



**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
OCTOBER 20, 2021  
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  
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**AGENDA**  
**RENAISSANCE COMMONS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Compson & Associates  
36 SE Third Street  
Boca Raton, FL. 33432  
**REGULAR BOARD MEETING**  
October 20, 2021  
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Declare Board Vacancies – Seat 1, Seat 3 and Seat 5
- D. Consider Appointment to Board Vacancies
- E. Administer Oath of Office & Review Board Member Responsibilities and Duties
- F. Establish Quorum
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. July 21, 2021 Regular Board Meeting & Public Hearing.....Page 2
- J. Old Business
- K. New Business
  - 1. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget.....Page 6
  - 2. Consider Approval of Audit Renewal – Grau & Associates.....Page 11
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

Publication Date  
2021-10-08

Subcategory  
Miscellaneous Notices

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 20, 2021 November 17, 2021 January 19, 2022 March 16, 2022 May 18, 2022 July 20, 2022 September 21, 2022 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) 10-7/2021

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 21, 2021

**A. CALL TO ORDER**

District Manager Michael McElligott called the July 21, 2021, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:30 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 July 1, 2021, and July 8, 2021, as legally required.

**C. ESTABLISH A QUORUM**

Mr. McElligott determined that the attendance of Supervisor Joseph Sweeney, Supervisor Shana Horvath, and Supervisor Caroline Sullivan 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., and District Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey.

Also in attendance was Gary Stern of the public.

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

Mr. McElligott stated that since both the Chair and Vice Chair were not in attendance, we can add at this time a nomination for Chair for this meeting. Ms. Sullivan nominated Mr. Sweeney Chair for the meeting. There were no other nominations, so Mr. Sweeney will serve as Chair for this meeting.

**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 19, 2021, Regular Board Meeting**

Mr. McElligott presented the minutes of the May 19, 2021, Regular Board Meeting. Ms. Sullivan **moved** approval and Mr. Sweeney seconded that the minutes of the May 19, 2021, Regular Board Meeting be approved, as presented, and the **motion** carried 3-0.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 21, 2021

At 1:33 p.m., Mr. McElligott opened the Public Hearing.

**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 July 1, 2021, and July 8, 2021, as legally required.

**2. Receive Public Comments on Fiscal Year 2021/2022 Final Budget**

Mr. Stern asked what the reason was for the proposed increase in the assessment. Mr. McElligott explained that it was for sidewalk and roadway repairs that are needed now and in the near future.

Mr. Stern also asked why the retail property does not have debt assessed on it. Mr. McElligott explained that there are primarily two ways that a property that should have debt does not have debt in a CDD like this. The first way is that the property had debt, but they prepaid it at some point. The other way is that when the initial Bond was being issued the developer donated to the district infrastructure for free that was worth the same or more than the debt that would have been issued for that property. Mr. McElligott explained that he believed it was this second option that resulted in the retail space having no debt assessment, but that he would confirm in an email to Mr. Stern after the meeting in an email after going back to look at the original Bond document and methodology.

**3. Consider Resolution No. 2021-04 – Adopting Fiscal Year 2021/2022 Final Budget**

Mr. McElligott presented Resolution No. 2021-04, entitled:

**RESOLUTION NO. 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING A FISCAL YEAR 2021/2022 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, Ms. Horvath **moved** approval and Ms. Sullivan seconded and the **motion** carried 3-0 adopting Resolution No. 2021-04, as presented.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 21, 2021

At 1:45 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. 2021-05 – Adopting a Fiscal Year 2021/2022 Meeting Schedule**

Mr. McElligott presented Resolution No. 2021-05, entitled:

**RESOLUTION NO. 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Sullivan **moved** approval, Mr. Sweeney seconded, and the **motion** carried 3-0 adopting Resolution No. 2021-05, as presented.

**J. ADMINISTRATIVE MATTERS**

Mr. McElligott reminded the Board that their Form 1's are due. He stated that they should receive a Form 1 in the mail, and that they can also get it online.

**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 1:48 p.m. on a **motion** made by Ms. Horvath, seconded by Mr. Sweeney and upon being put to a vote, the **motion** carried 3-0.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 21, 2021

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Secretary

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Chair/Vice Chair

**RESOLUTION NO. 2021-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 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 2020/2021 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 20<sup>th</sup> day of October, 2021.

**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 2020/2021  
October 1, 2020 - September 30, 2021**

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

	<b>FISCAL YEAR 2019/2020 BUDGET 10/1/20 - 9/30/21</b>	<b>AMENDED FINAL BUDGET 10/1/20 - 9/30/21</b>	<b>YEAR TO DATE ACTUAL 10/1/20 - 9/29/21</b>
<b>REVENUES</b>			
O&M Assessments	81,922	81,999	81,999
Debt Assessments	808,479	800,379	800,379
Other Revenues	0	0	0
Interest Income	240	355	351
<b>TOTAL REVENUES</b>	<b>\$ 890,641</b>	<b>\$ 882,733</b>	<b>\$ 882,729</b>
<b>EXPENDITURES</b>			
Supervisor Fees	3,000	1,800	1,800
Payroll Taxes - Employer	240	138	138
Engineering/Inspections	7,500	7,500	4,053
Management	31,092	31,092	31,092
Secretarial	4,200	4,200	4,200
Legal	9,500	7,000	6,020
Assessment Roll	5,500	5,500	5,500
Audit Fees	3,500	3,500	3,500
Arbitrage Rebate Fee	650	650	650
Insurance	6,065	5,513	5,513
Legal Advertisements	1,100	1,500	1,121
Miscellaneous	900	900	676
Postage	325	540	523
Office Supplies	500	440	414
Dues & Subscriptions	175	175	175
Trustee Fee	6,000	4,784	4,784
Website Management	2,000	2,000	2,000
Maintenance (Sidewalk & Curb)	0	43,000	39,323
<b>TOTAL EXPENDITURES</b>	<b>\$ 82,247</b>	<b>\$ 120,232</b>	<b>\$ 111,482</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 808,394</b>	<b>\$ 762,501</b>	<b>\$ 771,247</b>
Bond Payments	(759,970)	(763,357)	(763,357)
<b>BALANCE</b>	<b>\$ 48,424</b>	<b>\$ (856)</b>	<b>\$ 7,890</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(17,808)	(10,104)	(10,104)
DISCOUNTS FOR EARLY PAYMENTS	(35,616)	(32,404)	(32,404)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (5,000)</b>	<b>\$ (43,364)</b>	<b>\$ (34,618)</b>
Carryover From Prior Year	5,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (43,364)</b>	<b>\$ (34,618)</b>

Fund Balance As Of 9/30/2020	
FY 2020/2021 Activity	
Fund Balance As Of 9/30/2021	

\$86,003
(\$43,364)
\$42,639

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

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

	<b>FISCAL YEAR 2019/2020 BUDGET 10/1/20 - 9/30/21</b>	<b>AMENDED FINAL BUDGET 10/1/20 - 9/30/21</b>	<b>YEAR TO DATE ACTUAL 10/1/20 - 9/29/21</b>
<b>REVENUES</b>			
Interest Income	300	106	99
NAV Tax Collection	759,970	763,357	763,357
Prepaid Bond Collection	0	2,386,850	2,386,850
<b>Total Revenues</b>	<b>\$ 760,270</b>	<b>\$ 3,150,313</b>	<b>\$ 3,150,306</b>
<b>EXPENDITURES</b>			
Principal Payments (2017A-1)	456,000	456,000	456,000
Interest Payments (2017A-1)	295,720	302,705	302,705
Bond Redemption	8,550	195,000	195,000
<b>Total Expenditures</b>	<b>\$ 760,270</b>	<b>\$ 953,705</b>	<b>\$ 953,705</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 2,196,608</b>	<b>\$ 2,196,601</b>

Fund Balance As Of 9/30/2020	\$1,766,149
FY 2020/2021 Activity	\$2,196,608
Fund Balance As Of 9/30/2021	\$3,962,757

Note\*: Reserve Fund Balances = \$882,105. Revenue Fund Balance = \$738,302.  
 Prepayment Fund Balance = \$2,342,350.  
 Revenue Fund Balance To Be Used To Make 11/1/2021 Interest Payment Of \$141,099.  
 Prepayment Fund Balance To Be Used To Make 11/1/2021 Extraordinary Principal Payment of \$2,340,000.  
 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 9/30/21 = \$8,683,000

**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 9/30/21 = \$0

October 20, 2021

RE: Renaissance Commons Community Development District Auditor Renewal

At the November 14, 2018 Renaissance Commons Community Development District Board Of Supervisors meeting, the firm of Berger, Toombs, Elam, Gaines & Frank was selected to perform the 9-30-2018, 9-30-2019 and 9-30-2020 year end audits of the District with an option to perform the 9-30-2021 and 9-30-2022 audits.

The fees for the 9-30-2018 audit were \$3,500. The fees for the 9-30-2019 audit were \$3,500. And the fees for the 9-30-2020 audit were \$3,500. The proposed fee for the 9-30-2021 audit is \$3,650, which is the budgeted amount for audit fees for Fiscal Year 2021/2022. And the proposed fee for the 9-30-2022 audit is \$3,725.

Management is pleased with the professionalism and the competence of the Berger, Toombs, Elam, Gaines & Frank partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2021 and 9-30-2022 audits for Berger, Toombs, Elam, Gaines & Frank.

Special District Services, Inc.