



**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 18, 2018  
1:30 P.M.**

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

[www.renaissancecommonsccd.org](http://www.renaissancecommonsccd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
Compson & Associates  
36 SE Third Street  
Boca Raton, FL. 33432  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
July 18, 2018  
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. May 16, 2018 Regular Board Meeting Minutes.....Page 3
- G. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2018/2018 Final Budget
  - 3. Consider Resolution No. 2018-02 – Adopting a Fiscal Year 2018/2019 Final Budget.....Page 7
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 14
  - 2. Consider Resolution No. 2018-04 – Adopting a Statewide Mutual Aid Agreement.....Page 16
  - 3. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 18
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

## PROOF OF PUBLICATION STATE OF FLORIDA

### PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 09/28/2017 and last date of Publication 09/28/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

RENAISSANCE COMMONS CDD  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000222927
Ad Cost:	\$251.12
Paid:	\$0.00
Balance Due:	\$251.12

Signed

---

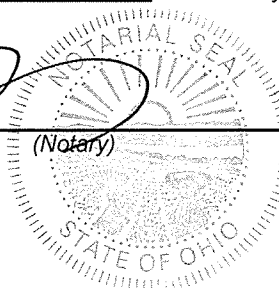
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 29th day of September, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

---

(Notary)



VICKY LEE FLANNERY  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
03-16-2022

Please see Ad on following page(s).

RENAISSANCE COMMONS CDD  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number: 0000222927  
Ad Cost: \$251.12  
Paid: \$0.00  
Balance Due: \$251.12

**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018  
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 a Conference Room of Compson & Associates, Inc., 36 SE Third Street, Boca Raton, Florida 33432, on the following dates:

**October 18, 2017  
November 15, 2017  
January 17, 2018  
March 21, 2018  
May 16, 2018  
July 18, 2018  
September 19, 2018**

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 District's 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 insure 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.renaissancecommonsccd.org](http://www.renaissancecommonsccd.org)  
9-28/2017**

0000222927-01

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 16, 2018

**A. CALL TO ORDER**

District Manager Michael McElligott called the May 16, 2018, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:37 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 September 28, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. McElligott determined that the attendance of Chairman Robert D'Angelo, Vice Chairman Carl Klepper, and Supervisors Paul Sheridan and Joseph Sweeney 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., District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, and District Engineer Jeff Schnars from Schnars Engineering Corporation.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Klepper asked that we add the consideration of granting certain utility easements to the City of Boynton Beach. This item will show up under new business.

**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. October 18, 2017, Regular Board Meeting**

Mr. McElligott presented the minutes of the October 18, 2017, Regular Board Meeting. Mr. Klepper **moved** approval and Mr. D'Angelo seconded that the minutes of the October 18, 2017, Regular Board Meeting be approved, as presented, and the **motion** carried 4-0.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 16, 2018

**H. NEW BUSINESS**

**1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget**

Mr. McElligott presented Resolution No. 2018-01, entitled:

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott presented the proposed budget to the Board. There was a brief discussion. Mr. Sweeney **moved** approval of Resolution No. 2018-01, seconded by Mr. D'Angelo, setting the Public Hearing for July 18, 2018, at 1:30 p.m. at the location of the Regular Board Meetings. That **motion** carried 4-0.

**2. Consider Approval of Partial Termination of Easement and Acceptance of New Easement**

Mr. Schnars, the district engineer, presented both the partial termination of the existing easement and the acceptance of the new easements. There was some brief discussion. Both Mr. Schnars and Ms. Wald agreed that the documents seemed to be in order. A **motion** was made by Mr. Sweeney, seconded by Mr. D'Angelo to approve the partial termination of easement and acceptance of the new easement as presented. The **motion** carried 4-0.

**3. Consider Granting of Utility Easement to the City of Boynton Beach**

This item was presented Mr. Schnars. There was a brief discussion. A **motion** was made by Mr. Sweeney, seconded by Mr. D'Angelo to approve the granting of the utility easement to the city of Boynton Beach as presented. The **motion** carried 4-0.

**L. ADMINISTRATIVE MATTERS**

There were no administrative matters.

**M. BOARD MEMBER COMMENTS**

There were no comments from the Board.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 16, 2018

**N. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 1:49 p.m. on a **motion** made by Mr. D'Angelo, seconded by Mr. Klepper and upon being put to a vote, the **motion** carried 4-0.

---

Secretary

---

Chair/Vice Chair

**Palm Beach Post, The**  
June 28, 2018  
Miscellaneous Notices

Notice of Public Hearing and Regular Board Meeting of the Renaissance Commons Community Development District The Board of Supervisors of the Renaissance Commons Community Development District will hold a Public Hearing and Regular Board Meeting on July 18, 2018, at 1:30 p.m., or as soon thereafter as can be heard, in a Conference Room at Compson & Associates located at 36 SE Third Street, Boca Raton, Florida 33432. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2018/2019 Proposed Final Budget of the Renaissance Commons Community Development District. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or more Supervisors will 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. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting and Public Hearing, 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 their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice. Renaissance Commons Community Development District [www.renaissancecommonsccd.org](http://www.renaissancecommonsccd.org) PUBLISH: THE PALM BEACH POST 6-28, 7-5/ 2018



**RESOLUTION NO. 2018-02**

**A RESOLUTION OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2018/2019 BUDGET.**

**WHEREAS**, the Renaissance Commons Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The 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 18<sup>th</sup> day of July, 2018.

**ATTEST:**

**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Renaissance Commons  
Community Development District

**Final Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

# CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

**FINAL BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR 2018/2019 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	81,163
Debt Assessments	1,202,042
Other Revenues	0
Interest Income	360
<b>TOTAL REVENUES</b>	<b>\$ 1,283,565</b>
<b>EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	1,900
Management	29,832
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	6,356
Legal Advertisements	1,000
Miscellaneous	1,000
Postage	350
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	6,300
Continuing Disclosure Fee	1,000
Website Management	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 76,653</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,206,912</b>
Bond Payments	(1,129,920)
<b>BALANCE</b>	<b>\$ 76,992</b>
County Appraiser & Tax Collector Fee	(25,664)
Discounts For Early Payments	(51,328)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Note: 2019 Principal & Interest Payments To Be Lower Than Budget Due To Bond Prepayments

**DETAILED FINAL BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	37,721	81,177	81,163	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	1,404,154	1,202,042	1,202,042	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	279	360	360	Projected At \$30 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,442,154</b>	<b>\$ 1,283,579</b>	<b>\$ 1,283,565</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	800	3,000	3,000	No Change From 2017/2018 Budget
Payroll Taxes - Employer	61	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	1,205	1,900	1,900	No Change From 2017/2018 Budget
Management	28,620	29,220	29,832	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2017/2018 Budget
Legal	7,161	10,000	9,500	\$500 Decrease From 2017/2018 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2017/2018 Budget
Audit Fees	3,500	3,600	3,700	\$100 Increase From 2017/2018 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2017/2018 Budget
Insurance	5,778	6,356	6,356	Insurance Company Estimate
Legal Advertisements	1,469	1,000	1,000	No Change From 2017/2018 Budget
Miscellaneous	623	1,200	1,000	\$200 Decrease From 2017/2018 Budget
Postage	183	375	350	\$25 Decrease From 2017/2018 Budget
Office Supplies	386	450	450	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	6,505	6,300	6,300	No Change From 2017/2018 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 69,316</b>	<b>\$ 76,666</b>	<b>\$ 76,653</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,372,838</b>	<b>\$ 1,206,913</b>	<b>\$ 1,206,912</b>	
Bond Payments	(1,351,528)	(1,129,920)	(1,129,920)	2019 Principal & Interest Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 21,310</b>	<b>\$ 76,993</b>	<b>\$ 76,992</b>	
County Appraiser & Tax Collector Fee	(7,582)	(25,664)	(25,664)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(41,970)	(51,329)	(51,328)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (28,242)</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (28,242)</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: 2019 Principal & Interest Payments To Be Lower Than Budget Due To Bond Prepayments

**DETAILED FINAL DEBT SERVICE BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ANNUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	2,789	100	100	Projected Interest For 2018/2019
NAV Tax Collection	1,351,528	1,129,920	1,129,920	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 1,354,317</b>	<b>\$ 1,130,020</b>	<b>\$ 1,130,020</b>	
<b>EXPENDITURES</b>				
Principal Payments - A-1	0	483,000	499,000	Principal Payment Due In 2019
Principal Payments - A-2	0	94,000	99,000	Principal Payment Due In 2019
Interest Payments - 2005	845,547	0	0	
Interest Payments - A-1	49,649	398,369	382,411	Interest Payments Due In 2019
Interest Payments - A-2	19,109	153,877	148,811	Interest Payments Due In 2019
Bond Redemption	0	774	798	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 914,305</b>	<b>\$ 1,130,020</b>	<b>\$ 1,130,020</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 440,012</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: 2019 Principal & Interest Payments To Be Lower Than Budget Due To Bond Prepayments

**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 1/1/18 = \$12,499,000

**Series 2017A-2 Bond Refunding Information**

Original Par Amount =	\$2,978,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2017		
Maturity Date =	May 2036		

Par Amount As Of 1/1/18 = \$2,978,000

**Renaissance Commons Community Development District  
Assessment Comparison**

Lot Type		Original Projected Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Projected Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*
Townhome	O & M	\$ -	\$ 25.40	\$ 25.34	\$ 55.10	\$ 55.09
	Debt	\$ 987.50	\$ 985.29	\$ 985.07	\$ 852.29	\$ 852.29
	Sub-Total For Townhomes	\$ 987.50	\$ 1,010.69	\$ 1,010.41	\$ 907.39	\$ 907.38
3 Bedroom Condo	O & M	\$ -	\$ 22.50	\$ 22.45	\$ 48.82	\$ 48.81
	Debt	\$ 874.93	\$ 872.97	\$ 872.78	\$ 755.13	\$ 755.13
	Sub-Total For 3 Bedroom Condos	\$ 874.93	\$ 895.47	\$ 895.23	\$ 803.95	\$ 803.94
2 Bedroom Condo	O & M	\$ -	\$ 19.28	\$ 19.23	\$ 41.82	\$ 41.82
	Debt	\$ 749.51	\$ 747.83	\$ 747.67	\$ 646.89	\$ 646.89
	Sub-Total For 2 Bedroom Condos	\$ 749.51	\$ 767.11	\$ 766.90	\$ 688.71	\$ 688.71
1 Bedroom Condo	O & M	\$ -	\$ 17.68	\$ 17.64	\$ 38.35	\$ 38.35
	Debt	\$ 687.30	\$ 685.76	\$ 685.61	\$ 593.20	\$ 593.20
	Sub-Total For 1 Bedroom Condos	\$ 687.30	\$ 703.44	\$ 703.25	\$ 631.55	\$ 631.55
Commercial	O & M	\$ -	\$ 1,550.01	\$ 1,546.57	\$ 3,363.15	\$ 3,362.58
	Debt	\$ 61,648.94	\$ 61,511.10	\$ 61,497.46	\$ 52,018.95	\$ 52,018.95
	Sub-Total For Commercial	\$ 61,648.94	\$ 63,061.11	\$ 63,044.03	\$ 55,382.10	\$ 55,381.53
Retail	O & M	\$ -	\$ 1,595.46	\$ 1,591.92	\$ 3,461.75	\$ 3,461.16
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total For Retail	\$ -	\$ 1,595.46	\$ 1,591.92	\$ 3,461.75	\$ 3,461.16

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Note: 492 Bond Prepayments As Of July 2018:  
1 Bedroom Condos (86), 2 Bedroom Condos (324), 3 Bedroom Condos (82)

Residential Units

Townhomes	310
3 Bedroom Condos	203
2 Bedroom Condos	805
<u>1 Bedroom Condos</u>	<u>357</u>
Total Residential Units	1,675

Commercial/Retail Square Footage

Commercial	175,385
<u>Retail</u>	<u>180,527</u>
Total Commercial/Retail Square Footage	355,912

**RESOLUTION NO. 2018-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Renaissance Commons Community Development District ("District") to establish a regular meeting schedule for fiscal year 2018/2019; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of July, 2018.

**ATTEST:**

**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019 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 a Conference Room of Compson & Associates, Inc., 36 SE Third Street, Boca Raton, Florida 33432, on the following dates:

**October 17, 2018  
November 21, 2018 (Day Before Thanksgiving)  
January 16, 2019  
March 20, 2019  
May 15, 2019  
July 17, 2019  
September 18, 2019**

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 District's 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 insure 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.renaissancecommonsccd.org](http://www.renaissancecommonsccd.org)**

**PUBLISH: THE PALM BEACH POST 00/00/2018**

**RESOLUTION NO. 2018-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE REVISED FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

**WHEREAS**, the Board of Supervisors of the Renaissance Commons Community Development District (“District”) hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

**WHEREAS**, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

**Section 1.** The above recitals are hereby adopted.

**Section 2.** That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of July, 2018.

**ATTEST:**

**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT,  
FLORIDA**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# **STATEWIDE MUTUAL AID AGREEMENT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION  
EVALUATION CRITERIA**

**1. *Ability of Personnel (10 Points).***

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

**2. *Proposer’s Experience (10 Points).***

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

**3. *Understanding of Scope of Work (10 Points).***

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

**4. *Ability to Furnish the Required Services (10 Points).***

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5. *Price (10 Points).***

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2017/2018, 2018/2019 and 2019/2020  
With Two Year Option (2020/2021 and 2021/2022)  
Palm Beach County, Florida**

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than August 27, 2018 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. REJECTION OF PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit five (5) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Renaissance Commons Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**SECTION 15. REJECTION OF ALL PROPOSALS.** The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.