



**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 21, 2025
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
1075 NW Broken Sound Parkway, Suite 103
Boca Raton, FL 33487
REGULAR BOARD MEETING
May 21, 2025
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 19, 2025 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Year.....Page 7
- H. Old Business
 - 1. Update on HOA Repairs and Additions Request
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 14
- J. Administrative Matters
- K. Board Member 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

AFFIDAVIT OF PUBLICATION

RenaissanceCommons Cdd
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2501 BURNS RD
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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 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

Publication Cost: \$218.30

Tax Amount: \$0.00

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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.renaissancecommonscommunitydevelopment.org

No. 10746388

Nov. 11, 2024

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 19, 2025**

A. CALL TO ORDER

District Manager Michael McElligott called the March 19, 2025, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:30 p.m. in the Conference Room of Compson & Associates, 1075 Broken Sound Parkway NW, Suite 103, Boca Raton, Florida 33487.

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 November 11, 2024, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott determined that the attendance of Supervisors Bobby D'Angelo, Joseph Sweeney, 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 of Billing, Cochran, Lyles, Mauro & Ramsey, P.A

D. CONSIDER BOARD VACANCIES AND APPOINTMENTS

Mr. McElligott noted that since no one qualified for the open seats in the general election this past November, it would be appropriate to consider holdovers, vacancies, and appointments. The seats that were up this past election were seats 1, 3, and 5.

In seat 5, which is currently held by Mr. D'Angelo as a holdover, Mr. D'Angelo will remain as a holdover.

There was a **motion** by Mr. Horvath, with a second from Mr. D'Angelo, to declare seats 1 and 3 vacant, and to reappoint Mr. Thayer back to Seat 1, and reappoint Mr. Sweeney back to Seat 3. The **motion** passed **3-0**.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES

Mr. McElligott administered the Oath of Office to Mr. Sweeney. Mrs. Thayer is not present today, so she will have the oath administered at her next meeting. Mr. McElligott also refreshed the Board on Board member responsibilities.

F. ELECTION OF OFFICERS

There was a **motion** by Mr. Sweeney, with a second by Mrs. Horvath, to keep the current slate of officers as is. That **motion** passed **3-0**.

The current slate is as follow:

Chair – Robert D’Angelo
Vice Chair – Carl Klepper
Assistant Secretary – Joseph Sweeney
Assistant Secretary – Shana Horvath
Assistant Secretary – Olivia Thayer
Secretary – Michael McElligott
Treasurer – Michale McElligott

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. October 16, 2024, Regular Board Meeting

Mr. McElligott presented the minutes of the October 16, 2024, Regular Board Meeting. Mr. Sweeney **moved** approval, seconded by Mrs. Horvath approving the minutes of the October 16, 2024, Regular Board Meeting, as presented. Upon being put to a vote, the **motion** carried **3 to 0**.

J. OLD BUSINESS

1. Update on Investment of Operating Reserve Funds

Mr. McElligott reminded the Board that a previous meeting the Board had requested that we make sure our operating reserve funds are making some interest, and possibly look into investing some in Treasury bills if they are not. Mr. McElligott looked into this and the operating account is currently in a money market account making almost 3%. Our current bank does not do treasury bills, but at current rates, the bank did not believe they would make much more than what they are getting in the money market. After discussion among the Board, it was decided to leave the funds in the current account since it is making interest, but to keep an eye on it if that interest rate goes too low. There was no formal action needed from the Board.

K. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mr. McElligott presented Resolution No. 2025-01, entitled:

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.

Mr. McElligott presented the budget. There is no increase in the O&M Assessments this years since we just increased the assessment last year to help continue to build reserves for the planned future road resurfacing. Mr. McElligott stated that they may need to do another increase next year for those reserves. After a brief discussion by the Board, Mr. Sweeney then made a **motion**, seconded by Mrs. Horvath, approving Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget as presented and setting the Public Hearing for May 21, 2025, at 1:30 p.m. Upon being put to a vote, the **motion** carried **3 to 0**.

2. Consider Resolution No. 2025-02 – Registered Agent Change

Mr. McElligott presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS 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.

Mr. Cochran explained that currently Mr. Lyles in their office is the registered agent for the District, but that Mr. Lyles is in the process of retiring, so a new registered agent from their office needs to be designated. Mr. Pawelczyk is the senior CDD attorney in the office, so they are recommending the Board designate him as the registered agent. After some discussion, a **motion** was made by Mr. Sweeney, seconded by Mrs. Horvath, and **passed 3-0** to adopt Resolution No. 2025-02 as presented appointing Mr. Pawelczyk as the registered agent.

3. Discussion Regarding HOA Repairs and Additions Request

Mr. McElligott reminded the Board that at a previous meeting the Board had authorized working with the HOA on sidewalk and roadway repairs. Mr. McElligott explained that since the last meeting the HOA had a company come out to do repairs on HOA sidewalks and also listed some area on CDD sidewalks that needed repair. In the spirit of safety, Mr. McElligott and Mr. Klepper authorized the company to do both the HOA and CDD repairs, to allow the HOA to pay the entire invoice, and to have the CDD reimburse the HOA for the CDD portion of the repairs. The list of repairs needed were sent to the District Engineer to verify which items were CDD vs HOA. To date, the HOA has paid all but the final invoice, and the CDD has a reimbursement payment to the HOA in process for CDD cost. Mr. McElligott will update the Board on the final cost at the next Board meeting since it will be after the final invoice comes in. The consensus of the Board is this was the correct action taken.

Mr. McElligott also updated the Board that the HOA has requested to place additional speedbumps and stop signs on CDD owned roads. Mr. McElligott conferred with both the District attorney and engineer and informed the HOA that the HOA would need to first seek approval from the City as those items were not in the original approved plan. Once that happens, the Board will consider allowing the HOA to install the additional items at the HOAs expense. There is no action the Board needs to take at this time.

L. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board to be on the look out for Form 1 emails from the state.

M. BOARD MEMBER COMMENTS

There were no Board Member comments.

N. ADJOURNMENT

There being no further business to come before the Board, Mr. Sweeney **moved** for adjournment at 1:50 p.m., Mrs. Horvath seconded, and the **motion** carried **3 to 0**.

Secretary

Chairperson

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News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

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STATE OF WISCONSIN, COUNTY OF BROWN

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05/01/2025, 05/08/2025

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 05/08/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$385.24
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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 21, 2025, at 1:30 p.m., or as soon thereafter as can be heard, at 1075 NW Broken Sound Parkway, Suite 103, Boca Raton, Florida 33487. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 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.renaissancecommonsdd.org
No. 11255540 May 1, 8, 2025

RYAN SPELLER
Notary Public
State of Wisconsin

RESOLUTION NO. 2025-03

A RESOLUTION OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Renaissance Commons Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 2025/2026 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 21st day of May, 2025.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Renaissance Commons Community Development District

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

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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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	197,462
Debt Assessments	562,368
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 761,030
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 186,814
REVENUES LESS EXPENDITURES	\$ 574,216
Bond Payments	(528,626)
BALANCE	\$ 45,590
County Appraiser & Tax Collector Fee	(15,197)
Discounts For Early Payments	(30,393)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

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

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
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
TOTAL REVENUES	\$ 709,582	\$ 760,335	\$ 761,030	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 74,402	\$ 186,118	\$ 186,814	
REVENUES LESS EXPENDITURES	\$ 635,180	\$ 574,217	\$ 574,216	
Bond Payments	(542,739)	(528,626)	(528,626)	2026 Principal & Interest Payments
BALANCE	\$ 92,441	\$ 45,591	\$ 45,590	
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
EXCESS/ (SHORTFALL)	\$ 63,489	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 63,489	\$ -	\$ -	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	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	
Total Revenues	\$ 632,283	\$ 529,126	\$ 530,126	
EXPENDITURES				
Principal Payments - A-1	347,000	354,000	372,000	Principal Payment Due In 2026
Interest Payments - A-1	180,765	162,110	150,313	Interest Payments Due In 2026
Bond Redemption	100,000	13,016	7,813	Estimated Excess Debt Collections
Total Expenditures	\$ 627,765	\$ 529,126	\$ 530,126	
Excess/ (Shortfall)	\$ 4,518	\$ -	\$ -	

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 2021/2022 Assessment	Fiscal Year 2022/2023 Assessment	Fiscal Year 2023/2024 Assessment	Fiscal Year 2024/2025 Assessment	Fiscal Year 2025/2026 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)

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. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 21st day of May, 2025.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 19, 2025
January 21, 2026
March 18, 2026
May 20, 2026
July 15, 2026
September 16, 2026**

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.renaissancecommonsccd.org

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