



**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 14, 2018
1:30 P.M.**

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

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
November 14, 2018
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. August 29, 2018 Regular Board Meeting & Public Hearing Minutes.....Page 3
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2018-06 – Adopting a Fiscal Year 2017/2018 Amended Budget.....Page 8
- L. Auditor Selection Committee
 - 1. Ranking of Proposals/Consider Selection of an Auditor.....Page 13
- M. Administrative Matters
- N. Board Members Comments
- O. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

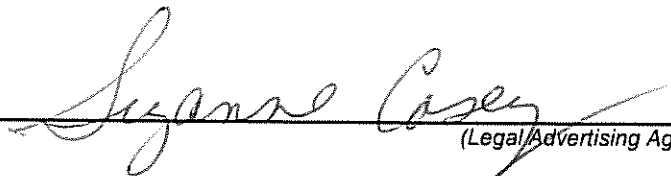
PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, 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 - PublicNotice was published in said newspaper on: first date of Publication 10/05/2018 and last date of Publication 10/05/2018. 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:	0000427551
Ad Cost:	\$251.12
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Signed



(Legal Advertising Agent)

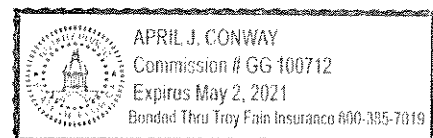
Sworn or affirmed to, and subscribed before me, this 5th day of October, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



(Notary)

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**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 14, 2018
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.renaissancecommonsdd.org
10-5/2018

0000427551-01

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 29, 2018

A. CALL TO ORDER

District Manager Michael McElligott called the August 29, 2018, Regular Board Meeting of the Renaissance Commons Community Development District to order at 12:03 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 August 9, 2018 and August 16, 2018, 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, Supervisor Joseph Sweeney and Supervisor Paul Sheridan 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 Manager Andrew Karmeris of Special District Services, Inc.; District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, and District Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. D'Angelo requested the consideration of Board Member Resignation be moved to the end of the agenda. There were no objections.

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. May 16, 2018, Regular Board Meeting

Mr. McElligott presented the minutes of the May 16, 2018, Regular Board Meeting. Mr. Sweeney **moved** approval and Mr. D'Angelo seconded that the minutes of the May 16, 2018, Regular Board Meeting be approved, as presented, and the **motion** carried 3-0.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 29, 2018

At 12:04, Mr. McElligott recessed the Regular Board Meeting and the Public Hearing was opened.

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 August 09, 2018, and August 16, 2018, as legally required.

2. Consider Resolution No. 2018-02 – Amending Resolution No. 2018-01 Amending the Date and Time for the Public Hearing

Mr. McElligott presented Resolution No. 2018-02, entitled:

RESOLUTION NO. 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2018-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2018/2019 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sweeney **moved** approval and Mr. D'Angelo seconded and the **motion** carried 3-0 adopting Resolution No. 2018-02, as presented.

3. Receive Public Comment on the Fiscal Year 2018/2019 Final Budget

No public comments were received on the Fiscal Year 2018/2019 Final Budget.

4. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Final Budget

Mr. McElligott presented Resolution No. 2018-03, entitled:

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 29, 2018

RESOLUTION NO. 2018-03

**A RESOLUTION OF THE RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT ADOPTING A
FISCAL YEAR 2017/2018 BUDGET.**

Mr. McElligott indicated that the budget being presented for final form was the same budget that the Board had previously seen. After that explanation, Mr. Sweeney **moved** approval, seconded by Mr. D'Angelo and the **motion** carried 3-0 to adopt Resolution No. 2018-03, approving the final budget and the assessment roll, as presented.

At this point the Public Hearing was adjourned and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2018-04 – Adopting a Fiscal Year 2018/2019 Meeting Schedule

Mr. McElligott presented Resolution No. 2018-04, entitled:

RESOLUTION NO. 2018-04

**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.**

It was pointed out that the November 21, 2019 meeting was the day before Thanksgiving. That date was moved to November 14, 2019.

Mr. Sweeney **moved** approval, Mr. D'Angelo seconded and the **motion** carried 3-0 adopting Resolution No. 2018-04, as amended.

2. Consider Resolution No. 2018-05 – Adopting a Statewide Mutual Aid Agreement

Mr. McElligott presented Resolution No. 2018-05, entitled:

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 29, 2018

RESOLUTION NO. 2018-05

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.

Mr. Sweeney **moved** approval and Mr. D'Angelo seconded and the **motion** carried 3-0 adopting Resolution No. 2018-05, as presented.

3. Consider Appointment of Audit Committee and Approval of Evaluation Criteria

Mr. McElligott explained that the current contract for the District's annual audit is expiring and that the board will need to appoint an Audit Committee to proceed with the procedures to advertise for and select a new audit company.

A **motion** was made by Mr. Sweeney, seconded by Mr. D'Angelo to appoint the Renaissance CDD Board of Supervisors to be the Audit Committee. That **motion** carried 3-0.

The Regular Board Meeting was recessed at 12:11pm and the Audit Committee convened.

Mr. McElligott presented the Audit Committee with the suggested Evaluation Criteria that will be used to evaluate the responses to the advertised id s for audit services.

After a brief discussion, a **motion** was made by Mr. Sweeney, seconded by Mr. D'Angelo, to recommend use of the Evaluation Criteria as presented. That **motion** carried 3-0.

The Audit Committee recessed at 12:14pm and the Regular Board Meeting reconvened.

A **motion** was made by Mr. Sweeney, seconded by Mr. D'Angelo, to accept the recommendation of the Audit Committee to use the Evaluation Criteria as presented. That **motion** carried 3-0.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 29, 2018

4. Consider Board Member Resignation

Mr. Sheridan stated that he is officially resigning on August 29, 2018 at 5 PM.

Mr. Sweeney **moved** acceptance and Mr. D'Angelo seconded and the **motion** carried unanimously accepting Mr. Sheridan's resignation.

J. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board that the next meeting would be the newly scheduled November 14th, 2018 meeting.

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 12:20 p.m. on a **motion** made by Mr. D'Angelo, seconded by Mr. Sweeney and upon being put to a vote, the **motion** carried 3-0.

Secretary

Chair/Vice Chair

RESOLUTION NO. 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2017/2018 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 2017/2018 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 14th day of November, 2018.

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 2017/2018
October 1, 2017 - September 30, 2018**

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- 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 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET 10/1/17 - 9/30/18	AMENDED FINAL BUDGET 10/1/17 - 9/30/18	YEAR TO DATE ACTUAL 10/1/17 - 9/29/18
REVENUES			
O&M Assessments	81,177	81,827	81,827
Debt Assessments	1,202,042	1,209,567	1,209,567
Other Revenues	0		0
Interest Income	360	533	533
TOTAL REVENUES	\$ 1,283,579	\$ 1,291,927	\$ 1,291,927
EXPENDITURES			
Supervisor Fees	3,000	1,000	1,000
Payroll Taxes - Employer	240	77	77
Engineering/Inspections	1,900	4,300	3,316
Management	29,220	29,220	29,220
Secretarial	4,200	4,200	4,200
Legal	10,000	8,234	8,234
Assessment Roll	5,500	5,500	5,500
Audit Fees	3,600	3,600	3,600
Arbitrage Rebate Fee	650	1,300	1,300
Insurance	6,356	5,778	5,778
Legal Advertisements	1,000	2,000	1,641
Miscellaneous	1,200	1,200	262
Postage	375	175	159
Office Supplies	450	500	468
Dues & Subscriptions	175	175	175
Trustee Fee	6,300	4,783	4,783
Continuing Disclosure Fee	1,000	0	0
Website Management	1,500	1,500	1,500
TOTAL EXPENDITURES	\$ 76,666	\$ 73,542	\$ 71,213
REVENUES LESS EXPENDITURES	\$ 1,206,913	\$ 1,218,385	\$ 1,220,714
BOND PAYMENTS	(1,129,920)	(1,164,266)	(1,164,266)
BALANCE	\$ 76,993	\$ 54,119	\$ 56,448
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,664)	(13,652)	(13,652)
DISCOUNTS FOR EARLY PAYMENTS	(51,329)	(36,930)	(36,930)
EXCESS/ (SHORTFALL)	\$ -	\$ 3,537	\$ 5,866
Carryover From Prior Year			0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 3,537	\$ 5,866

Fund Balance As Of 9/30/2017
FY 2017/2018 Activity
Fund Balance As Of 9/30/2018

\$49,682
\$3,537
\$53,219

AMENDED FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET 10/1/17 - 9/30/18	AMENDED FINAL BUDGET 10/1/17 - 9/30/18	YEAR TO DATE ACTUAL 10/1/17 - 9/29/18
REVENUES			
Interest Income	100	6,997	6,997
NAV Tax Collection	1,129,920	1,164,266	1,164,266
Prepaid Bond Collection	0	4,040,875	4,040,875
Total Revenues	\$ 1,130,020	\$ 5,212,138	\$ 5,212,138
EXPENDITURES			
Principal Payments (2017A-1)	483,000	483,000	483,000
Principal Payments (2017A-2))	94,000	94,000	94,000
Interest Payments (2017A-1)	398,369	406,218	406,218
Interest Payments (2017A-2)	153,877	156,345	156,345
Principal Prepayments (2017A-2)	774	1,035,000	1,035,000
Total Expenditures	\$ 1,130,020	\$ 2,174,563	\$ 2,174,563
Excess/ (Shortfall)	\$ -	\$ 3,037,575	\$ 3,037,575

Fund Balance As Of 9/30/2017	\$2,022,047
FY 2017/2018 Activity	\$3,037,575
Fund Balance As Of 9/30/2018	\$5,059,622

Note*: Reserve Fund Balances = \$1,343,6468. Revenue Fund Balance = \$700,608.

Prepayment Fund Balance = \$3,008,085.

Revenue Fund Balance To Be Used To Make 11/1/2018 Interest Payments Of \$243,796
(2017A-1: \$195,260 & 2017A-2: \$48,536).

Prepayment Fund Balance To Be Used To Make 11/1/2018 Extraordinary Principal Payments Of \$2,995,000.

* 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 9/30/18 =	\$12,016,000	

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 9/30/18 =	\$1,849,000	

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
RANKING OF AUDITOR PROPOSALS
FOR FISCAL YEAR ENDING 9/30/18**

		Audit Firms	
Criteria	Point Range	Grau & Associates	Berger Toombs Elam Gaines & Frank
Ability of Personnel: (E.g., geographic locations of the firms headquarters of permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load).	1-10	9	9
Proposer's Experience: (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).	1-10	9	8
Understanding of Scope of Work: Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	1-10	8	9
Ability to Furnish the Required Services: 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.	1-10	8	9
Price: Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.	1-10	9	8
TOTAL POINTS	50	43	43
BID PRICE - 2017/2018 AUDIT		\$3,200.00	\$3,500.00
BID PRICE - 2018/2019 AUDIT		\$3,300.00	\$3,500.00
BID PRICE - 2019/2020 AUDIT		\$3,400.00	\$3,500.00
BID PRICE - 2020/2021 AUDIT		\$3,500.00	\$3,650.00
BID PRICE - 2021/2022 AUDIT		\$3,600.00	\$3,725.00
COMMENTS:		Currently the auditing firm for more than 200 CDD's	Currently the auditing firm for more than 40 CDD's.
RECOMMENDATION:	Both firms have the capacity to perform the audit. Management recommends that either Berger Toombs Elam Gaines & Frank, the current auditor for the District, or Grau & Associates, the low bidder, be selected to perform the September 30, 2018, 2019 and 2020 annual audits, with an option subject to fee adjustments for inflation, to perform the fiscal year end audits for the two following years (FYE 9/30/21, FYE 9/30/22).		

Note: 2018/2019 Budget For Audit Services is \$3,700.