



**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MARCH 18, 2026  
1:30 P.M.**

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

**[www.renaissancecommonsccd.org](http://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**  
March 18, 2026  
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. November 19, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Update Regarding Repairs
  - 2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 4
  - 3. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 11
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

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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](http://www.renaissancecommonsccd.org)  
11/7/25 #11788202

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

**A. CALL TO ORDER**

District Manager Michael McElligott called the November 19, 2025, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:35 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 7, 2025, as legally required.

**C. ESTABLISH A QUORUM**

Mr. McElligott determined that the attendance of Chair Robert D'Angelo, Vice Chair Carl Klepper, and Supervisors Shana Horvath and Joseph Sweeney 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.

Also in attendance is resident Aimee Bekier.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. McElligott requested that we add an item to consider an appointment to the vacant seat # 1. There were no objections.

Mr. Sweeney nominated Aimee Bekier to fill the vacant seat, seat 1. There were no other nominations. There was a **motion** from Mr. Klepper, with a second from Mr. D'Angelo, to appoint Mrs. Bekier to vacant seat 1. The **motion** passed **4-0**.

Mr. McElligott administered the oath to Mrs. Bekier officially seating Mrs. Bekier in sat 1. Mr. McElligott and Mr. Cochran went over the roles and the responsibilities of a Board Member, including, but not limited to, Form 1 financial disclosures, ethics training, and Sunshine Laws.

Since Mrs. Bekier had been sat, it was appropriate to review the slate of officers. There was a **motion** by Mr. Klepper, with a second from Mr. D'Angelo, to keep the slate of officers the same and adding Mrs. Bekier as an Assistant Secretary. The **motion** passed **5-0**.

Mr. McElligott also requested that New Business items 1 & 2 be combined as they deal with the same issue. There were no objects.

**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. September 17, 2025, Regular Board Meeting**

Mr. McElligott presented the minutes of the September 17, 2025, Regular Board Meeting. Without comment, Mr. Sweeney made a **motion**, seconded by Mr. D'Angelo, approving the minutes of the September 17, 2025, Regular Board Meeting, as presented. Upon being put to a vote, the **motion** carried **5 to 0**.

**G. OLD BUSINESS**

There was no Old Business.

**H. NEW BUSINESS**

**1. Consider Approval of Proposal from Crossroads Paving Solutions, Inc for Paver Repairs**

Mr. McElligott reminded the Board of the conversation from the previous meeting regarding the paver repairs. Mr. Klepper went over his meeting with the HOA regarding the repairs needed and the requirements pointed out by the district engineer. After some discussion, there was a **motion** by Mrs. Horvath, with a second from Mrs. Bekier to authorize a not to exceed amount of \$20,000.00 for the repairs, and to authorize District staff to review and approve the proposal. The **motion** passed **5-0**.

**I. ADMINISTRATIVE MATTERS**

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

**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 1:50 p.m., Mrs. Bekier seconded, and the **motion** carried **5 to 0**.

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Secretary

---

Chairperson

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 20, 2026 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 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of March, 2026.

**ATTEST:**

**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Renaissance Commons Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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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 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	197,433
Debt Assessments	562,368
Other Revenues	0
Interest Income	1,500
<b>TOTAL REVENUES</b>	<b>\$ 761,301</b>
<b>EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	6,000
Management	36,372
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	7,800
Legal Advertisements	1,150
Miscellaneous	625
Postage	700
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Maintenance Reserve	100,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 187,087</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 574,214</b>
Bond Payments	(528,626)
<b>BALANCE</b>	<b>\$ 45,588</b>
County Appraiser & Tax Collector Fee	(15,196)
Discounts For Early Payments	(30,392)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Notes

Fund Balance As Of 9-30-25: \$45,000 Plus Reserve/Contingency \$206,769

Estimated Fund Balance As Of 9-30-26: \$45,000 Plus Reserve/Contingency (Estimated At \$286,000)

**DETAILED PROPOSED BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	198,202	197,462	197,433	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	562,990	562,368	562,368	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	9,954	1,200	1,500	Projected At \$125 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 771,146</b>	<b>\$ 761,030</b>	<b>\$ 761,301</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	1,800	3,000	3,000	No Change From 2025/2026 Budget
Payroll Taxes - Employer	138	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	3,988	7,000	6,000	\$1,000 Decrease From 2025/2026 Budget
Management	34,428	35,424	36,372	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	9,050	9,500	9,500	No Change From 2025/2026 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,858	7,300	7,800	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	604	1,200	1,150	\$50 Decrease From 2025/2026 Budget
Miscellaneous	442	800	625	\$175 Decrease From 2025/2026 Budget
Postage	58	725	700	\$25 Decrease From 2025/2026 Budget
Office Supplies	188	400	375	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	4,784	5,100	5,100	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Maintenance Reserve	20,269	100,000	100,000	Maintenance Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 98,632</b>	<b>\$ 186,814</b>	<b>\$ 187,087</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 672,514</b>	<b>\$ 574,216</b>	<b>\$ 574,214</b>	
Bond Payments	(538,196)	(528,626)	(528,626)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 134,318</b>	<b>\$ 45,590</b>	<b>\$ 45,588</b>	
County Appraiser & Tax Collector Fee	(3,817)	(15,197)	(15,196)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,892)	(30,393)	(30,392)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 103,609</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 103,609</b>	<b>\$ -</b>	<b>\$ -</b>	

Notes

Fund Balance As Of 9-30-25: \$45,000 Plus Reserve/Contingency \$206,769  
Estimated Fund Balance As Of 9-30-26: \$45,000 Plus Reserve/Contingency (Estimated At \$286,000)

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ANNUAL	BUDGET	BUDGET	COMMENTS
Interest Income	78,594	1,500	2,500	Projected Interest For 2026/2027
NAV Tax Collection	538,196	528,626	528,626	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
<b>Total Revenues</b>	<b>\$ 616,790</b>	<b>\$ 530,126</b>	<b>\$ 531,126</b>	
<b>EXPENDITURES</b>				
Principal Payments - A-1	354,000	372,000	379,000	Principal Payment Due In 2027
Interest Payments - A-1	167,863	150,313	135,021	Interest Payments Due In 2027
Bond Redemption	-	7,813	17,105	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 521,863</b>	<b>\$ 530,126</b>	<b>\$ 531,126</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 94,927</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 1/1/26 = \$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 1/1/26 = \$0 Series 2017A-2 Bond Paid Off In November 2018

**Renaissance Commons Community Development District  
Assessment Comparison**

Lot Type	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Townhome	\$ 88.86	\$ 88.85	\$ 134.06	\$ 134.04	\$ 134.03
	\$ 791.77	\$ 791.77	\$ 783.84	\$ 783.84	\$ 783.84
	<b>\$ 880.63</b>	<b>\$ 880.62</b>	<b>\$ 917.90</b>	<b>\$ 917.88</b>	<b>\$ 917.87</b>
Sub-Total For Townhomes					
3 Bedroom Condo	\$ 78.73	\$ 78.72	\$ 118.78	\$ 118.76	\$ 118.75
	\$ 701.60	\$ 701.60	\$ 694.58	\$ 694.58	\$ 694.58
	<b>\$ 780.33</b>	<b>\$ 780.32</b>	<b>\$ 813.36</b>	<b>\$ 813.34</b>	<b>\$ 813.33</b>
Sub-Total For 3 Bedroom Condos					
2 Bedroom Condo	\$ 67.45	\$ 67.44	\$ 101.75	\$ 101.73	\$ 101.72
	\$ 600.94	\$ 600.94	\$ 594.93	\$ 594.93	\$ 594.93
	<b>\$ 668.39</b>	<b>\$ 668.38</b>	<b>\$ 696.68</b>	<b>\$ 696.66</b>	<b>\$ 696.65</b>
Sub-Total For 2 Bedroom Condos					
1 Bedroom Condo	\$ 61.85	\$ 61.84	\$ 93.31	\$ 93.29	\$ 93.28
	\$ 551.07	\$ 551.07	\$ 545.56	\$ 545.56	\$ 545.56
	<b>\$ 612.92</b>	<b>\$ 612.91</b>	<b>\$ 638.87</b>	<b>\$ 638.85</b>	<b>\$ 638.84</b>
Sub-Total For 1 Bedroom Condos					
Commercial	\$ 5,423.37	\$ 5,423.37	\$ 8,181.89	\$ 8,180.84	\$ 8,179.66
	\$ 48,319.58	\$ 48,319.58	\$ 47,836.38	\$ 47,836.38	\$ 47,836.38
	<b>\$ 53,742.95</b>	<b>\$ 53,742.95</b>	<b>\$ 56,018.27</b>	<b>\$ 56,017.22</b>	<b>\$ 56,016.04</b>
Sub-Total For Commercial					
Retail	\$ 5,582.37	\$ 5,581.55	\$ 8,421.77	\$ 8,420.69	\$ 8,419.48
	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>\$ 5,582.37</b>	<b>\$ 5,581.55</b>	<b>\$ 8,421.77</b>	<b>\$ 8,420.69</b>	<b>\$ 8,419.48</b>
Sub-Total For Retail					

\* 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)

	Assessed For Debt
Residential Units	
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	190,527
Total Commercial/Retail Square Footage	365,912

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February 2, 2026

VIA E-MAIL ONLY– [MMcElligott@sdsinc.org](mailto:MMcElligott@sdsinc.org)

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

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

Dear Michael:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

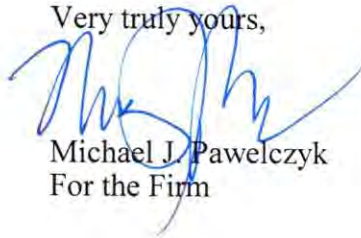
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Michael McElligott  
February 2, 2026  
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)