



**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
OCTOBER 21, 2020  
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**  
**REGULAR BOARD MEETING**

**JOIN ZOOM MEETING: <https://us02web.zoom.us/j/82726280133>**

**MEETING ID: 827 2628 0133**

**CALL IN NUMBER: 1 312 626 6799**

October 21, 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. August 19, 2020 Special Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
  - 1. Update Regarding Repairs
- H. New Business
  - 1. Consider Resolution No. 2020-04 Adopting a Fiscal Year 2019/2020 Amended Budget.....Page 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

**Palm Beach Post, The**  
Oct. 14, 2020  
Miscellaneous Notices

NOTICE OF REGULAR BOARD MEETING OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT NOTICE IS HEREBY GIVEN that the Renaissance Commons Community Development District (the "District") will hold a Regular Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on October 21, 2020, at 1:30 p.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112, 20-114, 20-150, 20-179, 20-193, and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 24, 2020, July 29, 2020, August 7, 2020, and September 30, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The Meeting is being held for the necessary public purpose of considering the Fiscal Year 2019/2020 Amended Budget. At such time the Board is so authorized and may consider any business that may lawfully and properly come before it. While it is necessary to hold the 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. Participants may attend the Meeting by accessing the District's website, [www.renaissancecommonsccd.org](http://www.renaissancecommonsccd.org) and clicking on the meeting link you will find on the homepage, or utilizing the following login information: Join by URL for VIDEO ACCESS at:

<https://us02web.zoom.us/j/82726280133> OR Call In at: 312-626-6799 Meeting ID: 827 2628 0133 A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or [mmcelligott@sdsinc.org](mailto:mmcelligott@sdsinc.org) (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting.

Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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. District Manager  
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
[www.renaissancecommonsccd.org](http://www.renaissancecommonsccd.org) 10-14/2020

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING & PUBLIC HEARING  
AUGUST 19, 2020**

**A. CALL TO ORDER**

District Manager Michael McElligott called the August 19, 2020, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:35 p.m. via Zoom at with the meeting ID # 889 3187 9797.

**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 July 30, 2020, & August 8, 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, 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 Ginger Wald 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. June 17, 2020, Special Board Meeting**

Mr. McElligott presented the minutes of the June 17, 2020, Special Board Meeting. Mrs. Wald pointed out a few scrivener's errors for Mr. McElligott to change. Mr. Sweeney **moved** approval, seconded by Ms. Horvath approving the minutes of the June 17, 2020 Special Board Meeting, as amended. Upon being put to a vote, the **motion** carried 4 to 0.

**G. PUBLIC HEARING**

Mr. McElligott opened the public hearing at 1:37pm.

**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 July 30, 2020, and August 6, 2020, as legally required.

**2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget**

No public comments were received on the Fiscal Year 2020/2021 Final Budget.

**3. Consider Resolution No. 2020-02 – Adopting Fiscal Year 2020/2021 Final Budget**

Mr. McElligott presented Resolution No. 2020-02, entitled:

**RESOLUTION NO. 2020-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2020/2021 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 and a brief discussion, Mr. Sweeney **moved** approval and Mrs. Horvath seconded and the **motion** carried 4-0 adopting Resolution No. 2020-02, as presented.

At 1:41 p.m. the Public Hearing was adjourned, and the Regular Board Meeting was reconvened.

**H. OLD BUSINESS**

**1. Discussion Regarding Needed Repairs Proposals**

District Engineer, Mr. Schnars updated the Board that everything is in order and work should begin in a few weeks. Mr. Schnars explained that we received 3 separate quotes and we went with the lowest, complete bid. One of the bids did not have all the work requested.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Meeting Schedule**

Mr. McElligott presented Resolution No. 2020-03, entitled:

**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.**

Mr. Sweeney **moved** approval, Ms. Horvath seconded, and the **motion** carried 4-0 adopting Resolution No. 2020-03, as presented.

**J. ADMINISTRATIVE MATTERS**

Mr. McElligott reminded the Board that there will need to be either an October or November meeting to consider the Amended budget for fiscal year 2019-2020. Mr. McElligott said that the current order from the Governor to allow for meeting quorums virtually is set to expire at the end of September. Mr. McElligott said he would let the Board know if it gets extended.

**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. D'Angelo **moved** for adjournment at 1:48 p.m., Mr. Klepper seconded, and the **motion** carried 4 to 0.

---

Secretary

---

Chairperson

**RESOLUTION NO. 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2019/2020 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 2019/2020 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 21<sup>st</sup> day of October, 2020.

**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 2019/2020  
October 1, 2019 - September 30, 2020**



# 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 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	<b>FISCAL YEAR 2019/2020 BUDGET 10/1/19 - 9/30/20</b>	<b>AMENDED FINAL BUDGET 10/1/19 - 9/30/20</b>	<b>YEAR TO DATE ACTUAL 10/1/19 - 9/29/20</b>
<b>REVENUES</b>			
O&M Assessments	81,922	82,159	82,159
Debt Assessments	834,812	831,901	831,901
Other Revenues	0	0	0
Interest Income	360	203	199
<b>TOTAL REVENUES</b>	<b>\$ 917,094</b>	<b>\$ 914,263</b>	<b>\$ 914,259</b>
<b>EXPENDITURES</b>			
Supervisor Fees	3,000	2,600	2,600
Payroll Taxes - Employer	240	199	199
Engineering/Inspections	2,500	5,500	3,940
Management	30,396	30,396	30,396
Secretarial	4,200	4,200	4,200
Legal	9,500	8,600	7,128
Assessment Roll	5,500	5,500	5,500
Audit Fees	3,500	3,500	3,500
Arbitrage Rebate Fee	650	650	650
Insurance	6,356	5,251	5,251
Legal Advertisements	1,200	2,200	1,778
Miscellaneous	1,000	1,000	765
Postage	350	130	125
Office Supplies	500	275	255
Dues & Subscriptions	175	175	175
Trustee Fee	6,300	4,784	4,784
Website Management	2,000	2,000	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 77,367</b>	<b>\$ 76,960</b>	<b>\$ 73,246</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 839,727</b>	<b>\$ 837,303</b>	<b>\$ 841,013</b>
BOND PAYMENTS	(784,724)	(794,191)	(794,191)
<b>BALANCE</b>	<b>\$ 55,003</b>	<b>\$ 43,112</b>	<b>\$ 46,822</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(18,334)	(10,342)	(10,342)
DISCOUNTS FOR EARLY PAYMENTS	(36,669)	(32,847)	(32,847)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (77)</b>	<b>\$ 3,633</b>
Carryover From Prior Year			0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (77)</b>	<b>\$ 3,633</b>

Fund Balance As Of 9/30/2019	
FY 2019/2020 Activity	
Fund Balance As Of 9/30/2020	

\$77,590
(\$77)
\$77,513

**Note**

\$5,000 Of Fund Balance To Be Used To Reduce 2020/2021 Assessments.

**AMENDED FINAL BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2019/2020 BUDGET 10/1/19 - 9/30/20	AMENDED FINAL BUDGET 10/1/19 - 9/30/20	YEAR TO DATE ACTUAL 10/1/19 - 9/29/20
<b>REVENUES</b>			
Interest Income	300	1,373	1,359
NAV Tax Collection	781,269	794,191	794,191
Prepaid Bond Collection	0	177,966	177,966
Total Revenues	\$ 781,569	\$ 973,530	\$ 973,516
<b>EXPENDITURES</b>			
Principal Payments (2017A-1)	447,000	442,000	442,000
Interest Payments (2017A-1)	316,632	320,076	320,076
Bond Redemption	17,937	115,000	115,000
Total Expenditures	\$ 781,569	\$ 877,076	\$ 877,076
Excess/ (Shortfall)	\$ -	\$ 96,454	\$ 96,440

Fund Balance As Of 9/30/2019	\$1,669,695
FY 2019/2020 Activity	\$96,454
Fund Balance As Of 9/30/2020	\$1,766,149

Note\*: Reserve Fund Balances = \$882,105. Revenue Fund Balance = \$733,565.

Prepayment Fund Balance = \$150,479.

Revenue Fund Balance To Be Used To Make 11/1/2020 Interest Payment Of \$151,678.

Prepayment Fund Balance To Be Used To Make 11/1/2020 Extraordinary Principal Payments.

Optional Extraordinary Principal Payments Can Be Made Commencing in 2023.

\* 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 9/30/20 = \$9,334,000

**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 9/30/20 = \$0