



**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
SPECIAL BOARD MEETING
& PUBLIC HEARING
AUGUST 19, 2020
1:30 P.M.**

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

www.renaissancecommonsddd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING & PUBLIC HEARING

JOIN ZOOM MEETING: <https://us02web.zoom.us/j/88931879797>

MEETING ID: 889 3187 9797

CALL IN NUMBER: 1 312 626 6799

August 19, 2020

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. June 17, 2020 Special Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
 - 3. Consider Resolution No. 2020-02 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 6
- H. Old Business
 - 1. Discussion Regarding Needed Repairs Proposals/Work
- I. New Business
 - 1. Consider Resolution No. 2020-03 Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

Palm Beach Post, The
July 30, 2020
Miscellaneous Notices

NOTICE OF RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT PUBLIC HEARING & SPECIAL BOARD MEETING The Board of Supervisors of the Renaissance Commons Community Development District ("District") will hold a public hearing on August 19, 2020, at 1:30 p.m. in the Offices of Compson & Associates, Inc. located at 36 SE Third Street, Boca Raton, Florida 33432 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2020/2021. A special board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it. A copy of the agenda and budget may be obtained from the District's website (www.renaissancecommonsccd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours. It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so utilizing the following login information: Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/88931879797> Meeting ID: 8890318709797 Dial In Phone Number: 1 312 626 6799 Participants are strongly encouraged to submit questions and comments to the District Manager's Office at mmcelligott@sdsinc.org or by calling 561-630-4922 by August 14, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice. District Manager RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
www.renaissancecommonsccd.org 7-30, 8-6/2020

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 17, 2020**

A. CALL TO ORDER

District Manager Michael McElligott called the June 17, 2020, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:42 p.m. via Zoom at with the meeting ID # 849 3891 4204.

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 June 9, 2020, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott determined that the attendance of Chair Robert D'Angelo, Vice Chairperson Carl Klepper, and Supervisors Joseph Sweeney, Caroline Sullivan, and Shana Horvath constituted a quorum and it was in order to proceed with the meeting.

Also present were District Managers Michael McElligott of Special District Services, Inc.; District Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Jeff Schnars of Schnars Engineering Corporation.

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. January 15, 2020, Regular Board Meeting

Mr. McElligott presented the minutes of the January 15, 2020, Regular Board Meeting. Without changes, Mr. Sweeney **moved** approval, seconded by Ms. Horvath approving the minutes of the January 15, 2020 Regular Board Meeting, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

G. OLD BUSINESS

1. Discussion Regarding Maintenance Contract with Association

District Attorney Vanessa Steinerts presented the agreement that was in the meeting book. She pointed out that this agreement is basically the same as what the Board reviewed at a prior meeting with just a few changes suggested by Mr. Klepper being included. There were some other updates to the agreement to make sure we had the correct current legal name and address of the Association. There was a discussion among the Board and the professionals and it was determined that the wording of “patching of roads and sidewalks” in section F should be removed. With that, there was a **motion** by Mr. Klepper, with a second by Mr. Sweeney, to approve the Maintenance Contract between the District and the Association, as amended. That **motion** passed **5-0**.

H. NEW BUSINESS

1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget

Mr. Karmeris presented Resolution No. 2020-01, entitled:

RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott presented the budget and there was some discussion among the Board. It was determined that the Engineering line item should be raised by \$5,000 with those funds coming from carry over funds so as not to create an increase in assessments given the current state of things. There was some discussion that there may be a need for assessment increases in the future related to the maintenance agreement with the Association, but that in upcoming year those costs can be handled with built up carry over funds from prior years.

Ms. Horvath then made a **motion**, seconded by Mr. Klepper, approving Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget as amended and setting the Public Hearing for August 19th at 1:30 p.m. Upon being put to a vote, the **motion** carried 5 to 0.

2. Discussion Regarding Cost Estimates/Bids for Needed Repairs

District Engineer, Jeff Schnars presented a map and list of the current repairs needed. There was a lengthy discussion by the Board regarding the repair items and possible vendors to do the work. The work needed to be done fell well below the threshold to require public bid, but the Board did want a competitive price for the work. The Board directed Mr. Schnars to try to solicit at least 2 bids, more if possible, for the work from vendors Mr. Schnars has experience with or is comfortable with their qualifications.

I. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board that this is an election year and that there are 3 seats up this November. Mr. McElligott also reminded the Board to complete and return their Form 1's to their supervisor of elections in their county.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

O. ADJOURNMENT

There being no further business to come before the Board, Mr. Sweeney **moved** for adjournment at 2:32 p.m., Ms. Horvath seconded, and the **motion** carried 5 to 0.

Secretary

Chairperson

Palm Beach Post, The
July 30, 2020
Miscellaneous Notices

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www.renaissancecommonsccd.org 7-30, 8-6/2020

RESOLUTION NO. 2020-02

A RESOLUTION OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2020/2021 BUDGET.

WHEREAS, the Renaissance Commons Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 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 2020/2021 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 19th day of August, 2020.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Renaissance Commons
Community Development District

**Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
O&M Assessments	81,922
Debt Assessments	808,479
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 890,641
EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	7,500
Management	31,092
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,500
Arbitrage Rebate Fee	650
Insurance	6,065
Legal Advertisements	1,100
Miscellaneous	900
Postage	325
Office Supplies	500
Dues & Subscriptions	175
Trustee Fee	6,000
Website Management	2,000
Miscellaneous Maintenance	0
TOTAL EXPENDITURES	\$ 82,247
REVENUES LESS EXPENDITURES	\$ 808,394
Bond Payments	(759,970)
BALANCE	\$ 48,424
County Appraiser & Tax Collector Fee	(17,808)
Discounts For Early Payments	(35,616)
EXCESS/ (SHORTFALL)	\$ (5,000)
Carryover From Prior Year	5,000
NET EXCESS/ (SHORTFALL)	\$ -

Note: 2021 Principal & Interest Payments Could Be Lower Than Budget Due To Bond Prepayments

DETAILED FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
O&M Assessments	81,383	81,922	81,922	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	879,010	831,137	808,479	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	265	360	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 960,658	\$ 913,419	\$ 890,641	
EXPENDITURES				
Supervisor Fees	2,200	3,000	3,000	No Change From 2019/2020 Budget
Payroll Taxes - Employer	228	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	477	2,500	7,500	\$5,000 Increase From 2019/2020 Budget
Management	29,832	30,396	31,092	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2019/2020 Budget
Legal	6,440	9,500	9,500	No Change From 2019/2020 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2019/2020 Budget
Audit Fees	3,500	3,500	3,500	Accepted Amount For 2019/2020 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2019/2020 Budget
Insurance	5,000	6,356	6,065	Insurance Company Estimate
Legal Advertisements	712	1,200	1,100	\$100 Decrease From 2019/2020 Budget
Miscellaneous	630	1,000	900	\$100 Decrease From 2019/2020 Budget
Postage	166	350	325	\$25 Decrease From 2019/2020 Budget
Office Supplies	398	500	500	\$50 Increase From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	5,339	6,300	6,000	\$300 Decrease From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
Miscellaneous Maintenance	0	0	0	Miscellaneous Maintenance
TOTAL EXPENDITURES	\$ 66,947	\$ 77,367	\$ 82,247	
REVENUES LESS EXPENDITURES	\$ 893,711	\$ 836,052	\$ 808,394	
Bond Payments	(839,871)	(781,269)	(759,970)	2021 Principal & Interest Payments Less Earned Interest
BALANCE	\$ 53,840	\$ 54,783	\$ 48,424	
County Appraiser & Tax Collector Fee	(4,959)	(18,261)	(17,808)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(33,754)	(36,522)	(35,616)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,127	\$ -	\$ (5,000)	
Carryover From Prior Year	0	0	5,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 15,127	\$ -	\$ -	

Note: 2021 Principal & Interest Payments Could Be Lower Than Budget Due To Bond Prepayments

DETAILED FINAL DEBT SERVICE BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ANNUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income	6,697	300	300	Projected Interest For 2020/2021
NAV Tax Collection	839,871	781,269	759,970	Yearly Maximum Debt Assessment
Prepaid Bond Collection	150,267	0	0	
Total Revenues	\$ 996,835	\$ 781,569	\$ 760,270	
EXPENDITURES				
Principal Payments - A-1	2,125,000	447,000	456,000	Principal Payment Due In 2021
Principal Payments - A-2	1,849,000	0	0	Series 2017A-2 Bond Paid Off In November 2018
Interest Payments - A-1	364,228	316,632	295,720	Interest Payments Due In 2021
Interest Payments - A-2	48,536	0	0	Series 2017A-2 Bond Paid Off In November 2018
Bond Redemption	0	17,937	8,550	Estimated Excess Debt Collections
Total Expenditures	\$ 4,386,764	\$ 781,569	\$ 760,270	
Excess/ (Shortfall)	\$ (3,389,929)	\$ -	\$ -	

Note: 2021 Principal & Interest Payments Could 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 1/1/20 = \$9,806,000

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 1/1/20 = \$0

**Renaissance Commons Community Development District
Assessment Comparison**

Lot Type		Original Projected Assessment Before Discount*	Fiscal Year 2017/2018 Projected Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
Townhome	O & M	\$ -	\$ 55.10	\$ 55.09	\$ 55.61	\$ 55.61
	Debt	\$ 987.50	\$ 852.29	\$ 852.29	\$ 818.20	\$ 801.84
	Sub-Total For Townhomes	\$ 987.50	\$ 907.39	\$ 907.38	\$ 873.81	\$ 857.45
3 Bedroom Condo	O & M	\$ -	\$ 48.82	\$ 48.81	\$ 49.27	\$ 49.27
	Debt	\$ 874.93	\$ 755.13	\$ 755.13	\$ 724.93	\$ 710.53
	Sub-Total For 3 Bedroom Condos	\$ 874.93	\$ 803.95	\$ 803.94	\$ 774.20	\$ 759.80
2 Bedroom Condo	O & M	\$ -	\$ 41.82	\$ 41.82	\$ 42.21	\$ 42.21
	Debt	\$ 749.51	\$ 646.89	\$ 646.89	\$ 621.02	\$ 608.59
	Sub-Total For 2 Bedroom Condos	\$ 749.51	\$ 688.71	\$ 688.71	\$ 663.23	\$ 650.80
1 Bedroom Condo	O & M	\$ -	\$ 38.35	\$ 38.35	\$ 38.70	\$ 38.70
	Debt	\$ 687.30	\$ 593.20	\$ 593.20	\$ 569.48	\$ 558.08
	Sub-Total For 1 Bedroom Condos	\$ 687.30	\$ 631.55	\$ 631.55	\$ 608.18	\$ 596.78
Commercial	O & M	\$ -	\$ 3,363.15	\$ 3,362.58	\$ 3,394.04	\$ 3,394.04
	Debt	\$ 61,648.94	\$ 52,018.95	\$ 52,018.95	\$ 49,938.20	\$ 48,934.52
	Sub-Total For Commercial	\$ 61,648.94	\$ 55,382.10	\$ 55,381.53	\$ 53,332.24	\$ 52,328.56
Retail	O & M	\$ -	\$ 3,461.75	\$ 3,461.16	\$ 3,493.55	\$ 3,493.55
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total For Retail	\$ -	\$ 3,461.75	\$ 3,461.16	\$ 3,493.55	\$ 3,493.55

* Assessments Include the Following :

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

Community Information:

Note: 523 Bond Prepayments As Of July 2020:

1 Bedroom Condos (92), 2 Bedroom Condos (345), 3 Bedroom Condos (86)

<u>Residential Units</u>		<u>Assessed For Debt</u>
Townhomes	310	310
3 Bedroom Condos	203	117
2 Bedroom Condos	805	460
1 Bedroom Condos	357	265
Total Residential Units	1,675	1,152

Commercial/Retail Square Footage

Commercial	175,385	175,385
Retail	180,527	0
Total Commercial/Retail Square Footage	355,912	175,385

RESOLUTION NO. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 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 2020/2021; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 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 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 19th day of August, 2020.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 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 21, 2020
November 18, 2020
January 20, 2021
March 17, 2021
May 19, 2021
July 21, 2021
September 15, 2021**

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

PUBLISH: THE PALM BEACH POST 00/00/2020