lodge at the Quarry located at 8950 Weathered Stone 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 November 7, 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	Present
Supervisor	Glenn Hollrah (via phone)	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 (via phone)	Hopping Green & Sams
District Engineer	Josh Evans	JR Evans Engineering

Also present were Adam Radler, Quarry Manager; Cheryl Ollila, the QCA President; and those indicated on the attached sign-in sheets.

**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 comments from the residents about their dissatisfaction with the size of the meeting room. Mr. Demovsky responded that the restaurant was not available and the meeting location had been publicly advertised.

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
NOVEMBER 14, 2017

District resident Tim Cantwell indicated that statements were not included in the minutes. Ms. Dailey responded that the minutes are summary only and not verbatim. She added that only motions made by the Board are required to be in the minutes. He then asked about the budget line item regarding engineering and the percentage that is materials. Mr. Demovsky stated that it was 100% engineering fees.

District resident Kevin Mooney asked if the annual inspection documents had been turned over. Mr. Evans stated that they are provided to the QCA every year. Mr. Demovsky noted that there has never been a line item in the QCA budget for lake maintenance. Manager Adam Radler advised that no reports had ever been delivered and Mr. Hollrah asked if there had ever been a year that things had not been done. Mr. Evans responded that they had been done by Pulte before the turnover.

District resident Arlene Litow noted that if there were reports, nothing was done and she had done it on her own dime. Mr. Rex responded that, obviously, there was a miscommunication since the repairs go to the QCA and then they do the repairs. Mr. Radler stated that Pulte did repair work after the turnover and Mr. Rex responded that it was required by the CDD before the Board would sign the final documents.

District resident Bill Cotter asked who was responsible for designing the rip rap on the lake. Mr. Rex responded that Wilson Miller was the responsible party.

Mr. Radler stated that there is a provision in the maintenance agreement with the QCA that if negligent, maintenance goes back to the CDD and they are to bill the association. Mr. Rex noted that Mr. Evans prepared the inspection reports and Pulte made the repairs until 2016 and that all was maintained and repaired. He further stated that everything was built in accordance to the permits and was not defective.

District resident Bill Cotter stated that there was a slope problem on the lakes and felt they were defective. Mr. Rex responded that an engineer cannot change a drawing and that they were built as they were hired to do.

District resident Gerry Williams stated that the rip rap at the golf course has different sizes and with a lawsuit against Pulte, he felt it was a conflict to have Mr. Evans as the engineer. Mr. Evans responded that it is typical to use the engineer of record and is generally an exception to the rule not to keep the same engineer. He added that standard specifications follow the land development code and are permitted; therefore, the inspection is to show that things were built according to plan. Mr. Williams then stated that the lawsuit is against the design, so he feels there was an impression of conflict. Mr. Evans stated that he is very confident in his product.

QCA President, Cheryl Ollila stated that, at the time, Scott Brooks was the Chairman of the CDD and the QCA, which is very one-sided to have one person represent both parties.

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
NOVEMBER 14, 2017

District resident Lloyd Scleip stated that the residents do not always agree, but they are friends and neighbors who have to fix someone else's mess. He noted that they have been cognizant of the issues for the past two years and underreacted to the problems that were exasperated by the storms. Mr. Scleip furthered that now they are overacting and he has faith that the process will see itself through. He added that he lives on a lake with a boat on site and now he is no longer allowed to board. He felt this was an overreaction and asked for a timetable of how and when he would have his boating privileges returned. Mr. Radler responded that he was not ready to comment on that issue at a CDD meeting. Mr. Scleip stated that tests should be conducted to measure waves and Mr. Rex stated the CDD could talk to the repair engineers to look at this issue.

**F. APPROVAL OF MINUTES**

**1. October 10, 2017 Special Board Meeting**

The October 10, 2017, Special Board Meeting minutes were presented for approval.

Ms. Ollila noted that the minutes reflected that she expressed dissatisfaction with JR Evans Engineering and it should read that she expressed a conflict of interest with JR Evans Engineering.

A **motion** was made by Mr. Rex, seconded by Mr. Doll approving the minutes of the October 10, 2017, Special Board Meeting, as amended. 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. Consider Resolution No. 2017-07 – Adopting Procurement Policies**

Resolution No. 2017-07 was presented, entitled:

**RESOLUTION 2017-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE QUARRY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROCUREMENT POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Mr. Haber noted that Chapter 190, Florida Statutes governs the manner in which a CDD procures professional services, construction work and materials and supplies. Resolution 2017-07 was prepared to provide more detail and formality to the provisions in Chapter

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
NOVEMBER 14, 2017

190. Based on a meeting with FEMA representatives, it was determined that it is in the CDD's best interest to continue to rely on Chapter 190 rather than adopt an additional procurement policy. Therefore, his recommendation was to withdraw the resolution and take no action. It was the consensus of the Board to follow Mr. Haber's recommendation. Staff and the Board will continue to apply Chapter 190, Florida Statutes in their procurement processes.

**2. Consider Approval of RFQ for Engineering Services and Evaluation Criteria**

Mr. Haber reminded the Board that they had authorized receiving a proposal from Coastal Engineering, which had not been submitted in a timely manner. He indicated that it made sense to have competitive companies propose to make the repairs as a result of Hurricane Irma, as it complies with Florida law for hiring engineers. He added that since meeting with FEMA it is obvious that they are making sure procurement processes comply with Florida statutes, so he is recommending that the Board follow the Consultants' Competitive Negotiations Act and put out a Request for Qualifications. He noted that the proposals cannot include a price. They are ranked based on evaluation criteria and at that point, negotiations commence. The process does not preclude anyone from responding.

A **motion** was made by Mr. Rex, seconded by Mr. Doll and passed unanimously approving the RFQ for Engineering Services and Evaluation Criteria, as presented.

**3. Consider Approval of Request from United Land LLC for a Letter of No Objection Regarding the Vacation of Raw Water Well Easement**

Mr. Haber explained that this was an existing easement that had been dedicated to Collier County and is not on CDD property, but the County has made surrounding property owners sign a letter of no objection.

A **motion** was made by Mr. Rex, seconded by Mr. Oldag and passed unanimously approving a Letter of No Objection to United Land LLC regarding the vacation of raw water well easement, as presented.

**I. ENGINEERING REPORT**

There was no Engineering Report at this time.

**J. ADMINISTRATIVE MATTERS**

Ms. Dailey advised that she would change the December meeting date to shortly after receipt of the engineering RFQs.

**K. BOARD MEMBER COMMENTS**

QUARRY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
NOVEMBER 14, 2017

Mr. Demovsky handed out a summary to those in attendance regarding the meeting with FEMA and the processes involved for reimbursement (attached hereto and made a part hereof).

There was a general discussion of the residents regarding changing the engineer of record, communications on Board actions, use of a different venue for meetings, expected experience of engineers and advertising for such, and whether or not making a claim to FEMA for damages would weaken the case the community has against Pulte. There were questions regarding homeowners making repairs and Mr. Haber responded that the District had received such requests and that counsel for the QCA wants to inspect those areas before repairs are made. He added that if the homeowners want to make changes, the CDD can make the QCA's counsel aware of those requests so they can be inspected. Those who made repairs did so at their own expense and it is unknown yet if they are reimbursable expenses. There was discussion on a timeline and Mr. Rex responded that he estimates construction to begin in the first quarter of 2018.

**L. ADJOURNMENT**

There being no further business to come before the Board, the Special Board Meeting was adjourned at 12:35 p.m. on **motion** made by Mr. Rex, seconded by Mr. Doll and passed unanimously.

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Secretary/Assistant Secretary

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Chair/Vice-Chair