



**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
OCTOBER 19, 2022  
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 19, 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. May 16, 2022 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
  - 1. Update on Maintenance Projects
- H. New Business
  - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

## Miscellaneous Notices



Published in The Palm Beach Post on October 7, 2022

### Location

Palm Beach County,

### Notice Text

RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023  
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 19, 2022

November 16, 2022

January 18, 2023

March 15, 2023

May 17, 2023

July 19, 2023

September 20, 2023

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)

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 16, 2022

**A. CALL TO ORDER**

District Manager Michael McElligott called the May 16, 2022, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:37 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 April 28, 2022, and May 5, 2022, as legally required.

**C. ESTABLISH A QUORUM**

Mr. McElligott determined that the attendance of Vice Chair Carl Klepper, 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., District Engineer Jeff Schnars of Schnars Engineering Corporation and District Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey.

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

There were no additions or deletions.

**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 16, 2022, Regular Board Meeting**

Mr. McElligott presented the minutes of the March 16, 2022, Regular Board Meeting. Mr. Sweeney **moved** approval and Ms. Sullivan seconded that the minutes of the March 16, 2022, Regular Board Meeting be approved, as presented, and the **motion** carried 4-0.

At 1:39 p.m., Mr. McElligott opened the Public Hearing.

**G. PUBLIC HEARING**

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 16, 2022

**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 28, 2022, and May 5, 2022, as legally required.

**2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget**

There was no public comment.

**3. Consider Resolution No. 2022-02 – Adopting Fiscal Year 2022/2023 Final Budget**

Mr. McElligott presented Resolution No. 2022-02, entitled:

**RESOLUTION NO. 2021-04**

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

Mr. McElligott indicated that the budget being presented for final form was the same budget that the Board had previously seen. After some brief discussion, Mr. Sweeney **moved** approval and Mr. Klepper seconded and the **motion** carried 4-0 adopting Resolution No. 2022-02, as presented.

At 1:44 p.m. the Public Hearing was adjourned, and the Regular Board Meeting was reconvened.

**H. OLD BUSINESS**

**1. Discussion on Maintenance for Current Year**

Mr. McElligott explained that a few years ago we started putting \$40,000.00 into the budget annually to perform road and sidewalk maintenance in the District. Mr. Schnars, the District Engineer, has provided a priority listing of items needed to be done. There was a lot of discussion regarding some worn street stripping. Mr. Schnars indicated that the road areas of A-9 and part of A-6 should be the next areas to be worked on. They will work on getting a quote to start that work with a target cost of approximately \$50,000.00.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 16, 2022

After some more discussion, a **motion** was made by Ms. Sullivan and seconded by Ms. Horvath to approve a not to exceed amount of \$50,000.00 to do the work in area A-9 and part of area A-6 subject to final review by staff. That **motion** passed **4-0**.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule**

Mr. McElligott presented Resolution No. 2022-03, entitled:

**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.**

Mr. Sweeney **moved** approval, Ms. Sullivan seconded, and the **motion** carried 4-0 adopting Resolution No. 2022-03, as presented.

**J. ADMINISTRATIVE MATTERS**

Mr. McElligott reminded the Board that their Form 1's are due soon. 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 1:54 p.m. on a **motion** made by Mr. Klepper, seconded by Mr. Sweeney and upon being put to a vote, the **motion** carried 4-0.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 16, 2022

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Secretary

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Chair/Vice Chair

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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 2021/2022 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 19<sup>th</sup> day of October, 2022.

**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 2021/2022  
October 1, 2021 - September 30, 2022**

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**AMENDED FINAL BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22</b>	<b>AMENDED FINAL BUDGET 10/1/21 - 9/30/22</b>	<b>YEAR TO DATE ACTUAL 10/1/21 - 9/29/22</b>
<b>REVENUES</b>			
O&M Assessments	130,068	130,168	130,168
Debt Assessments	576,003	576,805	576,805
Other Revenues	0	0	0
Interest Income	240	195	189
<b>TOTAL REVENUES</b>	<b>\$ 706,311</b>	<b>\$ 707,168</b>	<b>\$ 707,162</b>
<b>EXPENDITURES</b>			
Supervisor Fees	3,000	1,800	1,800
Payroll Taxes - Employer	240	138	138
Engineering/Inspections	7,500	7,500	5,018
Management	31,524	31,524	31,524
Secretarial	4,200	4,200	4,200
Legal	9,500	8,500	6,318
Assessment Roll	5,500	5,500	5,500
Audit Fees	3,650	3,650	3,650
Arbitrage Rebate Fee	650	650	650
Insurance	6,065	5,706	5,706
Legal Advertisements	1,300	1,300	856
Miscellaneous	900	750	534
Postage	325	125	103
Office Supplies	475	275	250
Dues & Subscriptions	175	175	175
Trustee Fee	5,500	4,784	4,784
Website Management	2,000	2,000	2,000
Maintenance (Sidewalk & Curb)	40,000	20,000	2,765
<b>TOTAL EXPENDITURES</b>	<b>\$ 122,504</b>	<b>\$ 98,577</b>	<b>\$ 75,971</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 583,807</b>	<b>\$ 608,591</b>	<b>\$ 631,191</b>
Bond Payments	(541,442)	(550,575)	(550,575)
<b>BALANCE</b>	<b>\$ 42,365</b>	<b>\$ 58,016</b>	<b>\$ 80,616</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,122)	(7,982)	(7,982)
DISCOUNTS FOR EARLY PAYMENTS	(28,243)	(25,553)	(25,553)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 24,481</b>	<b>\$ 47,081</b>
Carryover From Prior Year	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 24,481</b>	<b>\$ 47,081</b>

Fund Balance As Of 9/30/2021	
FY 2021/2022 Activity	
Fund Balance As Of 9/30/2022	

\$55,324
\$24,481
\$79,805

**AMENDED FINAL BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22</b>	<b>AMENDED FINAL BUDGET 10/1/21 - 9/30/22</b>	<b>YEAR TO DATE ACTUAL 10/1/21 - 9/29/22</b>
<b>REVENUES</b>			
Interest Income	25	100	97
NAV Tax Collection	541,442	549,739	549,739
Prepaid Bond Collection	0	68,117	68,117
<b>Total Revenues</b>	<b>\$ 541,467</b>	<b>\$ 617,956</b>	<b>\$ 617,953</b>
<b>EXPENDITURES</b>			
Principal Payments (2017A-1)	336,000	325,000	325,000
Interest Payments (2017A-1)	199,663	244,173	244,173
Bond Redemption	5,804	2,340,000	2,340,000
<b>Total Expenditures</b>	<b>\$ 541,467</b>	<b>\$ 2,909,173</b>	<b>\$ 2,909,173</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (2,291,217)</b>	<b>\$ (2,291,220)</b>

Fund Balance As Of 9/30/2021	\$3,962,766
FY 2021/2022 Activity	(\$2,291,217)
Fund Balance As Of 9/30/2022	\$1,671,549

Note\*: Reserve Fund Balances = \$882,105. Revenue Fund Balance = \$718,947.  
Prepayment Fund Balance = \$70,497.  
Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$97,793.  
Prepayment Fund Balance To Be Used To Make 11/1/2022 Extraordinary Principal Payment of \$70,000.  
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 9/30/22 =	\$6,018,000		

**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 9/30/22 =	\$0