

QUARRY COMMUNITY DEVELOPMENT DISTRICT (QCDD)
Board of Supervisors

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Vacant

Winter 2021 Update

FINANCES

All homeowners should have seen a reduction in their tax bill this past November in their CDD assessment. In 2020, the CDD finished the Phase II shoreline project under budget and settled a number of legal disputes with the contractor, engineers and rock mine. As a result we were able to pay down our \$3.5 million 2019 bond by approximately \$850,000. Annual savings varied to each homeowner in proportion to each current payment, but generally varied from \$81 for the Coach homes to \$269 for the 90 foot lot homes.

Just last month, we refinanced all of our debt. The CDD had three bonds, the 2015 bond (the original developer bond), the 2018 bond (Phase I Shoreline Bond) and the 2019 bond (Phase II Shoreline Bond). We were able to secure a 1.94% 15 year bond (now called the 2020 bond), which would be paid off in the same year as our largest (2015 bond) note, so we are not extending the debt out into the future. The savings to homeowners varied, again in proportion to their prior payments and generally ranged from \$166 to \$886 annually. This 2020 Bond refinancing will be reflected in your 2021 tax bill which comes out this November 2021.

If you would like to see the actual reduction in your property's bond debt service (other CDD O&M costs excluded from report) you can go to the QCDD website (<https://www.quarrycdd.org/>) and click on Documents, then Financial Documents, then FY2021, then 2020 CDD Bond Refinancing Financial Impacts by Address.pdf or by clicking [2020 CDD](#)

[Bond Refinancing Financial Impacts by Address \(campussuite-storage.s3.amazonaws.com/\)](https://campussuite-storage.s3.amazonaws.com/).

The savings to some homeowners may vary depending on whether they (or prior owners) may have prepaid their CDD debt, or the builder prepaid part of the CDD debt as an incentive to purchase.

FEMA

We continue the dialogue with FEMA on reimbursement of Hurricane Irma repairs. We have navigated many of the review levels and are hopeful of a positive outcome this year. The timing and amount are still uncertain. We look forward to apprising the community in an upcoming communication when FEMA concludes their review.

OPEN BOARD SEAT

We have an open seat on the CDD Board and welcome interested legal Florida residents who live in the Quarry and are registered to vote with the Collier County Supervisor of Elections. The open seat's term expires in November 2022. Interested community members may inquire as to time and effort required to any board members (email addresses at the CDD website <https://www.quarrycdd.org/>) or our District Manager, Bob Koncar at bob.koncar@inframark.com. The existing Board members are responsible for selecting the person who will fill the open seat and such selection will take place at a publicly noticed meeting of the Board.

LAKE WEED CONTROL

Social media posts and email comments to the QCA and CDD continue to verbalize concerns about our Lakes and the weeds. It should be noted that the CDD Board has affirmed its priority for lake quality. However the CDD is bound by its budget, by state regulations and its permit with the South Florida Water Management District in its management of the Illinois Pond Weed (IPW) which inhabits the shallow areas of Stone Lake and Boulder Lake. Stone Lake is our primary lake which is surrounded by the Quarry, while only the westerly 20% +/- of Boulder Lake is owned by the Quarry. The easterly 80% of Boulder Lake is owned by Heritage Bay. IPW while thought to be a nuisance aesthetically and for fishing and boating, is environmentally an attribute (see <https://blogs.ifas.ufl.edu/polkco/2019/02/06/illinois-pondweed-a-native-aquatic-plant-we-love-to-hate/>). The CDD, in taking over the lake weed

management a year ago from the QCA has continued the weed harvesting twice a year. We have recently added a third cutting for a total of three annual cuts. The timing of each is still in flux and will be optimally scheduled for best results.

Heritage Bay is obligated to maintain a navigable channel through each of their Boulder lakes, while our CDD is obligated to maintain its 20% of Boulder Lake. We have tested various forms of herbicide as a supplement to cutting with little success. The mineral content in Stone Lake water forms a coating on the IPW, that herbicides we've applied don't seem to penetrate and therefore fail to kill the weed. Our only marginal success is applying herbicide immediately after cutting in the hopes of herbicide contact to the newly cut stems.

Our contractor doing the weed cutting is Collier Environmental Services (CES), who continues to work with us to identify the best methods for results. They have been instructed to cut the channels and lake perimeters to within 20 feet of the shoreline and docks. This 20 foot buffer is in order to avoid damage to their equipment. When possible and when requested CES will endeavor to cut closer.

Homeowners with lake frontages can remove weeds mechanically with their own cutters and/or rakes. See [Florida Aquatic Weed Control Act | FWC \(myfwc.com\)](https://www.myfwc.com) for guidance on what can legally be done. Many homeowners are currently maintaining the areas immediately adjacent to their docks or frontages.

We anticipate a larger budget allocation for next fiscal year for lake and preserve maintenance as these are significant assets of our community and we want them to continue to be a proud part of the Quarry. If the community wants even greater weed control, we will add more cuttings and the resulting costs to our annual budget.

We welcome comments from the community, but please understand that we continue to experiment in the hopes of finding the most effective method of control at manageable costs in the coming months.

COMMUNICATIONS

We will continue to provide periodic updates on the activities of the CDD and welcome attendance and questions at our meetings which are held in the Beach Club (social distanced), generally on the third Monday of each

month at 1:00 PM (please verify meeting dates from our website). We are your neighbors and work hard at managing our obligations, assets and budgets.

Again, we welcome your attendance at our meetings. Feel free to contact any of the Supervisors (whose email addresses can be found on the CDD website) or the District Manager with any questions or concerns.