



**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING BOOK
MAY 20, 2026
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 & PUBLIC HEARING
May 20, 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. March 18, 2026 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Update Regarding Repairs
 - 2. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

Publication Date
2026-04-30

Subcategory
Miscellaneous Notices

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 20, 2026, 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 2026/2027 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting and Public Hearing, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Renaissance Commons Community Development District

www.renaissancecommonsccd.org

Apr 30, May 7, 202612281062

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 18, 2026**

A. CALL TO ORDER

District Manager Michael McElligott called the March 18, 2026, 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 7, 2025, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott determined that the attendance of Supervisors Bobby D'Angelo, Carl Klepper, Joseph Sweeney, Shana Horvath, and Aimee Bekier constituted a quorum, and it was in order to proceed with the meeting.

Also present were District Managers Michael McElligott of Special District Services, Inc.; and District Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. McElligott asked that we add an item under new business to discuss pavement repairs needed. There was no objection by the Board.

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. November 19, 2025, Regular Board Meeting

Mr. McElligott presented the minutes of the November 19, 2025, Regular Board Meeting. Mr. Sweeney **moved** approval, seconded by Mr. D'Angelo, approving the minutes of the November 19, 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. Update Regarding Repiars

Mr. McElligott updated the Board that the pavers repair authorized at a previous Board meeting has been done and it came in under the not to exceed amount of \$20,000.00.

2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mr. McElligott presented Resolution No. 2026-01, entitled:

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.

Mr. McElligott presented the budget. There is no increase in the O&M Assessments this year, however he stated that we will most likely need to consider an increase next year to build reserves for the planned future road resurfacing. After a brief discussion by the Board, Mrs. Horvath then made a **motion**, seconded by Mrs. Bekier, approving Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget as presented and setting the Public Hearing for May 20, 2026, at 1:30 p.m. Upon being put to a vote, the **motion** carried **5 to 0**.

3. Consider Approval of Attorneys Fee Adjustment – Billing Cochran

Mr. Cochran pointed to the memo in the meeting book and noted the small increases to the firms' hourly rates. After some discussion, a **motion** was made by Mrs. Bekier, seconded by Mr. Klepper, and **passed 5-0** to adopt Attorney Fee Adjustment as presented.

4. Discussion Regarding Pavement Repairs Needed

Mr. McElligott presented some pictures to the Board of pavement repairs needed that he received from the HOA. He also updated the Board on proposals the HOA has already requested for the repairs. After a long discussion, there was a **motion** made by Mr. Sweeney, we a second from Mrs. Bekier, to authorize a not to exceed amount of \$18,500.00 to do the repairs presented, subject to final review by district staff. The **motion** passed **5-0**.

I. ADMINISTRATIVE MATTERS

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

J. BOARD MEMBER COMMENTS

There were no Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, Mrs. Horvath **moved** for adjournment at 1:50 p.m., Mrs. Bekier seconded, and the **motion** carried **5 to 0**.

Secretary

Chairperson

Publication Date
2026-04-30

Subcategory
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Renaissance Commons Community Development District

www.renaissancecommonsccd.org

Apr 30, May 7, 202612281062

RESOLUTION NO. 2026-02

A RESOLUTION OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Renaissance Commons Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 20th day of May, 2026.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Renaissance Commons
Community Development District

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

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- IV ASSESSMENT COMPARISON

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	197,433
Debt Assessments	562,368
Other Revenues	0
Interest Income	1,500
TOTAL REVENUES	\$ 761,301
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 187,087
REVENUES LESS EXPENDITURES	\$ 574,214
Bond Payments	(528,626)
BALANCE	\$ 45,588
County Appraiser & Tax Collector Fee	(15,196)
Discounts For Early Payments	(30,392)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

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 FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 771,146	\$ 761,030	\$ 761,301	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 98,632	\$ 186,814	\$ 187,087	
REVENUES LESS EXPENDITURES	\$ 672,514	\$ 574,216	\$ 574,214	
Bond Payments	(538,196)	(528,626)	(528,626)	2027 Principal & Interest Payments
BALANCE	\$ 134,318	\$ 45,590	\$ 45,588	
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
EXCESS/ (SHORTFALL)	\$ 103,609	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 103,609	\$ -	\$ -	

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 FINAL 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	
Total Revenues	\$ 616,790	\$ 530,126	\$ 531,126	
EXPENDITURES				
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
Total Expenditures	\$ 521,863	\$ 530,126	\$ 531,126	
Excess/ (Shortfall)	\$ 94,927	\$ -	\$ -	

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

* 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

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

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 20th day of May, 2026.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 18, 2026
January 20, 2027
March 17, 2027
May 19, 2027
July 21, 2027
September 15, 2027**

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.

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PUBLISH: THE PALM BEACH POST