



**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MARCH 19, 2025  
1:30 P.M.**

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

[www.renaissancecommonsddd.org](http://www.renaissancecommonsddd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**RENAISSANCE COMMONS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Compson & Associates  
1075 Broken Sound Parkway NW, Suite 103  
Boca Raton, FL 33487  
**REGULAR BOARD MEETING**  
March 19, 2025  
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Board Vacancies and Appointments
- E. Administer Oath of Office & Review Board Member Responsibilities
- F. Election of Officers
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. October 16, 2024 Regular Board Meeting Minutes.....Page 2
- J. Old Business
  - 1. Update on Investment of Operating Reserve Funds
- K. New Business
  - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 5
  - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 12
  - 3. Discussion Regarding HOA Repairs and Additions Request
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

# LOCALiQ

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## AFFIDAVIT OF PUBLICATION

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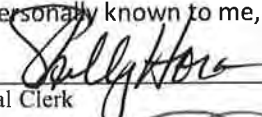
STATE OF WISCONSIN, COUNTY OF BROWN


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 Govt 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:


11/11/2024

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 11/11/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

  
\_\_\_\_\_  
My commission expires

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**RYAN SPELLER**  
Notary Public  
State of Wisconsin

RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT  
DISTRICT  
REVISED FISCAL YEAR 2024/2025  
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 Suite 103 at 1075 NW Broken Sound Parkway, Boca Raton, Florida 33487, on the following dates:  
November 20, 2024  
January 15, 2025  
March 19, 2025  
May 21, 2025  
July 16, 2025  
September 17, 2025

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 ensure 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.renaissancecommons.cdd.org](http://www.renaissancecommons.cdd.org)  
No.10746388 Nov. 11, 2024

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 16, 2024**

**A. CALL TO ORDER**

District Manager Michael McElligott called the October 16, 2024, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:34 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 September 30, 2024, as legally required.

**C. ESTABLISH A QUORUM**

Mr. McElligott determined that the attendance of Chair Robert D'Angelo, and Supervisors Joseph Sweeney, Olivia Thayer, and Shana Horvath 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 from Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**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. May 15, 2024, Public Hearing & Regular Board Meeting**

Mr. McElligott presented the minutes of the May 15, 2024, Public Hearing & Regular Board Meeting. Without comment, Mr. Sweeney **moved** approval, seconded by Mr. D'Angelo, approving the minutes of the May 15, 2024, Public Hearing & Regular Board Meeting, as presented. Upon being put to a vote, the **motion** carried **4 to 0**.

**G. OLD BUSINESS**

There was no Old Business.

**H. NEW BUSINESS**

## **1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Resolution No. 2024-04 was presented, entitled:

### **RESOLUTION NO. 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott reviewed the Amended Budget with the Board members. After a brief discussion, a **motion** was made by Mrs. Horvath, seconded by Mr. D’Angelo, and **passed** unanimously to adopt Resolution No. 2024-04, as presented.

## **2. Consider Resolution No. 2024-05 – Adopting Goals and Objectives**

Mr. McElligott presented Resolution No. 2024-05, entitled:

### **RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SERVABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott and Mr. Cochran explained that due to a new statutory requirement, the Board needs to adopt Goals & Objectives that they will post to their website and then next year they will revisit and evaluate how they did against those Goals & Objectives. Mr. McElligott presented the exhibit to the resolution which lists out proposed Goal & Objectives, and how the Board will measure them next year.

After a brief discussion among the Board, there was a **motion** by Mr. Sweeney, seconded by Mr. D’Angelo, to approve resolution No. 2024-05 – Adopting Goals & Objectives as presented. The **motion** carried 4-0.

## **3. Memo 2023 Legislative Update**

Mr. Cochran pointed the Board to the memo in the meeting materials. He went over any items that might affect districts like this CDD. There was a brief discussion, but there was no action required.

## **J. ADMINISTRATIVE MATTERS**

There was discussion regarding moving the meeting to the new location at 1075 New Broken Sound Parkway, which is now ready. There was Board consensus to have staff update the previously approved annual meeting schedule advertisement and readvertise.

Also, Mr. McElligott explained that he had been contacted by the HOA about doing some sidewalk, curb, or roadway repairs on both HOA and CDD property, which the CDD may need to pay for its share of. Mr. Cochran stated that any repairs on CDD property should be reviewed by the district engineer. There was a **motion** by Mr. Sweeney, with a second by Mr. D'Angelo to allow staff to work with the HOA on sidewalk, curb, and roadway repairs and for the District to pay for its share, subject to any necessary reviews by the District Engineer or District Attorney. The **motion** passed **4-0**.

#### **K. BOARD MEMBER COMMENTS**

Mr. D'Angelo asked about the possibility of moving the operating reserve funds into Treasury notes, or something else to make more interest. There was a **motion** by Mr. Sweeney, with a second by Mr. D'Angelo, to authorize staff to move the operating reserve funds into Treasury notes, if possible. The **motion** passed **4-0**.

#### **L. ADJOURNMENT**

There being no further business to come before the Board, Mr. D'Angelo **moved** for adjournment at 1:56 p.m., Mrs. Horvath seconded, and the **motion** carried **4 to 0**.

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Secretary

---

Chairperson

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 21, 2025 at 1:30 p.m. in the Compson & Associates, 1075 Broken Sound Parkway NW, Suite 103, Boca Raton, FL 33487, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 19<sup>th</sup> day of March, 2025.

**ATTEST:**

**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Renaissance Commons  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**



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- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|                                      | <b>FISCAL YEAR<br/>2025/2026<br/>BUDGET</b> |
|--------------------------------------|---|
| <b>REVENUES</b>                      |   |
| O&M Assessments                      | 197,462                                     |
| Debt Assessments                     | 562,368                                     |
| Other Revenues                       | 0   |
| Interest Income                      | 1,200                                       |
| <b>TOTAL REVENUES</b>                | <b>\$ 761,030</b>                           |
| <b>EXPENDITURES</b>                  |   |
| Supervisor Fees                      | 3,000                                       |
| Payroll Taxes - Employer             | 240   |
| Engineering/Inspections              | 7,000                                       |
| Management                           | 35,424                                      |
| Secretarial                          | 4,200                                       |
| Legal                                | 9,500                                       |
| Assessment Roll                      | 5,500                                       |
| Audit Fees                           | 3,600                                       |
| Arbitrage Rebate Fee                 | 650   |
| Insurance                            | 7,300                                       |
| 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                                     |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 186,814</b>                           |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 574,216</b>                           |
| Bond Payments                        | (528,626)                                   |
| <b>BALANCE</b>                       | <b>\$ 45,590</b>                            |
| County Appraiser & Tax Collector Fee | (15,197)                                    |
| Discounts For Early Payments         | (30,393)                                    |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ -</b>                                 |
| Carryover From Prior Year            | 0   |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ -</b>                                 |

**DETAILED PROPOSED BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|                                      | FISCAL YEAR<br>2023/2024<br>ACTUAL | FISCAL YEAR<br>2024/2025<br>BUDGET | FISCAL YEAR<br>2025/2026<br>BUDGET | COMMENTS   |
|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>                      |                                    |                                    |                                    |  |
| O&M Assessments                      | 131,602                            | 197,487                            | 197,462                            | Expenditures Less Interest & Carryover Balance/.94 |
| Debt Assessments                     | 568,364                            | 562,368                            | 562,368                            | Bond Payment/.94                                   |
| Other Revenues                       | 0                                  | 0                                  | 0                                  |  |
| Interest Income                      | 9,616                              | 480                                | 1,200                              | Projected At \$100 Per Month                       |
|                                      |                                    |                                    |                                    |  |
| <b>TOTAL REVENUES</b>                | <b>\$ 709,582</b>                  | <b>\$ 760,335</b>                  | <b>\$ 761,030</b>                  |  |
|                                      |                                    |                                    |                                    |  |
| <b>EXPENDITURES</b>                  |                                    |                                    |                                    |  |
| Supervisor Fees                      | 1,800                              | 3,000                              | 3,000                              | No Change From 2024/2025 Budget                    |
| Payroll Taxes - Employer             | 138                                | 240                                | 240                                | Projected At 8% Of Supervisor Fees                 |
| Engineering/Inspections              | 1,320                              | 7,500                              | 7,000                              | \$500 Decrease From 2024/2025 Budget               |
| Management                           | 33,432                             | 34,428                             | 35,424                             | CPI Adjustment                                     |
| Secretarial                          | 4,200                              | 4,200                              | 4,200                              | No Change From 2024/2025 Budget                    |
| Legal                                | 7,497                              | 9,500                              | 9,500                              | No Change From 2024/2025 Budget                    |
| Assessment Roll                      | 5,500                              | 5,500                              | 5,500                              | No Change From 2024/2025 Budget                    |
| Audit Fees                           | 3,400                              | 3,500                              | 3,600                              | Accepted Amount For 2024/2025 Audit                |
| Arbitrage Rebate Fee                 | 650                                | 650                                | 650                                | No Change From 2024/2025 Budget                    |
| Insurance                            | 6,594                              | 7,200                              | 7,300                              | Fiscal Year 2024/2025 Expenditure Was \$6,858      |
| Legal Advertisements                 | 837                                | 1,200                              | 1,200                              | No Change From 2024/2025 Budget                    |
| Miscellaneous                        | 852                                | 800                                | 800                                | No Change From 2024/2025 Budget                    |
| Postage                              | 705                                | 725                                | 725                                | No Change From 2024/2025 Budget                    |
| Office Supplies                      | 518                                | 400                                | 400                                | No Change From 2024/2025 Budget                    |
| Dues & Subscriptions                 | 175                                | 175                                | 175                                | No Change From 2024/2025 Budget                    |
| Trustee Fee                          | 4,784                              | 5,100                              | 5,100                              | No Change From 2024/2025 Budget                    |
| Website Management                   | 2,000                              | 2,000                              | 2,000                              | No Change From 2024/2025 Budget                    |
| Maintenance Reserve                  | 0                                  | 100,000                            | 100,000                            | Maintenance Reserve                                |
|                                      |                                    |                                    |                                    |  |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 74,402</b>                   | <b>\$ 186,118</b>                  | <b>\$ 186,814</b>                  |  |
|                                      |                                    |                                    |                                    |  |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 635,180</b>                  | <b>\$ 574,217</b>                  | <b>\$ 574,216</b>                  |  |
|                                      |                                    |                                    |                                    |  |
| Bond Payments                        | (542,739)                          | (528,626)                          | (528,626)                          | 2025 Principal & Interest Payments                 |
|                                      |                                    |                                    |                                    |  |
| <b>BALANCE</b>                       | <b>\$ 92,441</b>                   | <b>\$ 45,591</b>                   | <b>\$ 45,590</b>                   |  |
|                                      |                                    |                                    |                                    |  |
| County Appraiser & Tax Collector Fee | (3,779)                            | (15,197)                           | (15,197)                           | Two Percent Of Total Assessment Roll               |
| Discounts For Early Payments         | (25,173)                           | (30,394)                           | (30,393)                           | Four Percent Of Total Assessment Roll              |
|                                      |                                    |                                    |                                    |  |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ 63,489</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |  |
|                                      |                                    |                                    |                                    |  |
| Carryover From Prior Year            | 0                                  | 0                                  | 0                                  | Carryover From Prior Year                          |
|                                      |                                    |                                    |                                    |  |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ 63,489</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |  |

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|                            | FISCAL YEAR<br>2023/2024 | FISCAL YEAR<br>2024/2025 | FISCAL YEAR<br>2025/2026 |                                   |
|----------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES                   | ANNUAL                   | BUDGET                   | BUDGET                   | COMMENTS                          |
| Interest Income            | 89,544                   | 500                      | 1,500                    | Projected Interest For 2025/2026  |
| NAV Tax Collection         | 542,739                  | 528,626                  | 528,626                  | Yearly Maximum Debt Assessment    |
| Prepaid Bond Collection    | 0                        | 0                        | 0                        |                                   |
| <b>Total Revenues</b>      | <b>\$ 632,283</b>        | <b>\$ 529,126</b>        | <b>\$ 530,126</b>        |                                   |
| <b>EXPENDITURES</b>        |                          |                          |                          |                                   |
| Principal Payments - A-1   | 347,000                  | 354,000                  | 372,000                  | Principal Payment Due In 2025     |
| Interest Payments - A-1    | 180,765                  | 162,110                  | 150,313                  | Interest Payments Due In 2025     |
| Bond Redemption            | 100,000                  | 13,016                   | 7,813                    | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>  | <b>\$ 627,765</b>        | <b>\$ 529,126</b>        | <b>\$ 530,126</b>        |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ 4,518</b>          | <b>\$ -</b>              | <b>\$ -</b>              |                                   |

**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 1/1/25 = \$5,165,000

**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 1/1/25 = \$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          |
|-----------------|--------------------------------|------------------|------------------|------------------|------------------|----------------------|
|                 |                                | 2021/2022        | 2022/2023        | 2023/2024        | 2024/2025        | 2025/2026            |
|                 |                                | Assessment       | Assessment       | Assessment       | Assessment       | Projected Assessment |
|                 |                                | Before Discount* | Before Discount* | Before Discount* | Before Discount* | Before Discount*     |
| Townhome        | O & M                          | \$ 88.30         | \$ 88.86         | \$ 88.85         | \$ 134.06        | \$ 134.04            |
|                 | Debt                           | \$ 793.82        | \$ 791.77        | \$ 791.77        | \$ 783.84        | \$ 783.84            |
|                 | Sub-Total For Townhomes        | \$ 882.12        | \$ 880.63        | \$ 880.62        | \$ 917.90        | \$ 917.88            |
| 3 Bedroom Condo | O & M                          | \$ 78.23         | \$ 78.73         | \$ 78.72         | \$ 118.78        | \$ 118.76            |
|                 | Debt                           | \$ 703.42        | \$ 701.60        | \$ 701.60        | \$ 694.58        | \$ 694.58            |
|                 | Sub-Total For 3 Bedroom Condos | \$ 781.65        | \$ 780.33        | \$ 780.32        | \$ 813.36        | \$ 813.34            |
| 2 Bedroom Condo | O & M                          | \$ 67.02         | \$ 67.45         | \$ 67.44         | \$ 101.75        | \$ 101.73            |
|                 | Debt                           | \$ 602.50        | \$ 600.94        | \$ 600.94        | \$ 594.93        | \$ 594.93            |
|                 | Sub-Total For 2 Bedroom Condos | \$ 669.52        | \$ 668.39        | \$ 668.38        | \$ 696.68        | \$ 696.66            |
| 1 Bedroom Condo | O & M                          | \$ 61.45         | \$ 61.85         | \$ 61.84         | \$ 93.31         | \$ 93.29             |
|                 | Debt                           | \$ 552.50        | \$ 551.07        | \$ 551.07        | \$ 545.56        | \$ 545.56            |
|                 | Sub-Total For 1 Bedroom Condos | \$ 613.95        | \$ 612.92        | \$ 612.91        | \$ 638.87        | \$ 638.85            |
| Commercial      | O & M                          | \$ 5,388.72      | \$ 5,423.37      | \$ 5,423.37      | \$ 8,181.89      | \$ 8,180.84          |
|                 | Debt                           | \$ 48,445.18     | \$ 48,319.58     | \$ 48,319.58     | \$ 47,836.38     | \$ 47,836.38         |
|                 | Sub-Total For Commercial       | \$ 53,833.90     | \$ 53,742.95     | \$ 53,742.95     | \$ 56,018.27     | \$ 56,017.22         |
| Retail          | O & M                          | \$ 5,546.71      | \$ 5,582.37      | \$ 5,581.55      | \$ 8,421.77      | \$ 8,420.69          |
|                 | Debt                           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -                 |
|                 | Sub-Total For Retail           | \$ 5,546.71      | \$ 5,582.37      | \$ 5,581.55      | \$ 8,421.77      | \$ 8,420.69          |

\* 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)

| <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 |

**RESOLUTION 2025-02**

**A RESOLUTION OF THE RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING MICHAEL J. PAWELCZYK AS THE  
DISTRICT’S REGISTERED AGENT AND DESIGNATING  
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO  
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

**WHEREAS**, Section 189.014, Florida Statutes requires that the Renaissance Commons Community Development District (the “District”) designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the “Board”); and

**WHEREAS**, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

**WHEREAS**, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

**WHEREAS**, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board.

**Section 2.** Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

**Section 3.** The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

**Section 4.** Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District’s Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 6.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF March, 2025.**

**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Print name: \_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors