



**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
OCTOBER 16, 2019  
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**  
October 16, 2019  
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Resignations and Appointments to Board Vacancies
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Establish Quorum
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
  - 1. May 15, 2019 Regular Board Meeting & Public Hearing.....Page 2
- I. Old Business
- J. New Business
  - 1. Consider Resolution No. 2019-04 – Adopting a Fiscal Year 2018/2019 Amended Budget.....Page 5
- K. Administrative Matters
- L. Board Members Comments
- M. 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 10/04/2019 and last date of Publication 10/04/2019. 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:	0000517394
Ad Cost:	\$251.12
Paid:	\$0.00
Balance Due:	\$251.12

Signed

Suzanne Casey  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 7th day of October, 2019 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

Donna Taylor  
(Notary)



DONNA S. TAYLOR  
MY COMMISSION # GG 031833  
EXPIRES: September 18, 2020  
Contact: The Budget Notary Services

Please see Ad on following page(s).

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

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**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2019/2020  
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 16, 2019  
November 20, 2019  
January 15, 2020  
March 18, 2020  
May 20, 2020  
July 15, 2020  
September 16, 2020

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  
10-4/2019

0000517394-01

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 15, 2019

**A. CALL TO ORDER**

District Manager Michael McElligott called the May 15, 2019, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:38 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 October 5, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. McElligott determined that the attendance of Chairman Robert D'Angelo, Supervisor Joseph Sweeney, Supervisor Carl Klepper and Supervisor Caroline Sullivan constituted a quorum and it was in order to proceed with the meeting. Supervisor Lisa Celano appeared by phone.

Also in attendance were District Manager Michael McElligott of Special District Services, Inc., District Manager Andrew Karmeris of Special District Services, Inc.; and District Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey.

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

There were no additions or deletions to the agenda.

**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 6, 2018, Regular Board Meeting**

Mr. McElligott presented the minutes of the March 6, 2019, Regular Board Meeting. Mr. Sweeney **moved** approval and Mr. D'Angelo seconded that the minutes of the March 6, 2019, Regular Board Meeting be approved, as presented, and the **motion** carried 5-0.

At 1:40 p.m., Mr. McElligott recessed the Regular Board Meeting and the Public Hearing was opened.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 15, 2019

**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 25, 2019, and May 2, 2019, as legally required.

**2. Receive Public Comments on Fiscal Year 2019/2020 Final Budget**

No public comments were received on the Fiscal Year 2019/2020 Final Budget.

**3. Consider Resolution No. 2019-02 – Adopting Fiscal Year 2019/2020 Final Budget**

Mr. McElligott presented Resolution No. 2019-02, entitled:

**RESOLUTION NO. 2019-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING A FISCAL YEAR 2019/2020 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. Klepper **moved** approval and Ms. Celano seconded and the **motion** carried 5-0 adopting Resolution No. 2019-02, as presented.

At 1:42 p.m. 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. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule**

Mr. McElligott presented Resolution No. 2019-03, entitled:

**RESOLUTION NO. 2019-03**

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 15, 2019

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT  
DISTRICT, ESTABLISHING A REGULAR MEETING  
SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE  
TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND  
PROVIDING AN EFFECTIVE DATE.**

Ms. Sullivan **moved** approval, Ms. Celano seconded, and the **motion** carried 5-0 adopting Resolution No. 2019-03, as presented.

**J. ADMINISTRATIVE MATTERS**

**1. Statement of Financial Interests-Disclosure – 2018 Form 1, Filing  
Deadline: July 1, 2019**

Mr. McElligott reminded the Board that their 2018 Form 1 are due on July 1, 2019. Ms. Steinerts informed the Board that they should be receiving their Form 1's in the mail this month.

**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 1:46 p.m. on a **motion** made by Ms. Celano, seconded by Mr. Sweeney and upon being put to a vote, the **motion** carried 5-0.

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Secretary

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Chair/Vice Chair

**RESOLUTION NO. 2019-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2018/2019 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 2018/2019 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 16<sup>th</sup> day of October, 2019.

**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 2018/2019  
October 1, 2018 - September 30, 2019**

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- II     **AMENDED FINAL DEBT SERVICE FUND BUDGET**

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

	<b>FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19</b>	<b>AMENDED FINAL BUDGET 10/1/18 - 9/30/19</b>	<b>YEAR TO DATE ACTUAL 10/1/18 - 8/31/19</b>
<b>REVENUES</b>			
O&M Assessments	81,163	81,383	81,383
Debt Assessments	878,755	879,010	879,010
Other Revenues	0	0	0
Interest Income	360	265	244
<b>TOTAL REVENUES</b>	<b>\$ 960,278</b>	<b>\$ 960,658</b>	<b>\$ 960,637</b>
<b>EXPENDITURES</b>			
Supervisor Fees	3,000	2,800	2,200
Payroll Taxes - Employer	240	275	228
Engineering/Inspections	1,900	2,000	477
Management	29,832	29,832	27,346
Secretarial	4,200	4,200	3,850
Legal	9,500	8,500	5,440
Assessment Roll	5,500	5,500	0
Audit Fees	3,700	3,500	3,500
Arbitrage Rebate Fee	650	650	650
Insurance	6,356	5,000	5,000
Legal Advertisements	1,000	1,000	712
Miscellaneous	1,000	1,000	630
Postage	350	200	164
Office Supplies	450	450	396
Dues & Subscriptions	175	175	175
Trustee Fee	6,300	5,339	5,339
Continuing Disclosure Fee	1,000	0	0
Website Management	1,500	1,500	1,375
<b>TOTAL EXPENDITURES</b>	<b>\$ 76,653</b>	<b>\$ 71,921</b>	<b>\$ 57,482</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 883,625</b>	<b>\$ 888,737</b>	<b>\$ 903,155</b>
BOND PAYMENTS	(826,030)	(839,871)	(839,871)
<b>BALANCE</b>	<b>\$ 57,595</b>	<b>\$ 48,866</b>	<b>\$ 63,284</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(19,198)	(14,613)	(14,613)
DISCOUNTS FOR EARLY PAYMENTS	(38,397)	(29,956)	(29,956)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 4,297</b>	<b>\$ 18,715</b>
Carryover From Prior Year			0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 4,297</b>	<b>\$ 18,715</b>

Fund Balance As Of 9/30/2018	
FY 2018/2019 Activity	
Fund Balance As Of 9/30/2019	

\$62,464
\$4,297
\$66,761

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

	<b>FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19</b>	<b>AMENDED FINAL BUDGET 10/1/18 - 9/30/19</b>	<b>YEAR TO DATE ACTUAL 10/1/18 - 8/31/19</b>
<b>REVENUES</b>			
Interest Income	100	<b>6,450</b>	6,404
NAV Tax Collection	826,030	<b>839,871</b>	839,871
Prepaid Bond Collection	0	<b>135,595</b>	135,595
Total Revenues	\$ 826,130	\$ <b>981,916</b>	\$ 981,870
<b>EXPENDITURES</b>			
Principal Payments (2017A-1)	432,000	<b>432,000</b>	432,000
Extraordinary Principal Payments (2017A-1)	0	<b>1,693,000</b>	1,693,000
Principal Payments (2017A-2)	0	<b>1,849,000</b>	1,849,000
Interest Payments (2017A-1)	345,594	<b>364,227</b>	364,227
Interest Payments (2017A-2)	48,536	<b>48,536</b>	48,536
Bond Redemption	0	<b>0</b>	0
Total Expenditures	\$ 826,130	\$ <b>4,386,763</b>	\$ 4,386,763
Excess/ (Shortfall)	\$ -	\$ <b>(3,404,847)</b>	\$ (3,404,893)

Fund Balance As Of 9/30/2018	\$5,059,623
FY 2018/2019 Activity	(\$3,404,847)
Fund Balance As Of 9/30/2019	\$1,654,776

Note\*: Reserve Fund Balances = \$882,105. Revenue Fund Balance = \$699,873.  
 Prepayment Fund Balance = \$72,798.  
 Revenue Fund Balance To Be Used To Make 11/1/2019 Interest Payment Of \$160,729  
 And Extraordinary Principal Payments  
 Prepayment Fund Balance To Be Used To Make 11/1/2019 Extraordinary Principal Payments.  
 \* 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 8/31/19 = \$9,891,000

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

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 8/31/19 = \$0