



**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 15, 2023
1:30 P.M.**

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

www.renaissancecommonsccd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
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AGENDA
RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
Compson & Associates
36 SE Third Street
Boca Raton, FL. 33432
REGULAR BOARD MEETING
March 15, 2023
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Declare Vacancy & Seat Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. October 19, 2022 Regular Board Meeting.....Page 2
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 5
 - 2. Consider Adjustment to District Counsel Fee Structure.....Page 12
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Renaissance Commons Cdd
Renaissance Commons Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF FLORIDA, COUNTY OF PALM BEACH

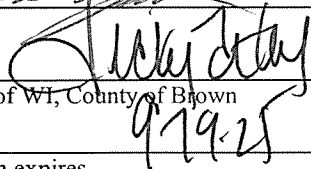
The Palm Beach Post, a daily newspaper printed and published in the city of West Palm Beach and of general circulation in Palm Beach, Martin, Okeechobee and St Lucie Counties, Florida; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

10/07/2022

and that the fees charged are legal.
Sworn to and subscribed before on 10/07/2022



Legal Clerk



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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 of 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

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 19, 2022**

A. CALL TO ORDER

District Manager Michael McElligott called the October 19, 2022, 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 October 7, 2022, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott determined that the attendance of Chair Robert D'Angelo, 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.; District Counsel Michael Pawelczyk Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and by phone, District Engineer Jeff Schnars of Schnars Engineering Corporation.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. McElligott ask to add to the agenda to consider the proposal for the work authorized by the Board at the last meeting because the proposal came in over the Board authorized not to exceed amount. There were no objections.

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 16, 2022, Public Hearing & Regular Board Meeting

Mr. McElligott presented the minutes of the May 16, 2022, Public Hearing & Regular Board Meeting. Without comment, Mr. Sweeney **moved** approval, seconded by Mr. D'Angelo, approving the minutes of the May 16, 2022, Public Hearing & Regular Board Meeting, as presented. Upon being put to a vote, the **motion** carried 4 to 0.

G. OLD BUSINESS

1. Update on Maintenance Projects

Mr. McElligott explained that work could not be started yet because the proposal came in over the Board authorized not to exceed amount. The Board will consider the updated proposal amount as part of another agenda item later in the meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget

Resolution No. 2022-04 was presented, entitled:

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.

Mr. McElligott reviewed the proposed Amended Budget with the Board members. After a brief discussion, a **motion** was made by Ms. Sullivan, seconded by Mr. D’Angelo, and passed unanimously to adopt Resolution No. 2022-04, as presented.

2. Consider Approval of Statewide Grading, LLC Proposal

Mr. McElligott explained the Board had approved the work to be done at the last meeting, subject to final review of the proposal by staff and with a not to exceed amount of \$50,000.00. The actual proposal from Statewide Grading, LLC came in at \$60,169.50, which is over the not to exceed amount, and thus requires a new approval by the Board. District engineer, Mr. Schnars, explained why the proposal came in higher than our original estimates. Mr. Schnars explained that this is still a good price for the work being done and recommends approval. Staff also recommended the Board approve the proposal plus an additional amount not to exceed of \$10,000.00 for possible change orders or additional permitting cost. This will allow the work to continue without the need for a Board meeting to take additional action.

After discussion between the Board and staff, a **motion** was made by Mr. Sweeney to approve the Statewide Grading, LLC proposal as presented and approve an additional not to exceed of \$10,000.00, with a second by Mr. D’Angelo. The **motion** passed 4-0.

I. ADMINISTRATIVE MATTERS

There were no additional administrative matters.

J. BOARD MEMBER COMMENTS

There were no comments from the Board.

O. ADJOURNMENT

There being no further business to come before the Board, Mrs. Horvath **moved** for adjournment at 1:42 p.m., Mr. D'Angelo seconded, and the **motion** carried 4 to 0.

Secretary

Chairperson

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Renaissance Commons Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2023 at 1:30 p.m. in the Compson & Associates, 36 SE Third Street, Boca Raton, FL 33432, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 15th day of March, 2023.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Renaissance Commons
Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O&M Assessments	130,885
Debt Assessments	568,049
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 699,174
EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	7,500
Management	33,432
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,825
Arbitrage Rebate Fee	650
Insurance	6,600
Legal Advertisements	1,200
Miscellaneous	850
Postage	325
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Maintenance Reserve	38,750
TOTAL EXPENDITURES	\$ 123,272
REVENUES LESS EXPENDITURES	\$ 575,902
Bond Payments	(533,966)
BALANCE	\$ 41,936
County Appraiser & Tax Collector Fee	(13,979)
Discounts For Early Payments	(27,957)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O&M Assessments	130,168	130,904	130,885	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	576,805	568,049	568,049	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	198	240	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 707,171	\$ 699,193	\$ 699,174	
EXPENDITURES				
Supervisor Fees	1,800	3,000	3,000	No Change From 2022/2023 Budget
Payroll Taxes - Employer	138	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	5,018	7,500	7,500	No Change From 2022/2023 Budget
Management	31,524	32,460	33,432	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2022/2023 Budget
Legal	6,817	9,500	9,500	No Change From 2022/2023 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2022/2023 Budget
Audit Fees	3,650	3,725	3,825	\$100 Increase From 2022/2023 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2022/2023 Budget
Insurance	5,706	6,065	6,600	Fiscal Year 2022/2023 Expenditure Was \$6,134
Legal Advertisements	856	1,300	1,200	\$100 Decrease From 2022/2023 Budget
Miscellaneous	534	900	850	\$50 Decrease From 2022/2023 Budget
Postage	103	325	325	No Change From 2022/2023 Budget
Office Supplies	251	450	425	\$50 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	4,784	5,300	5,100	\$200 Decrease From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Maintenance Reserve	2,765	40,000	38,750	Maintenance Reserve
TOTAL EXPENDITURES	\$ 76,471	\$ 123,290	\$ 123,272	
REVENUES LESS EXPENDITURES	\$ 630,700	\$ 575,903	\$ 575,902	
Bond Payments	(550,575)	(533,966)	(533,966)	2024 Principal & Interest Payments
BALANCE	\$ 80,125	\$ 41,937	\$ 41,936	
County Appraiser & Tax Collector Fee	(4,075)	(13,979)	(13,979)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(25,553)	(27,958)	(27,957)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 50,497	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 50,497	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ANNUAL	BUDGET	BUDGET	COMMENTS
Interest Income	104	25	100	Projected Interest For 2023/2024
NAV Tax Collection	550,575	533,966	533,966	Yearly Maximum Debt Assessment
Prepaid Bond Collection	68,117	0	0	
Total Revenues	\$ 618,796	\$ 533,991	\$ 534,066	
EXPENDITURES				
Principal Payments - A-1	325,000	341,000	352,000	Principal Payment Due In 2024
Interest Payments - A-1	244,173	188,044	176,670	Interest Payments Due In 2024
Bond Redemption	2,340,000	4,947	5,396	Estimated Excess Debt Collections
Total Expenditures	\$ 2,909,173	\$ 533,991	\$ 534,066	
Excess/ (Shortfall)	\$ (2,290,377)	\$ -	\$ -	

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 1/1/23 = \$5,948,000

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 1/1/23 = \$0 Series 2017A-2 Bond Paid Off In November 2018

**Renaissance Commons Community Development District
Assessment Comparison**

Lot Type		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Assessment		Assessment	Assessment	Assessment	Assessment	Projected Assessment
Before Discount*		Before Discount*	Before Discount*	Before Discount*	Before Discount*	Before Discount*
Townhome	O & M	\$ 55.61	\$ 55.61	\$ 88.30	\$ 88.86	\$ 88.85
	Debt	\$ 818.20	\$ 801.84	\$ 793.82	\$ 791.77	\$ 791.77
	Sub-Total For Townhomes	\$ 873.81	\$ 857.45	\$ 882.12	\$ 880.63	\$ 880.62
3 Bedroom Condo	O & M	\$ 49.27	\$ 49.27	\$ 78.23	\$ 78.73	\$ 78.72
	Debt	\$ 724.93	\$ 710.53	\$ 703.42	\$ 701.60	\$ 701.60
	Sub-Total For 3 Bedroom Condos	\$ 774.20	\$ 759.80	\$ 781.65	\$ 780.33	\$ 780.32
2 Bedroom Condo	O & M	\$ 42.21	\$ 42.21	\$ 67.02	\$ 67.45	\$ 67.44
	Debt	\$ 621.02	\$ 608.59	\$ 602.50	\$ 600.94	\$ 600.94
	Sub-Total For 2 Bedroom Condos	\$ 663.23	\$ 650.80	\$ 669.52	\$ 668.39	\$ 668.38
1 Bedroom Condo	O & M	\$ 38.70	\$ 38.70	\$ 61.45	\$ 61.85	\$ 61.84
	Debt	\$ 569.48	\$ 558.08	\$ 552.50	\$ 551.07	\$ 551.07
	Sub-Total For 1 Bedroom Condos	\$ 608.18	\$ 596.78	\$ 613.95	\$ 612.92	\$ 612.91
Commercial	O & M	\$ 3,394.04	\$ 3,394.04	\$ 5,388.72	\$ 5,423.37	\$ 5,422.57
	Debt	\$ 49,938.20	\$ 48,934.52	\$ 48,445.18	\$ 48,319.58	\$ 48,319.58
	Sub-Total For Commercial	\$ 53,332.24	\$ 52,328.56	\$ 53,833.90	\$ 53,742.95	\$ 53,742.15
Retail	O & M	\$ 3,493.55	\$ 3,493.55	\$ 5,546.71	\$ 5,582.37	\$ 5,581.55
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total For Retail	\$ 3,493.55	\$ 3,493.55	\$ 5,546.71	\$ 5,582.37	\$ 5,581.55

* 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 March 2023:

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

<u>Residential Units</u>		<u>Assessed For Debt</u>
Townhomes	310	310
3 Bedroom Condos	203	58
2 Bedroom Condos	805	275
1 Bedroom Condos	357	124
Total Residential Units	1,675	767

Commercial/Retail Square Footage

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

LAW OFFICES

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PLEASE REPLY TO: FORT LAUDERDALE

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February 6, 2023

VIA E-MAIL ONLY– MMcElligott@sdsinc.org

Mr. Michael McElligott
District Manager
Special District Services, LLC
2501 A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Renaissance Commons Community Development District
Our File: 706.05136**

Dear Michael:

This firm's current fee structure has been in place since 2005. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective May 1, 2023, as follows:

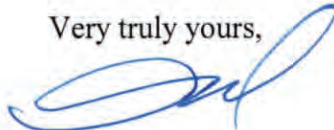
- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 54% increase since the year 2005 and we have not raised our fees during that time.

Mr. Michael McElligott
February 6, 2023
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Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Ginger E. Wald
For the Firm

GEW/jmp