



**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 15, 2024
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 15, 2024
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 13, 2024 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Members Comments
- L. 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 WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

10/06/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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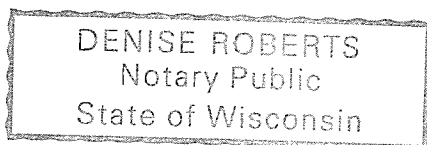
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RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024
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 Campson & Associates, Inc., 36 SE Third Street, Boca Raton, Florida 33432, on the following dates:

October 18, 2023
November 15, 2023
January 17, 2024
March 13, 2024
May 15, 2024
July 17, 2024
September 18, 2024

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
10/6/23 9343037

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 13, 2024**

A. CALL TO ORDER

District Manager Michael McElligott called the March 13, 2023, 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 6, 2023, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott determined that the attendance of Supervisors Joseph Sweeney, Shana Horvath, and Olivia Thayer 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 Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. McElligott noted that since both the Chair and Vice Chair were absent, it was in order to elect a Chair specifically for this meeting from the Board Members present.

There was a **motion** made by Mr. Sweeney, with a second from Mrs. Thayer, to elect Mrs. Horvath as Chair for this meeting. That **motion** passed **3-0**.

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 18, 2023, Regular Board Meeting

Mr. McElligott presented the minutes of the October 18, 2023, Regular Board Meeting. Mr. Cochran had pointed out some typo corrections. Mr. Sweeney **moved** approval, seconded by Mrs. Horvath approving the minutes of the October 18, 2023, Regular Board Meeting, as amended. Upon being put to a vote, the **motion** carried **3 to 0**.

G. OLD BUSINESS

There was no Old Business.

H. NEW BUSINESS

1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Mr. McElligott presented Resolution No. 2024-01, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott presented the budget. There is an increase in the O&M Assessments to help continue to build reserves for the planned future road resurfacing. After a brief discussion by the Board, Mr. Sweeney then made a **motion**, seconded by Mrs. Horvath, approving Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget as presented and setting the Public Hearing for May 15, 2024, at 1:30 p.m. Upon being put to a vote, the **motion** carried **3 to 0**.

2. Discussion Regarding Ethics Training

Mr. McElligott and Mr. Cochran explained that due to legislation change, CDD Board members are now required to complete 4 hours of ethics training starting this year. Mr. McElligott explained that Mr. Cochran's office provided SDS, Inc with 2 free videos that would qualify. The links to those videos are now on the SDS, Inc website for the Board Members to view at their leisure this year. They will then need to check the box on the Form 1 next year saying they completed the 4 hours this year.

I. ADMINISTRATIVE MATTERS

Mr. McElligott explained to the Board that there is a new, online only format for the Form 1 starting this year. The Board members should see an email from the state in the coming months so they can register and complete the form.

J. BOARD MEMBER COMMENTS

There were no Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, Mr. Sweeney **moved** for adjournment at 1:48 p.m., Mrs. Horvath seconded, and the **motion** carried **3 to 0**.

Secretary

Chairperson

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 15, 2024, 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 2024/2025 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 1-877-737-4922, 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.renaissancecommonsccd.org

4/26, 5/3/24 10102904

RESOLUTION NO. 2024-02

A RESOLUTION OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Renaissance Commons Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 2024/2025 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 15th day of May, 2024.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Renaissance Commons Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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

FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M Assessments	197,487
Debt Assessments	562,368
Other Revenues	0
Interest Income	480
TOTAL REVENUES	\$ 760,335
EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	7,500
Management	34,428
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,500
Arbitrage Rebate Fee	650
Insurance	7,200
Legal Advertisements	1,200
Miscellaneous	800
Postage	725
Office Supplies	400
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Maintenance Reserve	100,000
TOTAL EXPENDITURES	\$ 186,118
REVENUES LESS EXPENDITURES	\$ 574,217
Bond Payments	(528,626)
BALANCE	\$ 45,591
County Appraiser & Tax Collector Fee	(15,197)
Discounts For Early Payments	(30,394)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O&M Assessments	131,477	130,885	197,487	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	569,405	568,049	562,368	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	2,588	240	480	Projected At \$40 Per Month
TOTAL REVENUES	\$ 703,470	\$ 699,174	\$ 760,335	
EXPENDITURES				
Supervisor Fees	1,800	3,000	3,000	No Change From 2023/2024 Budget
Payroll Taxes - Employer	138	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	5,823	7,500	7,500	No Change From 2023/2024 Budget
Management	32,460	33,432	34,428	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2023/2024 Budget
Legal	7,955	9,500	9,500	No Change From 2023/2024 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2023/2024 Budget
Audit Fees	3,725	3,825	3,500	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2023/2024 Budget
Insurance	6,134	6,600	7,200	Fiscal Year 2023/2024 Expenditure Was \$6,594
Legal Advertisements	884	1,200	1,200	No Change From 2023/2024 Budget
Miscellaneous	421	850	800	\$50 Decrease From 2023/2024 Budget
Postage	116	325	725	Increased Due To Possible Mailings
Office Supplies	187	425	400	\$25 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	4,784	5,100	5,100	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Maintenance Reserve	72,237	38,750	100,000	Maintenance Reserve
TOTAL EXPENDITURES	\$ 149,189	\$ 123,272	\$ 186,118	
REVENUES LESS EXPENDITURES	\$ 554,281	\$ 575,902	\$ 574,217	
Bond Payments	(543,959)	(533,966)	(528,626)	2025 Principal & Interest Payments
BALANCE	\$ 10,322	\$ 41,936	\$ 45,591	
County Appraiser & Tax Collector Fee	(4,438)	(13,979)	(15,197)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(24,920)	(27,957)	(30,394)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (19,036)	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (19,036)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2022/2023	2023/2024	2024/2025	
REVENUES	ANNUAL	BUDGET	BUDGET	COMMENTS
Interest Income	52,927	25	500	Projected Interest For 2024/2025
NAV Tax Collection	543,959	533,966	528,626	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 596,886	\$ 533,991	\$ 529,126	
EXPENDITURES				
Principal Payments - A-1	336,000	341,000	354,000	Principal Payment Due In 2024
Interest Payments - A-1	194,448	188,044	162,110	Interest Payments Due In 2024
Bond Redemption	70,000	4,947	13,016	Estimated Excess Debt Collections
Total Expenditures	\$ 600,448	\$ 533,991	\$ 529,126	
Excess/ (Shortfall)	\$ (3,562)	\$ -	\$ -	

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 1/1/24 = \$5,512,000

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 1/1/24 = \$0 Series 2017A-2 Bond Paid Off In November 2018

Renaissance Commons Community Development District Assessment Comparison

Lot Type		Fiscal Year 2020/2021 Assessment	Fiscal Year 2021/2022 Assessment	Fiscal Year 2022/2023 Assessment	Fiscal Year 2023/2024 Assessment	Fiscal Year 2024/2025 Projected Assessment
		Before Discount*	Before Discount*	Before Discount*	Before Discount*	Before Discount*
Townhome	O & M	\$ 55.61	\$ 88.30	\$ 88.86	\$ 88.85	\$ 134.06
	Debt	\$ 801.84	\$ 793.82	\$ 791.77	\$ 791.77	\$ 783.84
	Sub-Total For Townhomes	\$ 857.45	\$ 882.12	\$ 880.63	\$ 880.62	\$ 917.90
3 Bedroom Condo	O & M	\$ 49.27	\$ 78.23	\$ 78.73	\$ 78.72	\$ 118.78
	Debt	\$ 710.53	\$ 703.42	\$ 701.60	\$ 701.60	\$ 694.58
	Sub-Total For 3 Bedroom Condos	\$ 759.80	\$ 781.65	\$ 780.33	\$ 780.32	\$ 813.36
2 Bedroom Condo	O & M	\$ 42.21	\$ 67.02	\$ 67.45	\$ 67.44	\$ 101.75
	Debt	\$ 608.59	\$ 602.50	\$ 600.94	\$ 600.94	\$ 594.93
	Sub-Total For 2 Bedroom Condos	\$ 650.80	\$ 669.52	\$ 668.39	\$ 668.38	\$ 696.68
1 Bedroom Condo	O & M	\$ 38.70	\$ 61.45	\$ 61.85	\$ 61.84	\$ 93.31
	Debt	\$ 558.08	\$ 552.50	\$ 551.07	\$ 551.07	\$ 545.56
	Sub-Total For 1 Bedroom Condos	\$ 596.78	\$ 613.95	\$ 612.92	\$ 612.91	\$ 638.87
Commercial	O & M	\$ 3,394.04	\$ 5,388.72	\$ 5,423.37	\$ 5,423.37	\$ 8,181.89
	Debt	\$ 48,934.52	\$ 48,445.18	\$ 48,319.58	\$ 48,319.58	\$ 47,836.38
	Sub-Total For Commercial	\$ 52,328.56	\$ 53,833.90	\$ 53,742.95	\$ 53,742.95	\$ 56,018.27
Retail	O & M	\$ 3,493.55	\$ 5,546.71	\$ 5,582.37	\$ 5,581.55	\$ 8,421.77
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total For Retail	\$ 3,493.55	\$ 5,546.71	\$ 5,582.37	\$ 5,581.55	\$ 8,421.77

* 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 2024:

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

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 15th day of May, 2024.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

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

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PUBLISH: THE PALM BEACH POST