RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT

PALM BEACH COUNTY

REGULAR BOARD MEETING
NOVEMBER 18, 2026
1:30 P.M.

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.renaissancecommonscdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
1075 NW Broken Sound Parkway, Suite 103
Boca Raton, FL 33487
REGULAR BOARD MEETING
November 18, 2026
1:30 p.m.

A. Call to Order

B. Proof of Publication……..Page 1

C. Seat New Board Members

D. Administer Oath of Office & Review Board Member Responsibilities and Duties

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Additions or Deletions to Agenda

H. Comments from the Public for Items Not on the Agenda

I. Approval of Minutes

1. May 20, 2026 Regular Board Meeting & Public Hearing Minutes……Page 2

J. Old Business

K. New Business

1. Update Regarding Repairs……..Page 5
2. Consider Resolution No. 2026-04 – Adopting Fiscal Year 2025/2026 Amended Budget…….Page 13
3. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report……Page 18
4. Consider Approval of Audit Renewal…….Page 21
5. 2026 Legislative Update……..Page 22

L. Administrative Matters

M. Board Member Comments

N. Adjourn

Publication Date
2026-11-09

Subcategory
Miscellaneous Notices

RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Renaissance Commons Community Development District will hold Regular Meetings at 1:30 p.m. in Suite 103 at 1075 NW Broken Sound Parkway, Boca Raton, Florida 33487, on the following dates:

November 18, 2026
January 20, 2027
March 17, 2027
May 19, 2027
July 21, 2027
September 15, 2027

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
www.renaissancecommonscdd.org
11/9/26 #12743415

A. CALL TO ORDER

District Manager Michael McElligott called the May 20, 2026, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:33 p.m. in the Conference Room of Compson & Associates, 36 SE Third Street, Boca Raton, Florida 33432.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on April 30, 2026 & May 7, 2026, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott determined that the attendance of Supervisor Joseph Sweeney, Supervisor Shana Horvath, and Supervisor Aimee Bekier constituted a quorum, and it was in order to proceed with the meeting.

Also in attendance were District Manager Michael McElligott of Special District Services, Inc., and District Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, via phone.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Since the Chair and Vice Chair were not present, it was in order to nominate a Chair for this meeting. Mr. Sweeney nominated Mrs. Horvath to be Chair for this meeting. Mrs. Horvath wins by acclimation.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 18, 2026, Regular Board Meeting

Mr. McElligott presented the minutes of the March 18, 2026, Regular Board Meeting. Mr. Sweeney then **moved** approval and Mrs. Bekier seconded that the minutes of the March 18, 2026, Regular Board Meeting be approved, as amended, and the **motion** carried **3-0**.

At 1:36 p.m., Mr. McElligott opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. McElligott presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on April 30, 2026, and May 7, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

There was no public comment.

3. Consider Resolution No. 2026-02 – Adopting Fiscal Year 2026/2027 Final Budget

Mr. McElligott presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

Mr. McElligott indicated that the budget being presented is the same budget that the Board had previously seen as the proposed budget. After some brief discussion, Mr. Sweeney **moved** approval and Mrs. Horvath seconded and the **motion** carried **3-0** adopting Resolution No. 2026-02, as presented.

H. OLD BUSINESS

There was no Old Business.

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mr. McElligott presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

After a brief discussion, Mr. Sweeney **moved** approval, Mrs. Horvath seconded, and the **motion** carried **3-0** adopting Resolution No. 2026-03, as presented.

J. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board that their Form 1's are due soon. He also reminded them of the required Ethics training and that there are links on the SDS, Inc. website for the training.

K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:42 p.m. on a **motion** made by Mr. Sweeney, seconded by Mrs. Horvath and upon being put to a vote, the **motion** carried **3-0**.

_____ _____

Secretary Chair/Vice Chair





The Paving Lady

ASPHALT SERVICES PROPOSAL

Prepared for:

Renaissance Commons Master Association

SOUTH FLORIDA'S TOP PAVING COMPANY SINCE 1985

ROAD SOLUTIONS
CUSTOM MADE
FOR YOU



PROJECT SCOPE & PRICING TABLE

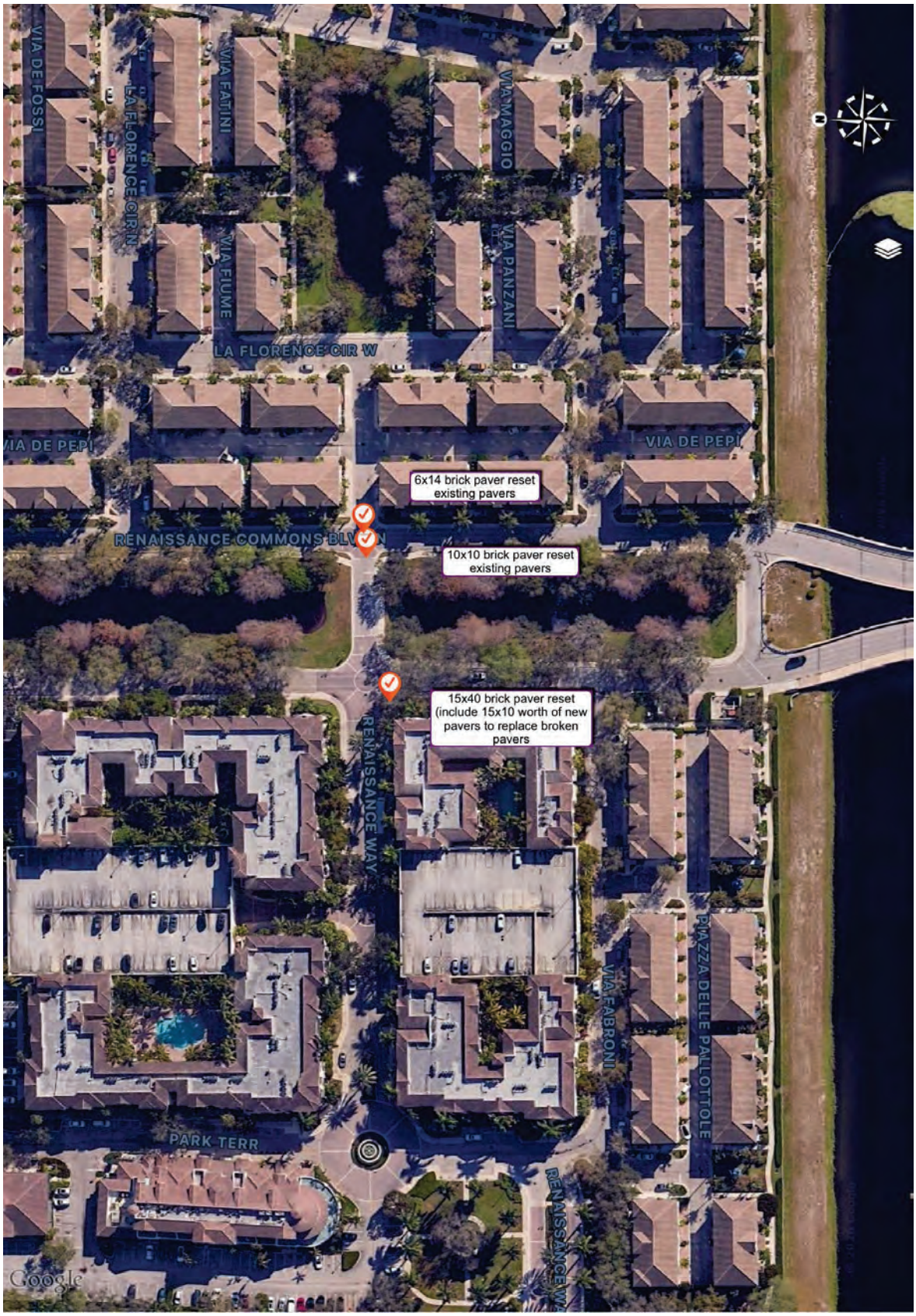
TO: Renaissance Commons Master Association **ADDRESS:** Renaissance Commons Boulevard Boynton Beach, FL 33426	**Contact:** Rachel Sprenkle **Email:** rachel@conciergepropertysolutions.com **Phone:** 561-945-4163
PROJECT NAME: Renaissance Commons Master Association **PROJECT LOCATION:** Renaissance Commons Boulevard Boynton Beach, FL 33426	**ACCOUNT MANAGER:** Jason Bowman **PHONE NUMBER:** **BID NUMBER:** 26 - 1841 **BID DATE:** 11/3/26

Name	Price	Qty	Unit	Subtotal
MAINTENANCE OF TRAFFIC Provide the necessary Maintenance of Traffic to ensure a safe work area and guidance of vehicles in a roadway repair	$3,285.71	1	LS	$3,285.71
BRICK PAVER REPAIR AND RESET Remove sinking/damaged brick paved area. Supply and compact new sand base material as needed. Supply and install new brick pavers as need. Install non broken brick pavers back in the compacted area. Haul away any broken brick pavers or material.	$14.66	784	SF	$11,493.44

Total **$14,779.15**

Payment Terms
50% Down / 40% Substantial / 10% Final

Initials _____


VIA DE FOSSI
LA FLORENCE CIR N
VIA FATINI
VIA FIUME
VIA MAGGIO
VIA PANZANI
LA FLORENCE CIR W
VIA DE PEPI
VIA DE PEPI
6x14 brick paver reset existing pavers
RENAISSANCE COMMONS BLVD N
10x10 brick paver reset existing pavers
15x40 brick paver reset (include 15x10 worth of new pavers to replace broken pavers
RENAISSANCE WAY
VIA FABRONI
PIAZZA DELLE PALLOTTOLE
PARK TERR
Google

TERMS & CONDITIONS

1. **THE CONTRACT**. The Proposal/Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a written modification. **No work will be scheduled without a signed proposal and a deposit.**
2. **MATERIAL PRICING:** Due to the volatility of the market, material price increases are subject to change up to and including the day of commencement of work on your project. This proposal reflects material pricing as of the date noted on this proposal.
3. **PERMITTED PROJECTS:** Any extra work requested by the building department during plan review or final inspection will be priced accordingly.
4. **OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS.** The Owner shall ensure that its own forces shall coordinate and cooperate with the Contractor and its subcontractors. Costs caused by delays or by improperly timed activities or defective construction relating to the Owner's own forces shall be borne by the Owner.
5. **WARRANTY**. The materials and labor which make up the Work are warranted by Contractor from workmanship and materials defect for a period of one (1) year from the date of completion. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. Without limiting the generality of the foregoing, the warranty set forth herein shall not in any way apply to any damage or defect caused by fire or damages caused by acts of God, nor shall it apply to improper building and/or maintenance of the subject Property's signs, or any other structures/components, unless installed as part of this Contract. Any work done or attempted to be done upon the subject site by anyone other than Contractor or by Contractor's subcontractor or by anyone directly or indirectly employed by any of them shall void the warranty provided for herein and Contractor shall be released from any of its obligations hereunder. The warranty provided hereunder is made expressly for the benefit of the Owner and is thus not transferable to any other individual or entity. The warranty obligation hereunder shall not exist or apply until Owner has paid Contractor in full for every invoice submitted to Owner, including the final invoice, and the Contract sum is thus paid in full.
6. **NO INTERFERENCE.** Owner agrees not to interfere with any of Contractor's workmen on the job site and further agrees that all matters pertaining to Work will be taken up by Owner directly with Contractor. It is mutually agreed that no verbal request will be honored or accepted by Contractor and further agreed that oral representation cannot be relied upon as completely stating the representation of Contractor.
7. **CONTRACTORS'S RIGHT TO PHOTOGRAPH WORK.** Owner shall permit Contractor or person(s) employed or engaged by Contractor, without compensation or consideration to Owner, to take photographs at the project site of both completed work and work in progress, for purposes including, but not limited to, publication in newspapers, magazines, and other print media, use in broadcast media, publication via the Internet, and use in marketing materials used by Contractor. Such photographs and any accompanying descriptions shall not identify Owner or the property address of the project without the express written consent of Owner.
8. **CHANGES IN THE WORK**. All change orders and adjustments or modifications to the Contract shall be in writing, signed by both Owner and Contractor and subject to the terms and conditions of this Contract. Any written, signed change order shall be a modification of this Contract and thus become incorporated into this Contract as if originally attached hereto. Otherwise, no changes (except emergency work necessary to protect life or property) shall be made without a written change order which shall include Owner's agreement to any extra charges and extensions of time. In the event that Contractor makes any change to protect life or property, and no written change order has been executed, Owner shall compensate Contractor for all expenses in connection with said change at cost plus 20% overhead and profit. All approved change orders will be paid at the completion of said change order and shall not delay the payment of the original contract sum.
9. **TIME**. If the Contractor is delayed at any time in progress of the Work by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control, the Contract Time shall be subject to equitable adjustment.
10. **PROGRESS PAYMENTS**. Within 5 days after the Contractor has submitted its invoice or Application for Payment, the Owner shall make payment in the manner provided in the Contract Documents. A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall constitute acceptance of Work in accordance with the requirements of the Contract Documents.
11. **SUBSTANTIAL COMPLETION.** Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. When the Contractor determines that the Work is substantially complete, in its sole discretion, the Contractor shall so notify the Owner. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work. Within 5 days of Contractor's achieving substantial completion of the Work, the Owner or its architect shall prepare and submit to Contractor a single "punch list" of corrective and completion work for Contractor to complete. In the event that Owner fails to list an item in the punch list, Owner waives its right to demand Contractor perform any repair or correction as to such omitted item. Owner shall not be entitled to withhold final payment due to incomplete punch list work.
12. **FINAL COMPLETION AND FINAL PAYMENT.** Within 5 days of receipt of Contractor's notice of substantial completion, Owner shall deliver final payment to Contractor.

Initials _____

TERMS & CONDITIONS

13. **DISPUTES.** The Contract shall be governed by the laws of the State of Florida. The venue of any litigation arising out of this Agreement shall be the county in which the project site is located. In the event of any dispute in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs, whether suit be instituted or not, including "fees for fee," incurred in connection with proving the amount of fees to which the prevailing party is entitled.
14. **TERMINATION OF THE CONTRACT** If the Owner fails to make payment as provided herein or otherwise violates or breaches the terms of this Contract, the Contractor may terminate the Contract and recover all resulting damages from the Owner, including, but not limited to payment for Work executed including reasonable overhead and profit, and costs incurred by reason of such termination.
15. This proposal is based on work being completed during the hours of 7:00 am and 5:00 pm, Monday through Friday (excluding holidays and weekends) unless otherwise stated in contract.
16. Any punch list items must be submitted in writing. No repairs or changes, including those requested by the city or municipality will be made until 90% of the contract amount has been paid.
17. Any changes to this proposal without prior approval from The Paving Lady will void this proposal. All changes must be initialed by both parties. If The Paving Lady does not initial changes, original prices will be stated in proposal.
18. When this form is signed by Customer and an officer of The Paving Lady it becomes a contract and customer agrees to pay for work completed, at the contract terms. Should a dispute arise between contractor and client, it will be negotiated in arbitration and mediation. Customer agrees to pay interest at a rate of 1.5% per month from date of completion on the unpaid balance. In addition, client shall pay all legal costs and expenses including reasonable attorney's fees, if not resolved in mediation.
19. In the event that a deposit is refunded for any reason, The Paving Lady reserves the right to deduct from the refunded amount any costs or expenses incurred in connection with the project prior to the date of cancellation or refund. Such costs may include, but are not limited to, permitting & procurement fees, material purchases, mobilization costs, subcontractor expenses, administrative costs, and other project-related expenses or commitments incurred by The Paving Lady.
20. Any vehicles not removed from designated work areas will be towed at owner's expense. Contractor is not responsible for any damage to vehicles or personal property left in designated work areas.
21. Permit fees are not included in this proposal. All permit fees will be billed at actual cost. Permit fees to be invoiced immediately upon accrual. Project will not be scheduled until all permit fees are paid in full.
22. Permit procurement fees will be billed as follows. Dade County $750.00, Broward, Palm Beach and Martin Counties $500.00.

ASPHALT PAVING AND PATCHING CONDITIONS

1. Contract contingent upon property representative meeting with sales representative to agree on scope of work.
2. Contractor not responsible for the existing conditions of car stops and adhesion of new paint. We suggest you scrape and/or pressure clean them prior to start of asphalt work.
3. **Patching**- Price is based on the specified thickness in the scope section of the proposal. If existing asphalt is thicker than proposed thickness additional material and labor cost will be incurred. Owner agrees to pay patching over-runs at $350.00 per ton. TPL will provide photo documentation and asphalt plant tickets as verification.
4. **Paving** - Owner agrees to pay asphalt over-runs at $165.00 per ton.
5. **Leveling** – Prior to overlay and/or after milling, leveling may be required and is not included in this proposal. Owner agrees to pay leveling at $190.00 per ton.
6. Contractor not responsible for pre-existing water problems. Milling, overlay or patching will not guarantee the elimination of pre-existing standing water or drainage problems.
7. Contractor not responsible for pre-existing sub-surface conditions.
8. Due to the condition of existing asphalt, we cannot warranty against reflective cracking.
9. New asphalt pavement is subject to scuffing and marking until cured.
10. Contractor not responsible for damage to landscaping, irrigation, utilities, or the condition of trees, after the saw cutting and patching process when repairing root damage. TPL is responsible only for the removal of roots within the asphalt area. Owner is responsible for root removal and continuous pruning outside the asphalt area.
11. Surveying, testing, as-builts, layout, landscaping, irrigation, electrical, de mucking, demolition, clearing, grubbing and tree removal are not included.
12. Additional paving mobilization charge of $7,500.00 will be billed to the owner for the following:
    a. Parked Vehicles in the designated work area.
    b. Changes to approved schedule without written consent of contractor
    c. Excess water due to irrigation not being turned off prior to our arrival
    d. Delays caused by other contractors hired by owner or other residents.

Initials _____

13. Hourly costs for delays caused by the customer will be incurred at a rate of $300/hour for Patching services. Delays include, but are not limited to, vehicles obstructing the work area, active sprinklers, other subcontractors hired by the customer, and changes to the schedule that are not communicated prior to The Paving Lady being on site.
14. Hourly costs for delays caused by the customer will be incurred at a minimum rate of $700/hour for Paving services, with final rates based on materials and trucking contracted per job. Delays include, but are not limited to, vehicles obstructing the work area, active sprinklers, other subcontractors hired by the customer, and changes to the schedule that are not communicated prior to The Paving Lady being on site.

TERMS & CONDITIONS

SEALCOATING & STRIPING CONDITIONS

1. Contract contingent upon property representative meeting with sales representative to agree on scope of work.
2. Contractor not responsible for the existing conditions of car stops and adhesion of new paint. We suggest you scrape and/or pressure clean them prior to start of asphalt work.
3. Handicap stalls are being re-striped per existing format, liability will not be assumed, and we make no claim that they are in current compliance with local, county, state or federal ADA codes.
4. Contractor is not responsible for premature wearing of sealer in areas that hold water. Water from irrigation may cause staining of sealer but this will fade with time.
5. Contractor cannot warranty sealer in areas of heavy oil damaged asphalt.
6. Sealcoating will not eliminate cracking in the asphalt. Existing cracks will be visible after sealcoating is completed.
7. During the initial curing period, sealcoat is susceptible to power steering and traffic scuff marks. These will fade with time.
8. Owner agrees to have sod or other landscaping on the edge of pavement trimmed prior to our arrival. Contractor cannot be held responsible for sealer on sod or other landscaping directly adjacent to our work. Due care will be given.
9. Owner agrees to have irrigation turned off 24hrs prior to our arrival. Irrigation should be turned off during the entire duration of the project and a minimum of 48 hrs. after completion.
10. Additional sealcoating or striping mobilizations will result in a charge of $1,750 that will be billed to the owner for the following:
    a. Parked vehicles in the designated work area.
    b. Changes to approved schedule without written consent of contractor.
    c. Excess water due to irrigation not being turned off prior to our arrival.
    d. Delays caused by other contractors hired by owner or other residents.
11. Hourly costs for delays caused by the customer will be incurred at a rate of $250/hour for Sealcoat services. Delays include, but are not limited to, vehicles obstructing the work area, active sprinklers, other subcontractors hired by the customer, and changes to the schedule that are not communicated prior to The Paving Lady being on site.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.	**CONFIRMED:**
Buyer: Rachel Sprenkle **Signature:** **Date of Acceptance:**	**The Paving Lady** **Authorized Signature:** **President:** *Mauro Comuzzi*

Site Contact Name & Phone #:

Site Contact Email:

Billing Contact Name & Phone #:

Billing Contact Email:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Renaissance Commons Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 18th day of November, 2026.

ATTEST:

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Renaissance Commons Community Development District

Amended Final Budget For Fiscal Year 2025/2026 October 1, 2025 - September 30, 2026

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O&M Assessments	197,462	**197,929**	197,929
Debt Assessments	562,368	**562,910**	562,910
Other Revenues	0	**0**	0
Interest Income	1,200	**12,700**	12,610
TOTAL REVENUES	**$ 761,030**	**$ 773,539**	**$ 773,449**
EXPENDITURES			
Supervisor Fees	3,000	**1,200**	1,200
Payroll Taxes - Employer	240	**92**	92
Engineering/Inspections	7,000	**3,800**	2,800
Management	35,424	**35,424**	35,424
Secretarial	4,200	**4,200**	4,200
Legal	9,500	**7,168**	7,168
Assessment Roll	5,500	**5,500**	5,500
Audit Fees	3,600	**3,600**	3,600
Arbitrage Rebate Fee	650	**650**	650
Insurance	7,300	**7,269**	7,269
Legal Advertisements	1,200	**1,300**	805
Miscellaneous	800	**800**	620
Postage	725	**75**	59
Office Supplies	400	**275**	241
Dues & Subscriptions	175	**175**	175
Trustee Fee	5,100	**4,784**	4,784
Website Management	2,000	**2,000**	2,000
Maintenance Reserve	100,000	**100,000**	29,245
TOTAL EXPENDITURES	**$ 186,814**	**$ 178,312**	**$ 105,832**
REVENUES LESS EXPENDITURES	**$ 574,216**	**$ 595,227**	**$ 667,617**
Bond Payments	(528,626)	**(537,746)**	(537,746)
BALANCE	**$ 45,590**	**$ 57,481**	**$ 129,871**
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,197)	**(8,539)**	(8,539)
DISCOUNTS FOR EARLY PAYMENTS	(30,393)	**(27,218)**	(27,218)
EXCESS/ (SHORTFALL)	**$ -**	**$ 21,724**	**$ 94,114**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 21,724**	**$ 94,114**

Notes

Fund Balance Includes Maintenance Reserve ($277,544).

Funds ($70,775) Were Added To Maintenance Reserve In September 2026.

Additional Funds To Be Added To Maintenance Reserve In October 2026 (Excess Funds As Of 9/30/26 Above $45,000).

FUND BALANCE AS OF 9/30/25	$251,770
RESERVE BALANCE AS OF 9/30/25	$118,480
AVAILABLE FUNDS AS OF 9/30/25	$133,290
FY 2025/2026 FUND BALANCE ACTIVITY	$92,499
FUND BALANCE AS OF 9/30/26	$344,269
RESERVE BALANCE AS OF 9/30/26	$277,544
AVAILABLE FUNDS AS OF 9/30/26	$66,725

AMENDED FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,500	**58,700**	58,586
NAV Tax Collection	528,626	**537,746**	537,746
Prepaid Bond Collection	0	**6,187**	6,187
Total Revenues	**$ 530,126**	**$ 602,633**	**$ 602,519**
EXPENDITURES			
Principal Payments (2017A-1)	372,000	**367,000**	367,000
Interest Payments (2017A-1)	150,313	**154,733**	154,733
Bond Redemption	7,813	**100,000**	10,000
Total Expenditures	**$ 530,126**	**$ 621,733**	**$ 531,733**
Excess/ (Shortfall)	**$ -**	**$ (19,100)**	**$ 70,786**

Fund Balance As Of 9/30/2025	$1,768,274
FY 2025/2026 Activity	($19,100)
Fund Balance As Of 9/30/2026	$1,749,174

Note*: Reserve Fund Balances = $882,105. Revenue Fund Balance = $867,069.*

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $70,590.

And an Extraordinary Principal Payment of $100,000.

* Approximate Amounts

Series 2017A-1 Bond Refunding Information

Original Par Amount =	$12,499,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2017		
Maturity Date =	May 2036		
Par Amount As Of 9/30/26 =	$4,344,000		

Series 2017A-2 Bond Refunding Information (Paid Off In November 2018)

Original Par Amount =	$2,978,000
Interest Rate =	5.25%
Issue Date =	March 2017
Maturity Date =	May 2036
Par Amount As Of 9/30/26 =	$0

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Renaissance Commons Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2025-06 on September 17, 2025, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of November, 2026.

ATTEST:	**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____	Print name: _____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

October 19, 2026

RE: Renaissance Commons Community Development District Auditor Renewal

At the October 18, 2023 Renaissance Commons Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were $3,400. The fees for the 9-30-2024 audit were $3,500. And the fees for the 9-30-2025 audit were $3,600. The proposed fee for the 9-30-2026 audit is $3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is $3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of "compact, urban, mixed-use district" under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD's ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.