



**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 18, 2022
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
Compson & Associates
36 SE Third Street
Boca Raton, FL. 33432
REGULAR BOARD MEETING & PUBLIC HEARING
May 16, 2022
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. March 16, 2022 Regular Board Meeting.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 6
- H. Old Business
 - 1. Discussion on Maintenance for Current Year
- I. New Business
 - 1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, 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 in issues dated: first date of Publication 10/07/2021 and last date of Publication 10/07/2021. 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:	0000663137
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Balance Due:	\$247.68

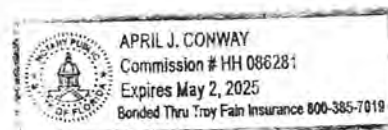
Signed



(Legal Advertising Agent)

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Signed



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**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
10-7/2021

0000663137-01

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 16, 2022**

A. CALL TO ORDER

District Manager Michael McElligott called the March 16, 2022, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:35 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 7, 2021, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott determined that the attendance of Chair Robert D'Angelo, Vice Chair Carl Klepper, and Supervisor Joseph Sweeney, Shana Horvath, and Caroline Sullivan 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.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A

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. October 20, 2021, Regular Board Meeting

Mr. McElligott presented the minutes of the October 20, 2021, Regular Board Meeting. Without comment, Ms. Horvath **moved** approval, seconded by Mr. Sweeney approving the minutes of the October 20, 2021, Regular Board Meeting, as presented. Upon being put to a vote, the **motion** carried **5 to 0**.

G. OLD BUSINESS

1. Discussion on Maintenance for Current Year and Beyond

Mr. McElligott explained that at this point in the year we have received a majority of the assessments so the District has the funds to perform any maintenance needed as part of the program

it started in the prior year. The Board requested that the Engineer look to see what is needed. Mr. McElligott said he would get with Mr. Schnars after the meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget

Mr. McElligott presented Resolution No. 2022-01, entitled:

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023;
AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott presented the budget. After a brief discussion by the Board, Ms. Sullivan then made a **motion**, seconded by Ms. Horvath, approving Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget as presented and setting the Public Hearing for May 18, 2022, at 1:30 p.m. Upon being put to a vote, the **motion** carried 5 to 0.

I. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board of the upcoming qualifying period for this years election. This year seat 2 (Sarah) and seat 4 (Carl) are up for election.

J. BOARD MEMBER COMMENTS

There were no Board Member comments.

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 5 to 0.

Secretary

Chairperson

Miscellaneous Notices



Published in The Palm Beach Post on May 5, 2022

Location

Palm Beach County, Florida

Notice Text

Notice of Public Hearing and
Regular Board Meeting of the
Renaissance Commons Community Development District

The Board of Supervisors of the Renaissance Commons Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on May 18, 2022, at 1:30 p.m., or as soon thereafter as can be heard, in a Conference Room at Compson & Associates, Inc. located at 36 SE Third Street, Boca Raton, Florida 33432.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it.

A copy of the Budget and/or the Agenda may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-7374922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting and Public Hearing, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Renaissance Commons Community Development District

www.renaissancecommonsdcdd.org

April 28, May 5, 2022 #7211671

RESOLUTION NO. 2022-02

A RESOLUTION OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

WHEREAS, the Renaissance Commons Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 2022/2023 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 18th day of May, 2022.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Renaissance Commons Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O&M Assessments	130,904
Debt Assessments	568,049
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 699,193
EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	7,500
Management	32,460
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,725
Arbitrage Rebate Fee	650
Insurance	6,065
Legal Advertisements	1,300
Miscellaneous	900
Postage	325
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	5,300
Website Management	2,000
Maintenance Reserve	40,000
TOTAL EXPENDITURES	\$ 123,290
REVENUES LESS EXPENDITURES	\$ 575,903
Bond Payments	(533,966)
BALANCE	\$ 41,937
County Appraiser & Tax Collector Fee	(13,979)
Discounts For Early Payments	(27,958)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

Note: 2023 Principal & Interest Payments Could Be Lower Than Budget Due To Bond Prepayments

DETAILED FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O&M Assessments	81,999	130,068	130,904	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	800,379	576,003	568,049	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	356	240	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 882,734	\$ 706,311	\$ 699,193	
EXPENDITURES				
Supervisor Fees	1,800	3,000	3,000	No Change From 2021/2022 Budget
Payroll Taxes - Employer	138	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	4,052	7,500	7,500	No Change From 2021/2022 Budget
Management	31,092	31,524	32,460	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2021/2022 Budget
Legal	6,520	9,500	9,500	No Change From 2021/2022 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2021/2022 Budget
Audit Fees	3,500	3,650	3,725	Accepted Amount For 2021/2022 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2021/2022 Budget
Insurance	5,513	6,065	6,065	Insurance Estimate
Legal Advertisements	1,121	1,300	1,300	No Change From 2021/2022 Budget
Miscellaneous	676	900	900	No Change From 2021/2022 Budget
Postage	523	325	325	No Change From 2021/2022 Budget
Office Supplies	414	475	450	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	4,784	5,500	5,300	\$200 Decrease From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Maintenance Reserve	39,323	40,000	40,000	Maintenance Reserve
TOTAL EXPENDITURES	\$ 111,981	\$ 122,504	\$ 123,290	
REVENUES LESS EXPENDITURES	\$ 770,753	\$ 583,807	\$ 575,903	
Bond Payments	(763,357)	(541,442)	(533,966)	2023 Principal & Interest Payments Less Earned Interest
BALANCE	\$ 7,396	\$ 42,365	\$ 41,937	
County Appraiser & Tax Collector Fee	(5,671)	(14,122)	(13,979)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(32,404)	(28,243)	(27,958)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (30,679)	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (30,679)	\$ -	\$ -	

Note: 2023 Principal & Interest Payments Could Be Lower Than Budget Due To Bond Prepayments

DETAILED FINAL DEBT SERVICE BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2020/2021	2021/2022	2022/2023	
REVENUES	ANNUAL	BUDGET	BUDGET	COMMENTS
Interest Income	116	25	25	Projected Interest For 2022/2023
NAV Tax Collection	763,357	541,442	533,966	Yearly Maximum Debt Assessment
Prepaid Bond Collection	2,386,850	0	0	
Total Revenues	\$ 3,150,323	\$ 541,467	\$ 533,991	
EXPENDITURES				
Principal Payments - A-1	456,000	336,000	341,000	Principal Payment Due In 2023
Interest Payments - A-1	302,705	199,663	188,044	Interest Payments Due In 2023
Bond Redemption	195,000	5,804	4,947	Estimated Excess Debt Collections
Total Expenditures	\$ 953,705	\$ 541,467	\$ 533,991	
Excess/ (Shortfall)	\$ 2,196,618	\$ -	\$ -	

Note: 2023 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 1/1/22 = \$6,343,000

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 1/1/22 = \$0 Series 2017A-2 Bond Paid Off In November 2018

Renaissance Commons Community Development District Assessment Comparison

Lot Type		Fiscal Year 2018/2019 Projected Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Townhome	O & M	\$ 55.09	\$ 55.61	\$ 55.61	\$ 88.30	\$ 88.86
	Debt	\$ 852.29	\$ 818.20	\$ 801.84	\$ 793.82	\$ 791.77
	Sub-Total For Townhomes	\$ 907.38	\$ 873.81	\$ 857.45	\$ 882.12	\$ 880.63
3 Bedroom Condo	O & M	\$ 48.81	\$ 49.27	\$ 49.27	\$ 78.23	\$ 78.73
	Debt	\$ 755.13	\$ 724.93	\$ 710.53	\$ 703.42	\$ 701.60
	Sub-Total For 3 Bedroom Condos	\$ 803.94	\$ 774.20	\$ 759.80	\$ 781.65	\$ 780.33
2 Bedroom Condo	O & M	\$ 41.82	\$ 42.21	\$ 42.21	\$ 67.02	\$ 67.45
	Debt	\$ 646.89	\$ 621.02	\$ 608.59	\$ 602.50	\$ 600.94
	Sub-Total For 2 Bedroom Condos	\$ 688.71	\$ 663.23	\$ 650.80	\$ 669.52	\$ 668.39
1 Bedroom Condo	O & M	\$ 38.35	\$ 38.70	\$ 38.70	\$ 61.45	\$ 61.85
	Debt	\$ 593.20	\$ 569.48	\$ 558.08	\$ 552.50	\$ 551.07
	Sub-Total For 1 Bedroom Condos	\$ 631.55	\$ 608.18	\$ 596.78	\$ 613.95	\$ 612.92
Commercial	O & M	\$ 3,362.58	\$ 3,394.04	\$ 3,394.04	\$ 5,388.72	\$ 5,423.37
	Debt	\$ 52,018.95	\$ 49,938.20	\$ 48,934.52	\$ 48,445.18	\$ 48,319.58
	Sub-Total For Commercial	\$ 55,381.53	\$ 53,332.24	\$ 52,328.56	\$ 53,833.90	\$ 53,742.95
Retail	O & M	\$ 3,461.16	\$ 3,493.55	\$ 3,493.55	\$ 5,546.71	\$ 5,582.37
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total For Retail	\$ 3,461.16	\$ 3,493.55	\$ 3,493.55	\$ 5,546.71	\$ 5,582.37

* Assessments Include the Following :

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

Community Information:

Note: 908 Bond Prepayments As Of May 2022:

1 Bedroom Condos (233), 2 Bedroom Condos (530), 3 Bedroom Condos (145)

Residential Units	Assessed For Debt
Townhomes	310
3 Bedroom Condos	203
2 Bedroom Condos	805
1 Bedroom Condos	357
Total Residential Units	1,675

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

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of May, 2022.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

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Meetings may be cancelled from time to time without advertised notice.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT

www.renaissancecommonsccd.org

PUBLISH: THE PALM BEACH POST 00/00/23