



**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 19, 2025
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
561.630.4923 Facsimile**

AGENDA
RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
1075 NW Broken Sound Parkway, Suite 103
Boca Raton, FL 33487
REGULAR BOARD MEETING
November 19, 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. September 17, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of Proposal from Crossroads Paving Solutions, Inc. for Repairing Pavers in the Roadway.....Page 5
 - 2. Consider Approval of Repairs to Spine Road Paver Crossings in Three Locations
- I. Administrative Matters
- J. Board Member Comments
- K. 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
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 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:

WPB Palm Beach Post 11/07/2025
WPB palmbeachpost.com 11/07/2025

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 11/07/2025



Legal Clerk



Notary, State of Wisconsin, County of Brown

9.3.29

My commission expires

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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
11/7/25 #11788202

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 17, 2025**

A. CALL TO ORDER

District Manager Michael McElligott called the September 17, 2025, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:39 p.m. in the Conference Room of Compson & Associates, 1075 Broken Sound Parkway, 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 Chair Robert D'Angelo, Vice Chair Carl Klepper, and Supervisor 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 Michael Pawelczyk, from Billing, Cochran, Lyles, Mauro & Ramsey, P.A., and District Engineer Jeff Schnars, from Schnars Engineering Corporation, via phone.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. McElligott informed the Board that he had received a resignation letter from Olivia Thayer due to her moving out of the area. There was a **motion** from Mr. Klepper, with a second from Mr. D'Angelo, to accept the resignation of Ms. Thayer and declare seat 1 vacant. The **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. May 21, 2025, Public Hearing & Regular Board Meeting

Mr. McElligott presented the minutes of the May 21, 2025, Public Hearing & Regular Board Meeting. Without comment, Mr. Klepper made a **motion**, seconded by Mr. D'Angelo, approving the minutes of the May 21, 2025, Public Hearing & Regular Board Meeting, as presented. 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 HOA Repairs Request

Mr. McElligott explained the requests he had received from the HOA for repairs related to CDD owned roads and some paver repairs. District Engineer Mr. Schnars went over some pictures and the repairs needed. After some discussion, there was a **motion** by Mr. Klepper, with a second from Mr. D'Angelo to authorized the Engineer to get proposals on the road repair and to proceed with the repairs at a not to exceed amount of \$10,000.00, and to authorize the HOA to get proposals to do the paver repair and proceed with repairs after approval of the District engineer with a not to exceed amount of \$20,000.00. The **motion** passed **3-0**.

2. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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. 2025-05, as presented.

3. Consider Resolution No. 2025-06 – Adopting Goals and Objectives Annual Report

Mr. McElligott presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

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

Mr. McElligott explained that due to a new statutory requirement, the Board adopted Goals & Objectives last year that was posted to their website. Now, annual, the Board will evaluate how

they did on those Goals and Objectives and post that evaluation report on their website. Mr. McElligott presented the evaluation as an exhibit to the resolution which lists out the Goal & Objectives, and how the Board did. Mr. McElligott pointed out that the Board accomplished all its Goals and Objectives for the year.

After a brief discussion among the Board, there was a **motion** by Mrs. Horvath, seconded by Mr. D'Angelo, to approve resolution No. 2025-06 – Adopting Goals & Objectives Annual Report as presented. The **motion** carried **3-0**.

4. Consider Ratification of City's Placement of "Do Not Enter" Signs at Renaissance Commons

Mr. McElligott and Mr. Schnars showed pictures of the location of the City installed signs. The Board acknowledged that the City installed the signs and the Board is not objecting to the signs or their placement.

J. ADMINISTRATIVE MATTERS

1. 2025 Legislative Update Memo - BCLMR

Mr. Pawelczyk 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.

Mr. McElligott reminded the Board to do their ethics training by the end of the year.

K. BOARD MEMBER COMMENTS

There were no Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, Mr. D'Angelo **moved** for adjournment at 2:08 p.m., Mrs. Horvath seconded, and the **motion** carried **3 to 0**.

Secretary

Chairperson



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www.crossroadspaving.net

LICENSED & INSURED
CC # 09-IBP-16248-*
CC # U-21445

PROPOSAL

Date:	9/23/2025	Phone:	561-212-6597
Company:	Concierge Property Solutions	Fax:	
Customer Name:	Jill Gallo	E-Mail Address:	jill@conciergepropertysolutions.com
Subdivision:		Job Name:	Renaissance Commons CDD
Address:	1075 Broken Sound Pkwy NW Suite 105	Job Address:	Renaissance Way & Renaissance Commonns Blvd.
City:	Boca Raton, FL 33487	City:	Boynton Beach, FL 33426

We hereby submit specifications and estimates for the picking up of sinking and shifting pavers in roadway as per approved plan. Add road rock and leveling sand as needed, compact base and re-install existing pavers in existing dimensions. Others to provide MOT and street closures as needed to complete work.

Base Bid Total \$11,200.00

Note: No concrete work or work on catch basin frame or grate included.

Note: No new pavers included in proposal.

Note: Cleaning, acid washing and sealing of paver not included in proposal.

Note: Others to replace sod around perimeter of paver installation as needed. X _____

Note: Others to remove or relocate sprinklers as needed for installation. X _____

Note: If No permit is pulled, Owner assumes all liability, fines, fees and penalties for proceeding without a permit in place.

Note: Owner is responsible for getting HOA approval for scope of work.

Price reflects standard shapes and colors. All materials, labor, taxes, waste and delivery fees are included.

Permit Fees, Notice of Commencement Fees, Density Tests and \$250 Permit Processing Fees are additional and at cost if required.

DISCLAIMER

1. If preexisting conditions are deemed unacceptable by the city inspector (i.e. sub-base / sidewalks) and are not quoted above, the customer and/or property owner is responsible for additional costs incurred to comply with city code requirements.
2. If the scope of work is a pool deck, it is the responsibility of the customer and/or property owner to clean up all dust and debris that may get into the pool as a result of work performed.
3. If excavation work is required for installation and damage to sprinkler pipes, sod, tile, septic tanks or other objects results from such excavation, it is the responsibility of the customer and/or property owner and not that of CrossRoads Paving Solutions, Inc.

Note: If thick and thin pavers are used, the colors WILL NOT match. New pavers WILL NOT match existing pavers.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of:

\$11,200.00

Remit payment by check as follows: **50% upon acceptance and balance upon completion.**

Please make checks payable to: **CrossRoads Paving Solutions, Inc.**

All material is guaranteed as specified. All work to be completed in a professional manner according to standard practices. Any modifications to the above specifications that result in additional costs will be executed only upon written order and will become an extra charge over and above this proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Payments are due as indicated above and if invoice is not paid when due, interest shall accrue at a rate of 1.5% per month (18% per annum). If after due date should litigation become necessary, the prevailing party shall be entitled cost and reasonable attorney fees. This proposal is subject to acceptance within **30 days** and is void thereafter.

Sales Person Scott Williams Contact # 954-560-4713

X _____

Acceptance of Proposal

The above prices, specifications and conditions are hereby accepted. You are authorized to proceed with the work as specified.

Payment will be made as outlined above.

ACCEPTED:

Customer Signature _____

Date ____/____/____