

**THE QUARRY
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING
MARCH 16, 2020**

Quarry Community Development District
Inframark, Infrastructure Management Services
210 North University Drive Suite 702, Coral Springs, Florida 33071
Telephone: 954-603-0033; Fax: 954-345-1292

March 9, 2020

Board of Supervisors
Quarry Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Quarry Community Development District will be held Monday March 16, 2020 at 12:00 p.m. at the Quarry Beach Club, 8975 Kayak Drive, Naples, FL 34120. Following is the advance agenda for the meeting:

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Closed Litigation “Shade” Session**
 - A. Discussion of Settlement Negotiations/Strategy Related to Litigation Expenditure
- 5. Reconvene of Regular Meeting**
- 6. Public Comments on Agenda Items**
- 7. Organizational Matters**
 - A. Acceptance of Resignation - George Cingle
 - B. Discussion and Consideration of Vacant Seat #2
 - i. Rached Karanough
 - C. Consideration of Resolution 2020-04, Designation of Officers
- 8. Written Reports**
- 9. District Manager’s Report**
 - A. Approval of the Minutes of January 22, 2020
 - B. Approval of the Minutes of February 17, 2020
 - C. Acceptance of the Financial Report, February 2020 and Approval of the Check Register and Invoices for February 2020
 - D. Discussion of District Website – links & revisions
 - E. Discussion of Action Item List from Meeting Notes
 - F. Update on Bridge Coverage
 - G. Update on Records Retention
 - H. Discussion of Minutes Format
- 10. Attorney’s Report**
 - A. Update Regarding Property Due Diligence Items
- 11. Engineer’s Report**
 - A. Status of Phase III Project and Progress Report

Quarry CDD
March 9, 2020
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B. Discussion of Engineer's Annual Inspection

12. Business Items

A. FEMA Update

13. New Business Items

14. Old Business Items

A. Update of CD101 Book

15. Action Items

A. Reserve Fund

16. Supervisor Requests/Reports

- Admin
- Finance
- Lake & Preserve
- Legal
- Engineering
- Complaints
- Construction/Projects
- Liaison – QCA, HBCDD, HBVA

17. QCA Modification Committee/CDD Easement Requests

A. Pending Approvals

B. New Approvals

18. Audience Comments

19. Adjournment

All other supporting documents for agenda items are enclosed or will be distributed separately. The balance of the agenda is routine in nature and staff will present their reports at the meeting. I look forward to seeing you at the meeting and in the meantime, if you have any questions, please contact me at (904) 626-0593.

Sincerely,

Bob Koncar

Bob Koncar
District Manager

cc: Jere Earlywine Jeffrey Satfield Wes Haber Albert Lopez

Seventh Order of Business

7A

9265 Quarry Drive
Naples, FL 34120

February 28, 2020

Mr. Robert Koncar
General Manager
Inframark Management Services
5911 Country Lakes Drive
Fort Myers, FL 33905

Dear Bob,

This letter confirms my resignation from the Quarry Community Development District (CDD) at 5:00 PM on Friday, February 28, 2020.

Accompanying this letter is a Memorex Flash Drive that contains all of the files and Emails that I produced or received during my tenure as Chairman of the Quarry CDD. It is my intent to no longer be custodian of this information after my resignation, and I will no longer be maintaining any CDD records after my resignation date.

If you have any questions or need additional information, please let me know.

Sincerely yours,

A handwritten signature in blue ink that reads "George Cingle III". The signature is written in a cursive style with a stylized "G" and "C".

George Cingle III

cc: Wes Haber via Email
Stan Omland via Email

7Bi.

Educational Background

- 1985 Master of Science, (Mechanical Engineering)
Gannon University, Erie, Pennsylvania.

- 1983 Bachelor of Engineering, (Civil Engineering)
Youngstown State University, Youngstown, Ohio

Professional Registration

1990 to Present

- ***Professional Engineer P.E.***

Professional Highlights

2019 to Present

- ***Sunbelt Rentals / Scaffold Division***
Fort Mill, North Carolina
National Strategic Customer Manager

2013 to 2019

- ***Sunbelt Rentals / Scaffold Division***
Fort Mill, North Carolina
Regional Scaffold Operation Manager, Engineering Department Oversight

2011 to 2013

- ***Dependable Scaffolding***
North Olmsted, Ohio
Principal

1999 to 2011

- ***WACO Scaffolding & Equipment***
Cleveland, Ohio
Senior Vice-President of Operations
Member of Board of Directors

1997 to 1999

- ***WACO Scaffolding & Equipment***
San Diego, California
Vice-President of Western Region
Member of Boards of Directors

1995 to 1997

- ***WACO Scaffolding & Equipment***
Cleveland, Ohio
Vice-President of Technical Services
Member of Board of Directors

1988 to 1995

- ***WACO Scaffolding & Equipment***
Cleveland, Ohio
Chief Engineer

1985 to 1988

- ***Mahoning County Engineer***
Youngstown, Ohio
Deputy Bridge Engineer

7C.

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE QUARRY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Quarry Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE QUARRY COMMUNITY DEVELOPMENT DISTRICT:

1. District Officers. The District officers are as follows:

_____ is appointed Chairperson.
 _____ is appointed Vice-Chairperson.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.

Bob Koncar is appointed Secretary.

Stephen Bloom is appointed Treasurer.

Alan Baldwin is appointed Assistant Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 16th day of March, 2020.

Attest:

**The Quarry
Community Development District**

Assistant Secretary

Chair of the Board of Supervisors

Eighth Order of Business



2216 Altamont Avenue
Fort Myers, Florida 33901
Phone: 239.332.5499
Fax: 239.332.2955
www.cphcorp.com

The Quarry CDD – Engineers Report March 2020

Shoreline Repairs Phase III

- All shoreline riprap work completed on March 6th
- QE currently working on staging area restoration, sidewalk repairs, gutter repairs and docks punch list repairs.

Spinner Cove Repairs

- Work was completed February 4th

Fieldstone Repairs

- Sewall and berm repairs completed February 28th

Preserve Assessment

- CPH field work was completed on February 26th. Report completion expected by March 31st.

Quarry Attorney Report

1. At the February meeting the Board authorized an extension to the contract with Quality Enterprises USA, Inc. ("QE") from February 28, 2020 to March 7, 2020. In connection with that authorization, the District and QE entered into Change Order Seven, which, in addition to extending the date of completion to March 7, also increased the contract price by five dollars to correct a typo on a prior change order.

2. At the February meeting the Board inquired about the applicability of the ADA to records that the District may want to post on the District's website. Specifically, inquiry was made regarding what protection the District has if a claim is made against the District for a noncompliant document being posted on the website. The District's first level of protection is its liability insurance policy. When ADA claims on CDD websites started arising, the District's insurer indicated that, to the extent a CDD wanted coverage for such a claim, the CDD would be required to enter into an agreement with an ADA specialist to remediate and maintain the CDD's website. In that regard, the CDD entered into its *Agreement Between Quarry Community Development District and Innersync Studio, Ltd., DBA Campus Suite, for Website Auditing, Remediation and Maintenance Services* (the "ADA Agreement"). Pursuant to the ADA Agreement, the Contractor is, amongst other obligations, required to remediate up to 750 pages of new documents per year; manage and maintain the District's website; and perform monthly audits to ensure compliance. Additionally, the agreement obligates the Contractor to indemnify and hold the District harmless from any claims arising out of the Contractor's willfully reckless or willfully negligent acts or omissions. Should there be a shortfall on the extent of the liability insurance coverage, the District would likely seek to rely on the indemnification provision in the agreement, to the extent the Contractor's actions met the standard.

Ninth Order of Business

9A.

**MINUTES OF MEETING
THE QUARRY
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Quarry Community Development District was held Monday January 22, 2020 at 1:00 p.m. at Quarry Beach Club located at 8975 Kayak Drive, Naples, FL 34120

Present and constituting a quorum were:

George Cingle	Chairman
Stanley T. Omland	Vice-Chairman
Timothy B. Cantwell	Assistant Secretary
Lloyd Schliep	Assistant Secretary
William Flister	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Jere Earlywine	District Counsel
Albert Lopez	District Engineer
Alan Baldwin	Account Manager, Inframark

The following is a summary of the discussions and actions taken at the January 22, 2020 Quarry Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order

- Mr. Koncar called the roll and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- The pledge of allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Cantwell seconded by Mr. Omland with all in favor the agenda was approved. 5-0

FOURTH ORDER OF BUSINESS

Closed Litigation "Shade" Session

A. Instruction

B. Discussion Regarding Settlement Negotiations or Strategy Related to Litigation Expenditure

- The “Shade” session was completed and there will be a hearing on January 27, 2020. This is a status conference to set the hearing on the motions so they can continue with this as it is.
- Mr. Omland stated since finishing the “Shade” session and discussing the issues between them and BG Mine it is his recommendation in a form of a motion they continue to proceed along the path they have discussed at the “Shade” session which they cannot discuss in public due to the nature of the confidentiality aspect.
- He asked and suggested they schedule another “Shade” session at a future date to be determined today so this notice has been accomplished for further discussions. They can always cancel it, if there is no reason to have that session but he would rather have it in the public forum now.

On MOTION by Mr. Omland seconded by Mr. Schliep with all in favor proceeding on the current path towards litigation with BG Mine was approved. 5-0

- Mr. Earlywine stated in terms of setting the “Shade” session, they need to be very specific about the record as it relates to this. He asked Mr. Traficante when a good time is to have another “Shade” session. He realizes the court calendar has not been set yet, but they do need to announce the date and time at today’s meeting.
- Mr. Traficante asked if they wanted to have the “Shade” session before or after the hearing. It was indicated by the Board to have the “Shade” session after the hearing.
- Mr. Omland asked if they should have a “Shade” session before their next regular meeting which would be the third Monday of February and if any action would be needed before that date.
- Further discussion ensued on this matter.
- Discussion ensued regarding having the “Shade” session at the February meeting but noted their February meeting location is not available on the scheduled meeting date and will have to be changed. Further discussion ensued regarding changing of the meeting date, but no decision was made.

FIFTH ORDER OF BUSINESS**Open Discussion of Matters Regarding Litigations**

- Mr. Traficante provided a brief synopsis to the Board and residents.
- The Litigation Counsel and District Counsel are looking for direction from the Board in connection with the BG Mine litigation with further discussion regarding the settlements and litigation expenditures. Based on this discussion, it was decided to have the “Shade” session on March 16, 2020 at 12:00 pm at the current meeting location. The closed session will last approximately one hour and in attendance will be the Board of Supervisors, Bob Koncar, District Manager, Jere Earlywine, Wes Haber as well as Michael Traficante and a court reporter.

On MOTION by Mr. Schliep seconded by Mr. Cantwell with all in favor to hold a “Shade” session on March 16, 2020 at 12:00 pm at the current meeting location was approved. 5-0

SIXTH ORDER OF BUSINESS**Public Comments on Agenda Items**

- There being no public comments, the next agenda item followed.

SEVENTH ORDER OF BUSINESS**District Manager’s Report****A. Approval of the Minutes of December 16, 2019**

- Mr. Koncar asked if there were any corrections, deletions or changes to minutes. Mr. Cantwell questioned what the format changes were to the minutes.
- Mr. Cantwell stated the request was his and it was a suggestion not a directive. In his career he always avoided bullets because when you want to refer to a paragraph it is paragraph C third bullet down. He wanted to have an organization outline.

On MOTION by Mr. Omland seconded by Mr. Schliep with all in favor the minutes of December 16, 2019 meeting were approved as amended.

B. Acceptance of the Financial Report, November and December 2019 and Approval of the Check Register and Invoices for November and December 2019

- Mr. Koncar presented the financial report for November and December 2019. He indicated if the Board recalls, they have changed the format for the financials and Mr. Baldwin, Account Manager from Inframark is here and will address any questions the

Board has on the financials in terms of how we reformatted them. Mr. Koncar proceeded to state with the financials and check register they always request the Board approves the financials or accepts them for the record as well as the check register and this gives the Board approval authority over the money being spent and this is why it is listed this way in the agenda.

- Mr. Koncar asked Mr. Baldwin to share with the Board what the differences are on the financials as they are presented. Mr. Omland asked in the interest of space and using less paper whether they can have two invoices per page.
- Mr. Baldwin indicated there are other clients where the invoices are sent directly to the Board members and not part of the agenda package which reduces the size of the agenda package. Mr. Omland stated his preference was for the invoices to remain part of the agenda package.
- Discussion ensued regarding the page as it relates to the ADA compliance and the per year if they go over 750 pages.
- Mr. Koncar provided the Board with a draft copy of the website changes to review.
- Mr. Koncar will follow-up with accounting to see if the format changes requested by Mr. Omland for invoices can be provided in the next agenda package.
- Further discussion ensued regarding the invoices being accessible via Avid and the question arose regarding duplicating the process by having them in the agenda package.
- Mr. Baldwin provided an overview of the new format financial report and provided a handout which are the notes to the financials. Further discussion was had with the Board and Mr. Baldwin regarding the financial report and the budget.

On MOTION by Mr. Omland seconded by Mr. Cantwell with all in favor acceptance of the financial report for November and December 2019 and the check register was approved. 5-0

C. Motion to Assign Fund Balance as of January 31, 2020

- Mr. Koncar explained the purpose of this motion.

On MOTION by Mr. Omland seconded by Mr. Cantwell with all in favor motion to assign fund balance was approved as presented. 5-0

D. HOA/CDD Transition and Related Maintenance Items

i. Update on 2020 Lake Maintenance Quotations

- Last year prior to Quarry CDD taking over the lake maintenance, there was a meeting with the Lake Committee to flush out what the scope of service is going to be. It is not different than being handled by the QCA, but it basically deals with lakes and ponds which they have put out to their current contractor for which they received a proposal back in January 17, 2020. The proposal breakdown was discussed.
- On Monday, Mr. Flister went out with Jeremy, Manager for CES and they identified the areas where cutting is necessary especially in the north end. They are going to try to get this taken care of and hit it with some herbicide afterward. Two different treatments of herbicide for the spring and summer season.
- Discussion ensued regarding the work being done for the golf course and having a report which is presented at each monthly meeting as it relates to the progress.

On MOTION by Mr. Omland seconded by Mr. Cantwell with all in favor contract for lake maintenance with CES subject to legal sign off and to designate Supervisor Flister as the Project Liaison to provide direction for the work of the vendor under the contract with the cost of the work not to exceed the total cost of the contract in the amount of \$140,000 was approved. 5-0

ii. Update on 2020 Preserve Maintenance Specification Development

- The purchase order has been issued to CPH for their experts to begin the work on that development and it is important to issue this on a timely basis. The responsibility was handed over to the CDD on January 1, 2020 and they want to get that rolling. They have time to do both the study and identify vendors for that work.

iii. Update Regarding Golf Club/CDD Cost Share Agreement

- Mr. Earlywine provided an update on the golf club/CDD cost sharing agreement. The agreement essentially needs to be renegotiated and they are getting close to finishing this up. The golf club has asked they look at making sure the analysis is correct and what

their share is and what the undertaking involves. They are close to the end of the analysis and should have it wrapped up and have something back to the Board for consideration at the next Board meeting.

iv. Consideration of Quote for Surveying Work

- Item not discussed.

E. New CDD Website Update

- Mr. Koncar mentioned this was discussed briefly and documentation was sent to each Board member. There were some comments received which he forwarded on to Campus Suite for their feedback. If there is not any other feedback from the Board members, they will go forward with what they have.
- Mr. Koncar asked if there are any additional comments or questions on the website. The comments received relates to the timing of the project and being able to communicate this to the residents. Mr. Koncar will get notice from Campus Suite on when they are ready to go live and then an email blast will be done to inform all the residents.
- Mr. Cingle suggested asking Tina to put on the Quarry notice board of events of the new CDD website.

F. Discussion of Opening a Money Market Account

- Mr. Koncar indicated there was discussion at the last meeting about opening a money market account. He believes a question was asked at the last meeting about interest received on District funds.
- Mr. Cantwell stated the interest level on a money market account is virtually nothing and mentioned the Mutual of Omaha bank has a program which is specifically designed for HOAs.
- Mr. Koncar mentioned one of the things for the District under Florida Law is they are restricted to where they can invest the public funds. In the Florida Statute there are 47 different bank entities which are qualified and have to be qualified as a public depository in order for the District to put funds in there. Mr. Koncar will follow-up to check to see if the Mutual of Omaha is one of these banks and let the Board know.

On MOTION by Mr. Cantwell seconded by Mr. Flister with all in favor to establish a money market account for District funds with a report back at the February meeting on which institution the money market has been opened at was approved. 5-0

EIGHTH ORDER OF BUSINESS**Attorney's Report****A. Update Regarding Property Due Diligence Items****i. Discussion on "Sea Wall" and Beach Area Assumption of Responsibilities**

- Mr. Earlywine discussed the CDD supervisor notebooks for which they continue to make some progress they recently had a call with Mr. Omland, District Engineer and District Manager and took some notes. He has updated the notebook index and there are a few items they are waiting on to be added to the notebook and you should have it shortly.
- The other item they have is the property analysis which they spoke about the last few months. This analysis is now concluded, and they have reached out and had a phone conversation with the HOA and their counsel which went very well. They are open and receptive to doing some sort of document which would help memorialize so they can record it and have it on file so people can understand who is responsible for what. They are hoping they could do a Memorandum of Understanding and have the CDD staff draft the document to start with and he has a meeting February 20, 2020 and would like to have this on their radar to be approved.
- Mr. Earlywine would like to get the approval from the Board to authorize CDD counsel to prepare this document and share it with the HOA and bring the document back to the Board for final consideration and approval at the next meeting.

On MOTION by Mr. Omland seconded by Mr. Schliep with all in favor the MOU with the QCA for the seawall and beach area assumption of responsibilities and bring it back to the Board at the next meeting was approved. 5-0

- Mr. Omland had one question on the first item of the report which was the CDD 101 book. He knows they have made progress and has given Mr. Lopez his mark-up on his. He would like to set a new target date. He is hoping to have a draft report of the document to distribute before the February meeting.

- Mr. Earlywine stated the notebook itself and the index changes have already been made and is ready to go. The documents which he thinks are the front-end deals with some of the property due diligence.
- He can certainly have a draft back to the Board within the next two weeks but would like another 'team' call. He would set two weeks to have a draft as there might be a few pending items, but he will identify those within a two-week timeframe.

NINTH ORDER OF BUSINESS**Engineer's Report****A. Status of Phase III Project and Progress Report****i. Report on Phase III Progress**

- Mr. Lopez presented an update status on Phase III. Phase III is moving along quickly since the break from the holidays. So far, they have completed 57% of the work and he does not see any problems on meeting the February 28, 2020 Phase III date.

ii. Review and Approval of Golf Course #3 Fairway Washout Area Repair

- The review approval of the golf course # 3 fairway washout was taken care of last week. QE repaired about 200 linear feet of washout which was not part of Phase III but because of the amount of material they were able to save, through the first half of the project they have plenty of material to take care of that with no change orders to the project.

iii. Boat Dock Inspections Status Discussion

- Mr. Schliep reported the inspections are ongoing.

B. Status of Spinner Cover Project by Copeland Enterprises

- Mr. Lopez stated the berm work has been completed, the sod has been placed, and a new sprinkler head has been added. Unfortunately, due to the cold weather these past two days, they have not been able to complete the repairs on the seawall as the material is not adhering the way it should and so they will wait until the weather warms up so they can complete the repairs on the seawall.
- Mr. Cingle would like the Board to approve a change order to Copeland in the amount of \$400 for the removal of the dock from the property. Upon inspection, they found two submerged docks and Scott Copeland removed both docks at no charge. He did an inspection of the sprinkler system and found out there were areas that were dead zones and in order for him to place the sod and guarantee the life of the sod until something

could be done, he installed temporary sprinklers which Down to Earth essentially buried for free for the Quarry CDD.

On MOTION by Mr. Cingle seconded by Mr. Schliep with all in favor a change order for Copeland in the amount of \$400 to remove sunken docks and placement of temporary sprinklers was approved. 5-0

C. Status of Fieldstone Drainage Project by Down to Earth

- Mr. Lopez stated they started the work on Monday. They have done 40% of the excavation work and have all the material ready on site. They have an estimated two weeks for the completion of this work. Further discussion ensued on this matter.
- Mr. Cingle asked for a purchase order for Down to Earth in the amount of \$815 for the extension of the sprinkler system to cover the new sod that is required for Graphite Circle.
- Mr. Omland stated he appreciates the Chair's transparency and asking the Boards' consent for these small change orders but thought they had empowered the Chairman to make decisions on those expenditures. His suggestion is they affirm the Chairs' decisions on these small expenditures and not necessitating a formal motion. He feels the Board empowering the Chair with these decisions should be enough.

TENTH ORDER OF BUSINESS

Business Items

A. FEMA Update

- Mr. Omland corresponded with FEMA and they asked for additional information. He extended to the community their gratitude to Chip Harrington who maintained a documented file on the community, and he provided a CD prior to leaving. In that file, he found 40 photographs of the shoreline pre-Irma which FEMA required and was able to provide FEMA what they wanted.

ELEVENTH ORDER OF BUSINESS

New Business Items

A. Retention Pond Pipe Cleaning Proposal

- Last year, the Board discussed the necessity to maintain the underground drainage system and they got involved with the lake repair project which was tabled as the lake levels did not allow them access to the pipes.

- In discussion with the Golf Club through Rodney Whistler, Mr. Cingle and Mr. Schliep have worked together to develop a comprehensive list of problem areas around the community specifically with regards to these pipes. He has a proposal from Down to Earth and is the same amount they quoted last year which is great and it is for three holes on the golf course.
- Discussion ensued regarding the cost of \$13,500 for the three different pipes to be cleaned, but he has only presented the two holes at a cost \$7,850. Further discussion ensued on this matter.

On MOTION by Mr. Cingle seconded by Mr. Schliep with all in favor the proposal from Down to Earth for the retention pond pipe cleaning in the amount of \$7,850 for Lakes 41 and 47 was approved. 5-0

B. Change Order for NTE \$900 to the Copeland P.O. for "Sunken Dock Section Removal from Job Site

C. Quarry Golf Course Lakes Assessment Proposal

- Items were discussed earlier in the meeting.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Omland asked the engineer and attorney to provide written reports where possible and to include as many discussion attachments in the meeting book. For example, the proposal discussed today would have been good to be part of the meeting book.
- He would like the Board to calendar for a future date the commencement of a reserve fund study as it is something they should have on their long-term agenda.
- Discussion ensued regarding the SDS hard copy storage bill.
- Mr. Koncar stated he will provide the records retentions act and will provide a report on how many boxes are currently under the records retention.
- Mr. Omland has received a number of requests from residents regarding the status of the CDD bond which they would be interested in paying off. Further discussion ensued on this matter.

- 329 • Mr. Earlywine states, Inframark maintains an assessment roll which has each individuals
330 par amount that they owe on each bond debt. Anyone can contact Inframark and get this
331 information.
- 332 • Mr. Cingle was told by SDS that there is no retroactive payback if FEMA reimburses. So,
333 if you pay your bond off you do not get your money back. He asked if this is correct, and
334 Mr. Earlywine stated it is correct - if you go back and refinance the bonds, they will not
335 get the benefit of those savings.
- 336 • Further discussion ensued on this matter.
- 337 **A. Discussion of George Cingle Resignation**
- 338 • Mr. Cingle formally announced his resignation from the Board of Supervisors effective the
339 close of business, February 28, 2020. He thanked everyone in the community for their
340 support and providing him with an opportunity to serve it has been his privilege assisting
341 everyone in the community.
- 342 • Mr. Cantwell mentioned the next steps once Mr. Cingle leaves the Board.
- 343 • Mr. Earlywine stated Mr. Cingle has been a great asset to this community and he has
344 enjoyed working with him. In terms of Mr. Cantwell's comments, the Board needs to
345 think of the next steps. There are four requirements to be on the board; 1) 18 years of
346 age or older, 2) US Citizen, 3) Legal Resident of Florida and the District and 4) Registered
347 to vote in Collier County.
- 348 • The Board can appoint a replacement, and this can be done by advertising on the website,
349 sending a notice out through the HOA or word of mouth. Further discussion ensued on
350 this matter.
- 351 • Mr. Cantwell asked Mr. Koncar to draft a short notice requesting candidates submit
352 qualifications for the vacant seat. Mr. Koncar will draft a statement for the vacant seat.
- 353 • Discussion ensued regarding the February meeting date. Mr. Earlywine stated he thought
354 they had set the meeting date because they were not sure when the February hearing
355 would be. They set the "Shade Session" and the Board meeting for March 16, 2020. He
356 questioned whether there is also a date in February? He was told they have the meeting
357 officially set for February 19, 2020 but the location is not available. After further

358 discussion on a Board consensus it was decided to have a meeting on Monday February
359 17, 2020 at 1:00 pm.

- 360 • Mr. Cingle shared his thoughts and indicated it has always been about the team and this
361 Board would not have been successful without being a team.

362

363 **THIRTEENTH ORDER OF BUSINESS**

Audience Comments

- 364 • Audience comments were received.

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366

367 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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369 On MOTION by Mr. Cantwell seconded by Mr. Omland with all in
370 favor the meeting adjourned. 5-0

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373

374

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

9B.

**MINUTES OF MEETING
THE QUARRY
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Quarry Community Development District was held Monday February 17, 2020 at 1:00 p.m. at Quarry Beach Club located at 8975 Kayak Drive, Naples, FL 34120

Present and constituting a quorum were:

George Cingle	Chairman
Stanley T. Omland	Vice-Chairman
Timothy B. Cantwell	Assistant Secretary
Lloyd Schliep	Assistant Secretary
William Flister	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Wes Haber (<i>on the phone</i>)	District Counsel
Alan Baldwin	Account Manager, Inframark

The following is a summary of the discussions and actions taken at the February 17, 2020 Quarry Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order

- Mr. Koncar called the roll and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- The pledge of allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

- Additional items were added under the Attorney's Report, Engineer's Report and New Business.

On MOTION by Mr. Omland seconded by Mr. Schliep with all in favor the agenda was approved as amended. 5-0

FOURTH ORDER OF BUSINESS

Public Comments on Agenda Items

- No comments were received, there being none the next agenda item followed.

FIFTH ORDER OF BUSINESS**District Manager's Report****A. Approval of the Minutes of January 22, 2020**

- Mr. Koncar asked if there were any corrections, deletions, changes to the minutes. Changes were requested and will made part of the final record.

On MOTION by Mr. Omland seconded by Mr. Schliep with all in favor the minutes of January 22, 2020 were approved as amended. 5-0

B. Acceptance of the Financial Report, January 2020 and Approval of the Check Register and Invoices for January 2020

- Mr. Koncar informed the Board Mr. Baldwin was present at today's meeting should they have any questions as it relates to the financial report.
- The financials presented were those of January 2020 and on page 32 of the agenda package shows a table of all the assessment collections for the general funds and debt service funds and 93.3% has been collected.
- Mr. Koncar asked if there were any questions about the financial report. There being none,

On MOTION by Mr. Omland seconded by Mr. Cantwell with all in favor financial report for January 2020 was accepted and the check register and invoices for January 2020 was approved. 5-0

C. Discussion and Consideration of Upcoming Vacant Seat #2

- Discussion ensued regarding the upcoming vacant seat #2. Mr. Koncar informed the Board that seat #2 term expires November 2022. The notice of the vacancy was posted on the website as requested by the Board, but no resumes or letter of intent were received.
- Mr. Omland feels just posting the vacant notice on the website is not enough and suggested having it posted through the QCAs email blast. The Board requested Mr. Koncar provide the verbiage for the email blast but send it to the Board prior to forwarding it to the QCA.

- Mr. Cantwell has been reaching out to individuals he knows within the community and doing a bit of a recruitment effort. He has a few individuals who have expressed a modest interest. He will continue to make phone calls and speak to people.

D. Discussion of the Records Retention Act and Consideration of Resolution 2020-05

- This discussion was a follow-up from their last meeting. A resolution was provided which relates to the records retention act. Resolution 2020-05 outlines the statutory requirements for records retention.
- Mr. Omland questioned the cost to retain the records in a hard copy versus digital. SDS charged them for the records storage, however, Mr. Koncar stated they took that on at no charge to the District. Mr. Omland asked if Inframark has a policy of making every document digital, Mr. Koncar indicated they did not and what is recommended to their Boards, is to follow the records retention requirements in the Statute. This means everything, paper copies which are beyond their useful life, can be destroyed in accordance with the Records Retention Act and reduces the number of hard copies.
- Mr. Omland suggested to make their documents digital. Mr. Baldwin informed the Board all the bond documents are kept as permanent records.

On MOTION by Mr. Schliep seconded by Mr. Cantwell with all in favor Resolution 2020-05, Appointment of A Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy was adopted.
5-0

E. Follow-up on the Money Market Account

- Mr. Baldwin presented this item which was discussed at the last meeting. He stated they started the documentation with Bank United to open the money market account. They issued them a \$130,000 check to open the account and once they have the signatures then they will move a bulk of the Districts' money into the money market account so they can start earning interest.

F. Follow-up on the Website and Go Live Date

- Mr. Koncar received some comments from Mr. Omland on the original draft of the website. He made some changes but will redistribute the draft to the Board for additional comments. Once these comments are received, they will be ready to go live, at which time they can get with QCA and ask them to do an email blast announcement.

G. Discussion of Insurance for Bridge

- This was a previous discussion, and Mr. Koncar was able to confirm this is something the CDD needs to cover. For the record, this is insurance which was previously covered, but is being withdrawn and the Board needs to pick this coverage up. Mr. Koncar indicated he has not gotten the quote but will have one at the March meeting. This is for the bridge that joins at Heritage Bay.
- Discussion ensued on who should cover this bridge and further discussion was had on this matter.
- Mr. Schliep questioned why the bridge is different than the roads. Mr. Omland stated the bridges are part of the navigable water system and are part of the storm water management. The County wants the bridges to be maintained and are a larger safety feature and concern other than the roads. So, they have taken it upon themselves to bond and insure the bridges through their authority.
- Mr. Koncar concurred there are two issues, the insurance and the bond, but he will add this item on the next agenda for discussion. Mr. Omland indicated they have not budgeted for this. Mr. Koncar will have a quote to have it all done based on what they found out and the Board can decide at that time.

SIXTH ORDER OF BUSINESS

Attorney's Report

A. Update Regarding Property Due Diligence Items

i. Discussion on "Sea Wall" and Beach Area Assumption of Responsibilities

- Mr. Haber provided an update on the notebook and indicated they were close. He is working on some of the exhibits from the engineer. Further discussion ensued on this matter.
- Mr. Omland indicated CDD101 as he calls it, is a book which will show maps of the entire community, all the lots and homes. It will show the pipes, number the lakes and provide a chain of documents which asserts the Districts maintenance obligations. For relatively

new Board members, this book will get them up to speed much quicker and will be beneficial to future CDD members. Mr. Omland indicated this book while in the possession of all the supervisors, he questioned if this should also be on the District website. Mr. Haber stated it was not a requirement to be on the website. Further discussion ensued on this matter.

- Mr. Koncar discussed the contract with Campus Suite and indicated their work is based on taking the existing documents and making them ADA compliant. They will convert 750 pages a fiscal year at no additional charge. The problem is if you add too many large documents the District will start paying for additional pages. Mr. Omland suggested having links instead of posting the entire document.
- Mr. Flister asked if there is a community management expert that can review these documents to determine their applicability for an ADA website.
- Further discussion ensued on this matter.
- Mr. Koncar reminded the Board there will be a SHADE meeting scheduled at noon prior to the regular meeting in March.

ii. Water Testing Fees

- Mr. Cingle stated this item was regarding Mr. Haber's email. Mr. Haber provided a synopsis on this matter.
- Mr. Cingle stated the QCA sent him an invoice via email requesting payment for monthly water quality testing at the beach, as the QCA does not want to pay this. He spoke directly to the contractor and informed him they did not have a PO and he cannot authorize to have this paid, and the contractor proceeded to inform him they will stop all the testing and they need to post a sign at the beach which says 'no swimming permitted'.
- Extensive discussion was had on this issue and further discussion was had on who was responsible and the liability for this, whether it was QCA or the CDD.
- Mr. Omland stated they do not have a legal contract with the vendor and no bids were submitted. Mr. Haber provided his input.
- Mr. Cantwell worries about this from a liability standpoint and thinks it is a QCA obligation because of the recreational aspect.

- Mr. Flister stated he agreed but was concerned about the amount of people this will affect.
- Cheryl Ollila, the QCA President spoke and indicated she would investigate this charge further.

SEVENTH ORDER OF BUSINESS**Engineer's Report**

- Mr. Lopez was not present at today's meeting, and Mr. Cingle presented the engineer's report.

A. Status of Phase III Project and Progress Report

- Mr. Cingle presented the progress report on the Phase III project. He indicated several the areas were 100%, 95% and 0% completed. At the last reported period, they are under budget by a minimum of \$100,000. Mr. Omland asked if this includes the contingency or is that \$100,000 under the bid and contingency. Mr. Cingle stated the total included contingency so that would be \$100,000.
- With regards to the schedule QE asked for a March extension. Quality Enterprises has been very helpful in many aspects of the lakeshore including the addition of several areas of work. Because of the addition, and several other factors they have asked for a one-week extension changing the original February 28, 2020 completion date to March 7, 2020 for all work under the Phase II and III contract. Phase II contract includes the loading zone and Phase III contract includes a small area of stone next to the loading zone.

On MOTION by Mr. Cantwell seconded by Mr. Schliep with all in favor authorizing the contract extension for QE Phase II for one week up to March 7, 2020 was approved. 5-0

- Mr. Cantwell provided a comment on the additional work mentioned by Mr. Cingle.

B. Status of Spinner Cove Project

- The Spinner Cove Project covered the repair of the seawall down on Spinner Cove Drive as well as replacement of some of the washed-out areas all due from Hurricane Irma damage is completed and reviewed by the CDD engineer.

C. Status of Fieldstone Drainage Project – Change Order for Rock Removal

- This involved the encounter of rock in the trench excavation. The rock was so thick and large it broke the excavator trying to remove the rock and resulted in the delay of getting the project done.
- Down to Earth which is Centron, which is for Evergreen, has asked for a change order in the amount of \$9,500 to cover removal of rock, which includes the dumpster associated with the moving of the rock and additional top soil.

On MOTION by Mr. Omland seconded by Mr. Cantwell with all in favor authorizing a change order for Down to Earth for the fieldstone drainage in the amount of \$9,500 was approved. 5-0

- The projected completion date for the work on the pipe is this week and next week will be the sod repair, the plantings.
- Audience comments were received, and further discussion ensued on this matter.

D. Report on Ironstone Terrance Gutter Inspection

- The CDD was approached by a homeowner in Ironstone to review the gutter issue. Three weeks ago, the CDD Chief Engineer, the CDD Construction Manager and Mr. Cingle walked the entire perimeter of the Ironstone Terrace Community and found two major findings. There are sections at the side of each condo unit comprised of four corners, these sections are not equipped with gutters. Due to the lack of gutters it is resulting in massive amounts of water running off through directly unto the land in rainy season.
- Further discussion ensued on this matter, concluding this was an Ironstone HOA issue.

EIGHTH ORDER OF BUSINESS

Business Items

A. FEMA Update

- Mr. Omland provided a FEMA update. He indicated the attorney in Tallahassee is working very hard. FEMA is a large organization and their representative is new and has no idea what was done in the past. We are trying to stop the current process and have a meeting prior to an adverse decision being made to provide the full story. We are not asking for reimbursement for Phase III which is the portion of the project that repaired Phase I, however, we are entitled to get paid for Phase I and Phase II under FEMA.

NINTH ORDER OF BUSINESS

New Business Items

- Mr. Cingle indicated he was approached by the QCA Modification Committee asking the CDDs' position on addition of vegetation, plants and trees only within the lake maintenance easement. Some homeowners have lanai cages and patios which are directly above the easement and there is a QCA architectural standard which requires plants to be placed on the corners of the cages. He was asked two things, whether the CDD is comfortable with this and can they develop a process to quickly and easily approve this without the homeowner incurring a \$500 fee. He is recommending to the Board that the District Engineer prepare a policy and procedure which the Modification Committee can use to judge the applicability of the request for this special situation only, as anything else would violate the terms of the policy and procedure and result in a fee. If it is approved by the QCA, then it goes to the CDD, for Mr. Lopez to review and confirm as being approved.

On MOTION by Mr. Omland seconded by Mr. Cantwell with all in favor requesting the District Engineer to develop a policy guideline for plant and trees near easement to also be part of the CDD 101 book was approved. 5-0

TENTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Omland requested a title called Other Old Business to be added on the agenda. This section of items does not rise to level of needing an agenda slot but are old topics. Mr. Omland wanted to restate for the minutes an ongoing discussion item "reserve fund/study". He mentioned it was discussed in the May minutes but would like this item to remain on the agenda until this is completed.
- Mr. Omland provided a limited update on the BG Mine as we are under litigation.
- Mr. Omland asked for the public and/or Boards' consent to use CPH as a potential vendor for the QCA in their parking lot expansion. He sits on the Parking Lot Expansion for the QCA Committee. There is no conflict of interest as it does not conflict with any stormwater management issues. He wanted to inform the Board they are going to get a proposal from CPH to give them some engineer counsel on how they could expand the parking at the beach club. This is a disclosure issue, so they do not have a problem legally.

Mr. Omland asked about the dock inspection status on the Phase II and III work. Mr. Schliep gave an update: Individual reports on each dock was provided and Mr. Cingle was assured that this will be done by the first week of March along with completion of the project.

- Mr. Omland once again mentioned having written reports from the attorney and engineer on ongoing items. He feels having this information is always helpful.
- Mr. Cantwell was asked to help expedite a CDD approval for a new dock that is being constructed. They submitted an engineering approval that was then submitted to the County and the County kicked back as there is new requirement instituted by Collier County effective January 15, 2020. If the County is granting rights to build on our easements, any letter sent to the County for approval for a new construction permit has to be on the District letterhead, but it came from the engineer and delayed the project by two weeks. Any approval sent to the County for easement approval must be sent on CDD letterhead.
- A request was made to have Modification Committee/CDD Easement Request to be a standing item on the agenda. On Board consensus it was agreed to add this on the agenda going forward.
- Mr. Koncar indicated he spoke with Mr. Earlywine, Mr. Haber and Mr. Cingle and they would like to set up a process so they can keep this thing moving. Further discussion ensued on this matter.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- This being the last meeting of Mr. Cingle, QCA thanked him for his leadership during his tenure on the CDD.
- Mr. Omland thanked Mr. Cingle. He stated his leadership and efforts for this year were stellar, selfless, diligent, efficient and they would not be here today with a very promising outlook if it was not for his undertaking.
- Mr. Cantwell shared the same sentiments and stated Mr. Cingle's hard work is going to be irreplaceable to find somebody who can provide the kind of commitment. His shoes will be hard to fill.

- 287 • Mr. Cingle shared one of the things that struck him last year when he met with the Chair
288 of Heritage Bay CDD is they meet eight times a year and this is their goal and he feels they
289 are well on their way to be there.

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291 **TWELFTH ORDER OF BUSINESS****Adjournment**

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On MOTION by Mr. Omland seconded by Mr. Cantwell with all in
favor the meeting adjourned. 5-0

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Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

9C.

Quarry
Community Development District

Financial Report
February 29, 2020



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**Quarry
Community Development District**

Financial Statements

(Unaudited)

February 29, 2020

Balance Sheet
February 29, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	201 - SERIES 2015 DEBT SERVICE FUND	202 - SERIES 2018 DEBT SERVICE FUND	203 - SERIES 2019 DEBT SERVICE FUND	301 - SERIES 2018 CAPITAL PROJECTS FUND	302 - SERIES 2019 CAPITAL PROJECTS FUND	TOTAL
ASSETS							
Cash - Checking Account	\$ 866,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 866,713
Due From Other Funds	-	27,376	7,115	10,892	-	-	45,383
Investments:							
Money Market Account	30,023	-	-	-	-	-	30,023
Acquisition Fund	-	-	-	-	51	-	51
Capitalized Interest Account	-	-	-	557	-	-	557
Prepayment Account	-	-	2,959	-	-	-	2,959
Renewal & Replacement	-	-	-	-	-	828,994	828,994
Reserve Fund	-	464,114	90,114	-	-	-	554,228
Revenue Fund	-	1,195,421	324,144	433,341	-	-	1,952,906
TOTAL ASSETS	\$ 896,736	\$ 1,686,911	\$ 424,332	\$ 444,790	\$ 51	\$ 828,994	\$ 4,281,814
LIABILITIES							
Accounts Payable	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 429
Due To Other Funds	45,383	-	-	-	-	-	45,383
TOTAL LIABILITIES	45,812	-	-	-	-	-	45,812
FUND BALANCES							
Restricted for:							
Debt Service	-	1,686,911	424,332	444,790	-	-	2,556,033
Capital Projects	-	-	-	-	51	828,994	829,045
Assigned to:							
Reserves - Settlement	445,552	-	-	-	-	-	445,552
Unassigned:	405,372	-	-	-	-	-	405,372
TOTAL FUND BALANCES	\$ 850,924	\$ 1,686,911	\$ 424,332	\$ 444,790	\$ 51	\$ 828,994	\$ 4,236,002
TOTAL LIABILITIES & FUND BALANCES	\$ 896,736	\$ 1,686,911	\$ 424,332	\$ 444,790	\$ 51	\$ 828,994	\$ 4,281,814

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-20 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 23	0.00%	\$ 23
Interest - Tax Collector	-	1,298	0.00%	-
Special Assmnts- Tax Collector	579,497	554,066	95.61%	13,297
Special Assmnts- Discounts	(23,180)	(21,434)	92.47%	(236)
Settlements	-	113,000	0.00%	-
Other Miscellaneous Revenues	-	1,000	0.00%	-
TOTAL REVENUES	556,317	647,953	116.47%	13,084
EXPENDITURES				
Administration				
P/R-Board of Supervisors	12,000	4,600	38.33%	400
FICA Taxes	960	352	36.67%	31
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Engineering	45,000	36,892	81.98%	6,681
ProfServ-Legal Services	30,000	12,907	43.02%	4,662
ProfServ-Legal Litigation	150,000	26,480	17.65%	10,549
ProfServ-Mgmt Consulting Serv	70,000	19,290	27.56%	3,858
ProfServ-Special Assessment	5,000	-	0.00%	-
ProfServ-Trustee Fees	12,000	5,026	41.88%	-
ProfServ-Web Site Maintenance	1,500	-	0.00%	-
Auditing Services	5,500	-	0.00%	-
Contract-Website Hosting	-	388	0.00%	-
Website Compliance	-	1,512	0.00%	756
Postage and Freight	900	292	32.44%	-
Insurance - General Liability	7,500	-	0.00%	-
Legal Advertising	1,400	1,366	97.57%	613
Miscellaneous Services	2,000	645	32.25%	-
Misc-Bank Charges	500	28	5.60%	-
Misc-Assessmnt Collection Cost	20,282	10,868	53.58%	261
Office Supplies	1,000	355	35.50%	133
Annual District Filing Fee	175	175	100.00%	-
Total Administration	366,317	121,176	33.08%	27,944

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-20 ACTUAL
Field				
R&M-Common Area	-	285	0.00%	-
R&M-Irrigation	-	1,628	0.00%	-
Lake & Preserve Maintenance	140,000	28,634	20.45%	21,815
Reserve - Other	50,000	-	0.00%	-
Total Field	190,000	30,547	16.08%	21,815
TOTAL EXPENDITURES	556,317	151,723	27.27%	49,759
Excess (deficiency) of revenues				
Over (under) expenditures	-	496,230	0.00%	(36,675)
Net change in fund balance	\$ -	\$ 496,230	0.00%	\$ (36,675)
FUND BALANCE, BEGINNING (OCT 1, 2019)	354,694	354,694		
FUND BALANCE, ENDING	\$ 354,694	\$ 850,924		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-20 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 509	509.00%	\$ 136
Special Assmnts- Tax Collector	1,239,460	1,185,059	95.61%	28,440
Special Assmnts- Discounts	(49,578)	(45,844)	92.47%	(505)
TOTAL REVENUES	1,189,982	1,139,724	95.78%	28,071
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	43,381	23,245	53.58%	559
Total Administration	43,381	23,245	53.58%	559
Principal Debt Retirement	590,000	-	0.00%	-
Interest Expense	551,449	283,265	51.37%	-
Total Debt Service	1,141,449	283,265	24.82%	-
TOTAL EXPENDITURES	1,184,830	306,510	25.87%	559
Excess (deficiency) of revenues				
Over (under) expenditures	5,152	833,214	n/a	27,512
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	5,152	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	5,152	-	0.00%	-
Net change in fund balance	\$ 5,152	\$ 833,214	n/a	\$ 27,512
FUND BALANCE, BEGINNING (OCT 1, 2019)	853,697	853,697		
FUND BALANCE, ENDING	\$ 858,849	\$ 1,686,911		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-20 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 106	0.00%	\$ 27
Special Assmnts- Tax Collector	322,804	307,987	95.41%	7,391
Special Assmnts- Discounts	(12,912)	(11,915)	92.28%	(131)
TOTAL REVENUES	309,892	296,178	95.57%	7,287
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	11,298	6,041	53.47%	145
Total Administration	11,298	6,041	53.47%	145
Principal Debt Retirement	195,184	138,794	71.11%	-
Principal Prepayments	-	5,000	0.00%	-
Interest Expense	102,062	52,721	51.66%	-
Total Debt Service	297,246	196,515	66.11%	-
TOTAL EXPENDITURES	308,544	202,556	65.65%	145
Excess (deficiency) of revenues				
Over (under) expenditures	1,348	93,622	n/a	7,142
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,348	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	1,348	-	0.00%	-
Net change in fund balance	\$ 1,348	\$ 93,622	n/a	\$ 7,142
FUND BALANCE, BEGINNING (OCT 1, 2019)	330,710	330,710		
FUND BALANCE, ENDING	\$ 332,058	\$ 424,332		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-20 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 436	0.00%	\$ 229
Special Assmnts- Tax Collector	493,118	471,481	95.61%	11,315
Special Assmnts- Discounts	(19,725)	(18,239)	92.47%	(201)
TOTAL REVENUES	473,393	453,678	95.84%	11,343
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	17,259	9,248	53.58%	222
Total Administration	17,259	9,248	53.58%	222
Principal Debt Retirement	292,227	-	0.00%	-
Interest Expense	163,907	72,212	44.06%	-
Total Debt Service	456,134	72,212	15.83%	-
TOTAL EXPENDITURES	473,393	81,460	17.21%	222
Excess (deficiency) of revenues Over (under) expenditures	-	372,218	0.00%	11,121
Net change in fund balance	\$ -	\$ 372,218	0.00%	\$ 11,121
FUND BALANCE, BEGINNING (OCT 1, 2019)	72,572	72,572		
FUND BALANCE, ENDING	\$ 72,572	\$ 444,790		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-20 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
TOTAL REVENUES	-	-	0.00%	-
TOTAL EXPENDITURES	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	0.00%	-
Net change in fund balance	\$ -	\$ -	0.00%	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	51		
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ 51</u>		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>FEB-20 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,382	0.00%	\$ 1,403
TOTAL REVENUES	-	13,382	0.00%	1,403
Construction in Progress	-	1,937,305	0.00%	257,812
Total Construction In Progress	-	1,937,305	0.00%	257,812
TOTAL EXPENDITURES	-	1,937,305	0.00%	257,812
Excess (deficiency) of revenues Over (under) expenditures	-	(1,923,923)	0.00%	(256,409)
Net change in fund balance	\$ -	\$ (1,923,923)	0.00%	\$ (256,409)
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	2,752,917		
FUND BALANCE, ENDING	\$ -	\$ 828,994		

THE QUARRY

Community Development District

Statement of Revenue and Expenditures - All Funds

Notes to the Financial Statements

February 29, 2020

General Fund

Budget target 41.67%.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Revenues				
Settlements	\$0	\$113,000	0%	Velocity Engineering \$5,000; Argonaut Mgmt \$108,000; FY 2019 \$387,000 collected for a total of \$500,000
Other Miscellaneous Revenue	\$0	\$1,000	0%	2 variance from easement payments
Expenditures				
<u>Administration</u>				
ProfServ-Engineering	\$45,000	\$36,892	82%	CPH \$15,377; ECS Florida BG Mine lawsuit \$14,834; Turrell, Hall \$6,681
ProfServ-Mgmt Consulting Services	\$70,000	\$19,290	28%	Inframark fees to-date; prior management company budgtd fees
ProfServ-Trustee Fees	\$12,000	\$5,026	42%	U.S. Bank, trustee fees to-date
Contract-Website Hosting	\$0	\$388	0%	Innersync Studio, web services
Website Compliance	\$0	\$1,512	0%	Innersync Studio, web compliance paid in full
Legal Advertising	\$1,400	\$1,366	98%	Naples Daily News, Notice of Meetings
<u>Field</u>				
R&M-Common Area	\$0	\$285	0%	Charles Friday, residential C/U due to construction
R&M-Irrigation	\$0	\$1,628	0%	SSS Down To Earth, irrigation repairs
Lake & Preserve Maintenance	\$140,000	\$28,634	20%	Pike Creek Turf Farms, sod install \$2,117; Quality Enterprises USA, dig/collect shoreline rip rap rock \$1,625; SSS Down To Earth, sod damage at Nautical Landing \$336; Peninsula Improvement, lake/littoral maintenance \$2,741; Copeland Southern Enterprises, restore seawall & berm area \$21,015; SSS Down To Earth, dumpster haul fee \$800

Quarry
Community Development District

Supporting Schedules

February 29, 2020

**Non-Ad Valorem Special Assessments - Collier County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

					ALLOCATION BY FUND			
Date	Net Amount	Discount /	Collection	Gross	General	Series 2015	Series 2018	Series 2019
Received	Received	(Penalties)	Cost	Amount	Fund	Debt Service	Debt Service	Debt Service
		Amount		Received		Fund	Fund	Fund
Assessments Levied FY 2019				\$ 2,634,211	\$ 579,501	\$ 1,239,461	\$ 322,125	\$ 493,125
Allocation %				100.00%	22.00%	47.05%	12.23%	18.72%
<i>Real Estate - Installment</i>								
10/31/19	\$ 11,639	\$ 658	\$ 238	\$ 12,535	\$ 2,758	\$ 5,898	\$ 1,533	\$ 2,347
11/18/19	243,364	10,347	4,967	258,677	56,906	121,714	31,632	48,424
11/29/19	581,543	24,726	11,868	618,137	135,984	290,848	75,589	115,715
12/13/19	636	20	13	669	147	315	82	125
12/27/19	1,546	49	32	1,626	358	765	199	304
01/22/20	5,701	180	116	5,997	1,319	2,822	733	1,123
<i>Real Estate - Current</i>								
12/13/19	1,313,019	55,676	27,796	1,396,491	307,215	657,083	170,770	261,423
12/27/19	65,435	2,065	1,335	68,836	15,143	32,389	8,418	12,886
01/22/20	90,694	2,639	1,851	95,184	20,939	44,786	11,640	17,818
02/25/20	58,181	1,073	1,187	60,442	13,297	28,440	7,391	11,315
TOTAL	\$ 2,371,757	\$ 97,433	\$ 49,403	\$ 2,518,593	\$ 554,066	\$ 1,185,059	\$ 307,987	\$ 471,481
% COLLECTED				95.61%	95.61%	95.61%	95.61%	95.61%
TOTAL OUTSTANDING				\$ 115,618	\$ 25,435	\$ 54,401	\$ 14,138	\$ 21,644

Cash & Investment Report
February 29, 2020

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Operating - Checking Account	Hancock Whitney	0.00%	\$ 866,713 (1)
		Subtotal	<u>866,713</u>
Public Funds MMA Variance Account	BankUnited	1.50%	30,023
		Subtotal	<u>30,023</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2015 Reserve Acct	U.S. Bank	1.10%	464,114
Series 2015 Revenue Fund	U.S. Bank	1.10%	1,195,421
Series 2018 Prepayment Acct	U.S. Bank	1.10%	2,959
Series 2018 Reserve Acct	U.S. Bank	1.10%	90,114
Series 2018 Revenue Acct	U.S. Bank	1.10%	324,144
Series 2019 Capitalized Interest Acct	Hancock Whitney	1.20%	557
Series 2019 Revenue Fund	Hancock Whitney	1.20%	433,341
Series 2018 Acquisition & Construction Acct	U.S. Bank	1.10%	51
Series 2019 Capital Renewal & Replacement Acct	Hancock Whitney	1.20%	828,994
		Subtotal	<u>3,339,697</u>
		Total	<u><u>\$ 4,236,433</u></u>

NOTE 1 - \$750,000 of this balance transferred to MMA in March

Quarry CDD

Bank Reconciliation

Bank Account No. 3489 Hancock & Whitney Bank General Fund
Statement No. 02-20
Statement Date 2/29/2020

G/L Balance (LCY)	866,712.58	Statement Balance	878,798.13
G/L Balance	866,712.58	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	878,798.13
Subtotal	866,712.58	Outstanding Checks	12,085.55
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	866,712.58	Ending Balance	866,712.58
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/25/2020	Payment	8056	INFRAMARK LLC	3,991.10	0.00	3,991.10
2/25/2020	Payment	8058	SSS DOWN TO EARTH	800.00	0.00	800.00
2/25/2020	Payment	8059	NAPLES DAILY NEWS	613.20	0.00	613.20
2/28/2020	Payment	8060	TURRELL, HALL & ASSOCIATES, INC.	6,681.25	0.00	6,681.25
Total Outstanding Checks.....				12,085.55		12,085.55

Reserves - Settlement
February 29, 2020

<u>Date</u>	<u>Vendor</u>	<u>Inv #</u>	<u>Check #</u>	<u>Amount \$</u>	<u>Description</u>
Beginning Balance				\$ 300,000.00	Reserves - Settlement
<u>FY 2019</u>					
3/18/2019	Grant, Fridkin, Pearson	n/a	7023	\$ 2,500.00	Security Deposit Phase I: Shoreline Restoration Project
4/8/2019	Grant, Fridkin, Pearson	107860	7036	\$ 2,000.00	Claim against contractor regarding Phase I Shoreline Project
5/10/2019	Grant, Fridkin, Pearson	108197	7037	\$ 2,000.00	Claim against contractor regarding Phase I Shoreline Project
5/31/2019	Grant, Fridkin, Pearson	108551	7046	\$ 4,500.00	Claim against contractor regarding Phase I Shoreline Project
7/10/2019	Grant, Fridkin, Pearson	108872	7055	\$ 4,000.00	Claim against contractor regarding Phase I Shoreline Project
8/5/2019	Grant, Fridkin, Pearson	109160	7060	\$ 3,750.00	Claim against contractor regarding Phase I Shoreline Project
9/10/2019	Grant, Fridkin, Pearson	109439	7077	\$ 5,250.00	Claim against contractor regarding Phase I Shoreline Project
				<u>\$ 24,000.00</u>	
9/30/2019 Reserves - Settlement Ending Balance				<u>\$ 276,000.00</u>	
Additional Allocated Reserves				\$ 200,000.00	
Beginning Balance				\$ 476,000.00	Reserves - Settlement
<u>FY 2020</u>					
10/7/2019	Grant, Fridkin, Pearson	109787	8003	\$ 3,000.00	Claim against contractor regarding Phase I Shoreline Project
11/11/2019	Grant, Fridkin, Pearson	110161	8011	\$ 3,147.03	Claim against contractor regarding Phase I Shoreline Project
12/10/2019	Grant, Fridkin, Pearson	110529	8021	\$ 6,443.13	Claim against contractor regarding Phase I Shoreline Project
1/7/2020	Grant, Fridkin, Pearson	110777	8039	\$ 2,491.00	Claim against contractor regarding Phase I Shoreline Project
2/12/2020	Grant, Fridkin, Pearson	111062	8057	\$ 8,686.00	Claim against contractor regarding Phase I Shoreline Project
2/21/2020	Turrell, Hall & Assoc's	27374	8060	\$ 6,681.25	Testing and expert services related to BG Mine lawsuit
				<u>\$ 30,448.41</u>	
2/29/2020 Reserves - Settlement Ending Balance				<u>\$ 445,551.59</u>	

**Series 2019 (Shoreline Restoration Project)
Capital Renewal and Replacement Fund
February 29, 2020**

<u>Date</u>	<u>Vendor</u>	<u>Req#</u>	<u>Amount \$</u>
10/1/2019	Beginning Balance		\$ 3,083,767.33
10/4/2019	Florida Evergreen Landscape	6	\$ 3,430.75
10/4/2019	Turrell, Hall & Assoc's	6	1,250.00
10/4/2019	Florida Evergreen Landscape	7	1,648.75
10/4/2019	Quality Enterprises (Payment App 3)	6	298,862.88
10/4/2019	Hopping Green & Sams	6	2,264.00
10/4/2019	CPH, Inc	8	23,393.88
11/18/2019	CPH, Inc	11	20,522.90
11/18/2019	CPH, Inc	12	7,341.00
11/18/2019	Quality Enterprises (Payment App 4)	10	477,490.90
11/26/2019	Hopping Green & Sams	9	4,168.50
11/26/2019	Quality Enterprises (Payment App 5)	13	836,838.00
1/27/2020	CPH, Inc	14	74,890.26
1/27/2020	Quality Enterprises (Payment App 6)	15	121,601.25
1/27/2020	Quality Enterprises (Payment App 7)	15	136,639.29
2/13/2020	Hopping Green & Sams	16	1,190.00
2/24/2020	Down To Earth	18	2,757.00
2/24/2020	Quality Enterprises (Payment App 8)	17	251,108.17
	Total Distributions		<u>2,265,397.53</u>
	Dividends to-date		\$ 13,381.34
	Less: Down To Earth Req# 18 outstanding		<u>\$ (2,757.00)</u>
	Capital Projects Balance @ 2/29/20		<u>\$ 828,994.14</u>

Quality Enterprises Summary

Original Contract Amount	\$ 1,941,921.00
Total Change Orders to Date	<u>1,113,676.50</u>
Revised Contract Amount	<u>3,055,597.50</u>
6/26/2019 Quality Enterprises (Payment App 1)	7053 7,687.50
8/19/2019 Quality Enterprises (Payment App 2)	5 174,514.17
FY 2019 Total	<u>182,201.67</u>
Plus: FY 2020	<u>2,122,540.49</u>
Total Paid	<u>2,304,742.16</u>
QE Remaining Contract Balance	<u>\$ 750,855.34</u>

QUARRY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/20 to 2/29/20

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
HANCOCK & WHITNEY BANK GENERAL FUND - (ACCT# XXXXX3489)									
Check	8047	02/04/20	Vendor	QUARRY CDD	01312020 3489	OPEN BANKUNITED MMA ACCT	Due From Other Funds	131000	\$30,000.00
Check	8048	02/06/20	Vendor	DISASTER LAW & CONSULTING, LLC	2234200100321	LEGAL FEMA THRU JAN 2020	ProfServ-Legal Services	001-531023-51401	\$1,862.50
Check	8049	02/06/20	Vendor	INNERSYNC STUDIO, LTD	18257	ONBOARDING OF ADA COMP - FINAL 50%	Miscellaneous Services	001-549001-51301	\$756.15
Check	8050	02/11/20	Vendor	QUARRY CDD - C/O U.S. BANK N.A.	02042020-201	ASSESS COLLECTIONS 2019-20	Due From Other Funds	131000	\$45,355.94
Check	8050	02/11/20	Vendor	QUARRY CDD - C/O U.S. BANK N.A.	02042020-202	ASSESS COLLECTIONS 2019-2020	Due From Other Funds	131000	\$11,787.60
Check	8051	02/11/20	Vendor	QUARRY CDD - C/O HANCOCK BANK	02042020-203	ASSESS COLLECTIONS 2019-20	Due From Other Funds	131000	\$18,045.07
Check	8052	02/14/20	Vendor	HOPPING GREEN & SAMS	112579	GEN COUNSEL THRU DEC 2019	ProfServ-Legal Services	001-531023-51401	\$4,661.68
Check	8053	02/14/20	Vendor	COPELAND SOUTHERN ENTERPRISES, INC.	1064	RESTORE SEAWALL & BERM AREA-HURRICANE	Reserve - Other	001-568114-53901	\$21,015.00
Check	8054	02/18/20	Employee	TIMOTHY B. CANTWELL	PAYROLL	February 18, 2020 Payroll Posting			\$184.70
Check	8055	02/18/20	Employee	LLOYD SCHLIEP	PAYROLL	February 18, 2020 Payroll Posting			\$159.70
Check	8056	02/25/20	Vendor	INFRAMARK LLC	49008	FEB 2020 MGMT FEES	MGMT FEES	001-531027-51201	\$3,858.00
Check	8056	02/25/20	Vendor	INFRAMARK LLC	49008	FEB 2020 MGMT FEES	COPIES	001-551002-51301	\$133.10
Check	8057	02/25/20	Vendor	GRANT, FRIDKIN, PEARSON, PA.	111062	MATTER RE: PHASE 1 THRU DEC 2019	ProfServ-Legal Services	001-531023-51401	\$8,686.00
Check	8058	02/25/20	Vendor	SSS DOWN TO EARTH	58727	DUMPSTER HAUL FEE - DRAINAGE PROJ	Lake & Preserve Maintenance	001-546188-53901	\$800.00
Check	8059	02/25/20	Vendor	NAPLES DAILY NEWS	0003132190	NOTICE OF MEETNGS 8/22, 8/30/19, 1/8/20	0003748919 BOS MTG	001-548002-51301	\$290.50
Check	8059	02/25/20	Vendor	NAPLES DAILY NEWS	0003132190	NOTICE OF MEETNGS 8/22, 8/30/19, 1/8/20	0003761146 RFQ FOR ANNUAL AUDIT	001-548002-51301	\$343.00
Check	8059	02/25/20	Vendor	NAPLES DAILY NEWS	0003132190	NOTICE OF MEETNGS 8/22, 8/30/19, 1/8/20	0003963654 NOTICE OF BRD MTG	001-548002-51301	\$448.00
Check	8059	02/25/20	Vendor	NAPLES DAILY NEWS	0003132190	NOTICE OF MEETNGS 8/22, 8/30/19, 1/8/20	CREDIT ON ACCT	001-548002-51301	(\$468.30)
Check	8060	02/28/20	Vendor	TURRELL, HALL & ASSOCIATES, INC.	27374	INSPECTION/REVIEW OF RIP RAP BANKS	ProfServ-Engineering	001-531013-51501	\$6,681.25
Account Total									\$154,599.89

Total Amount Paid	\$154,599.89
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	79,411.28
201 - Series 2015 Debt Service Fund Fund - 201	57,143.54
203 - Series 2019 Debt Service Fund Fund - 203	18,045.07
Total	154,599.89

9G.

From: Demarco, Sandra
Sent: Wednesday, February 26, 2020 9:34 AM
To: Koncar, Robert <bob.koncar@inframark.com>
Subject: RE: Quarry items for follow-up as per minutes

Hi Bob,

We currently have 18 boxes for Quarry that have not been sent to storage. Staff is keeping them to go through them for historical reference because it is a new district to us. Once they are done going through them, if the Board approves following the States records retention schedule, only nine boxes would have to be sent to storage. The cost to Inframark for storage is currently \$.36 per box, per month so I estimate a yearly total of \$38.88 storage for 9 boxes or \$77.76 for 18 boxes.

Sandra Demarco | Recording Manager

210 N. University Drive, Suite 702 | Coral Springs, FL 33071
(O) 954.603.0033, Ext. 40532 (M) 954.480.7810| www.inframarkims.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. ***Please do not reply "to all".***