

Quarry CDD Newsletter

2024 1st Quarter

Introduction

This edition will focus on planned project and maintenance work for this year, history and status of our bond, how we are funded, the importance of easements and swales, and coordination between the QCDD and the QCA. For more information on the QCDD and how to contact us, visit our website at: <https://www.quarrycdd.org/>.

If you missed the prior newsletter, which explained the South Florida Management District (SFWMD), the role, responsibility and structure of the QCDD, the impact of bank erosion, how a mix of littorals and riprap is being used to address it, and an overview of our bank stabilization project, you can view it at <https://www.quarrycdd.org/newsletters>.

Board Seat Change and Reorganization

We regret to inform you that Tim Cantwell, QCDD Chairman and elected supervisor, resigned as of midnight, January 8, 2024, on account of increasing work demands. His dedication and leadership have been invaluable since first joining in 2019, and we extend our heartfelt gratitude for his service. We appreciate the time and effort he has devoted to the district, and wish him all the best in his future endeavors.

Upon Tim's departure, email notices seeking candidates for the vacant seat were sent out via email to all Quarry community members on January 30th and February 15th as well as being posted on the QCDD website. At the March 11th board meeting, applicant Tom Whitley was interviewed and appointed to fill the empty seat for the remainder of its term. Finally, a reorganization was conducted. The revised board structure is as follows:

- Dean Britt, Chairman
dbritt@quarrycdd.org
- Rick Fingeret, Vice Chairman
rfingeret@quarrycdd.org
- Mel Stuckey, Assistant Secretary
mstuckey@quarrycdd.org
- Larry Patrick, Assistant Secretary
lpatrick@quarrycdd.org
- Tom Whitley, Assistant Secretary
twhitley@quarrycdd.org

Planned Project and Maintenance Work for 2024

The shoreline restoration projects are an ongoing process since Hurricane Irma impacted the Quarry. All the large water bodies (Stone, Boulder, and Heritage Bay) received bank stabilization as well as bank armor (rip rap). The last several years has seen many directed maintenance projects to continue with that process. This has been handled in Phases. Phase I was a test bank stabilization in 2019 on Lake 47 to determine “survivability” of plantings and various stages. From those learnings, Phases II A and II B were developed on a larger scale for

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the areas that needed a more aggressive approach, with partial armoring as well as a phase in planting approach.

Moving forward, the last piece for restoring shoreline as well as the aesthetics of the community is developing a plan and implementing a plan for the smaller bodies of water of pond shoreline. The most current test, conducted early January, was a planting on a stable shoreline of Lake 53 (located between Ores Circle and Quarry Dr.). This planting with two selected plants (Arrowhead and Blue Iris) is performing well. While this will need additional evaluation over a full growth cycle and season, it appears it will be part of the plan moving forward.

Currently, Phase III is under development for a much broader scope of work to address other shorelines on ponds and the smaller lakes. The final chapter of the Hurricane Irma aftermath is moving the shorelines to a “long term maintenance plan and schedule” that will become part of our annual budget and oversight.

Additional happenings: MRI has completed inspections via camera, diving, and visual on inlet stormwater structures. From these findings, contracted maintenance work is planned for this year on several compromised piping and interconnect stormwater system components. All the normal planned maintenance activities will continue as planned: preserve inspection and maintenance, weed control in water bodies, water sampling of lakes, and oversight of the Stormwater Plan.

Easements

Easements give another entity the right to use a portion of your property for a specific purpose. Common examples include utility companies having an easement so they can repair/maintain power lines, telephone lines, gas lines, or sewer lines that transverse your property. Our preserves are protected by conservation easements, which prevent anyone from trying to develop them. Our QCA and CDD have additional easements within the Quarry. These exist to enable maintenance activities to be performed on catch basins, underground stormwater pipes, swales, berms, irrigation lines, and the ponds/lakes. In general, homeowners are not allowed to plant, build, or erect anything within the easements that would prevent them from being used for their intended purpose.

Swales

Our grass swales are wide and shallow channels that convey stormwater runoff. They reduce the flow of stormwater by initially retaining it and then slowly releasing it. They use soils and vegetation to provide pollutant removal through vegetative filtering, sedimentation, biological uptake, and infiltration into the underlying soil. The width and depth of each one at the Quarry is sized based on the expected amount of runoff from the nearby impervious structures such as roofs, patios, sidewalks, driveways, and roads. They must be managed and maintained so that other parts of our surface water management system do not become overwhelmed and fail. Incorrect installation of pools, patios, walkways, plant beds and other

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landscaping activities have led to swale failures, and property flooding as a result. That is why all modification requests submitted to the QCA that have the potential to impact our swales must now also be reviewed by the QCDD.

QCDD & QCA Coordination

To promote efficiency and eliminate redundancy, the QCDD and QCA work closely together. Homeowner modification request only have to be submitted to the QCA. The QCA Modification Committee in turn, applies criteria provide by the QCDD, to determine if the proposed change may impact the surface water management system, and therefore requires review by the QCDD. If it does, they engage the QCDD District Engineer and District Manager. Furthermore, they continue to coordinate and monitor the review process to ensure it completes in a timely manner. As part of this, they regularly attend the monthly QCDD board meetings. Enforcement is another area of collaboration. Since the QCA has the power to enforce the Covenants, Conditions, and Restrictions (CC&Rs), which include the property-related rules, the QCDD relies on the assistance of the QCA to ensure required corrective actions are driven to completion. Furthermore, instead of each organization having to maintain separate contact lists for the Quarry residents, the QCA handles all email communications for the QCDD.

Closing

We welcome attendance and questions at our meetings which are usually held on the second Monday of each month at the Quarry Beach Club. Please check the Events section of our website to verify the exact date, time, and location of each meeting. We are your neighbors and work hard at managing our obligations, assets and budgets. Feel free to contact the District Manager or any of the Supervisors with any questions or concerns. When composing your email, keep in mind that Florida has a very broad public records law. Most written communications to or from CDDs regarding business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.