

## MINUTES OF MEETING

*The following is a summary of the actions taken at the Renaissance Community Development District (CDD) Board of Supervisors meeting.*

### RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Renaissance Community Development District was held Monday October 14, 2019 at 11:30 a.m. at The Club at Renaissance on 12801 Renaissance Way in Fort Myers, Florida.

#### **Present and constituting a quorum were:**

John Gnagey	Chairman
John Bartz	Vice Chairman
Doug Dickey	Assistant Secretary (telephone)
Glen Hammer	Assistant Secretary
Richard Platt	Assistant Secretary

#### **Also present were:**

Cal Teague	District Manager
Tom Hart	District Attorney
Mark McCleary	District Engineer
Chris Dudak	Assistant to the District Manager

#### **FIRST ORDER OF BUSINESS**

#### **Call to Order and Roll Call**

The Renaissance Community Development District meeting was called to order and the District Manager called the roll. All were present for today's meeting, with Supervisor Dickey participating via telephone. Also present was District Attorney Tom Hart, District Engineer Mark McCleary and the District Manager's Assistant Chris Dudak.

On MOTION by Supervisor Hammer, seconded by Supervisor Platt, with all in favor, Supervisor Dickey is allowed to participate in the meeting by telephone.

#### **SECOND ORDER OF BUSINESS**

#### **Approval of the Agenda**

The Agenda was presented and accepted.

On MOTION by Supervisor Platt, seconded by Supervisor Hammer, with all in favor, the Agenda was approved as presented.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There being no audience, the next Order of Business followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Regular Meeting Minutes from August 12, 2019**

The Meeting Minutes were presented and accepted.

On MOTION by Chairman Gnagey, seconded by Supervisor Platt, with all in favor, the Meeting Minutes from August 12, 2019 were approved as presented.

**B. Continuation Meeting Minutes from August 29, 2019**

The Meeting Minutes were presented and accepted.

On MOTION by Chairman Gnagey, seconded by Supervisor Platt, with all in favor, the Meeting Minutes from August 29, 2019 were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Old Business**

**A. Refunding of Bonds**

The Board discussed revisiting this topic in six months to see if the bond holders would allow them to buyout the bonds early, as refunding the bonds is not a good option currently.

**SIXTH ORDER OF BUSINESS**

**New Business**

**A. Lake Bank Erosion Analysis Report**

The Field Manager put together a lake bank erosion evaluation report showing the areas on the Lakes with washouts and vertical erosion based on severity ranging from low to medium to high. The Board discussed how to address the areas with washouts and erosion moving forward based on the report presented. The Board agreed to take a closer look at this report and give feedback to the District Manager. From there a plan on how to proceed with making these repairs will be developed.

**B. Berm Landscape Maintenance Proposals**

The Board discussed the several estimates received for the four landscaping projects. and agreed to award the projects individually to the lowest bidders.

On MOTION by Vice Chairman Bartz, seconded by Supervisor Hammer, with all in favor, the Board awarded the four landscaping projects to the four lowest bidders with the stipulation that if a bidder refuses to accept a project then that project will be awarded to the next lowest bidder.

**C. Banking Change**

The Board voted to switch to Valley National Bank at last month’s Board meeting.

**SEVENTH ORDER OF BUSINESS**

**District Manager’s Report**

**A. Financial Statements**

**i. Month Ending August 31, 2019**

The financials were presented, discussed briefly and accepted.

On MOTION by Vice Chairman Bartz, seconded by Supervisor Platt, with all in favor, the financials for month ending August 31, 2019 were accepted as presented.

**ii. Month Ending September 30, 2019**

The financials were presented, discussed briefly and accepted.

On MOTION by Vice Chairman Bartz, seconded by Supervisor Platt, with all in favor, the financials for month ending September 30, 2019 were accepted as presented.

**B. Website Redevelopment Update**

The District Manager stated that the CDD’s new website will be ready by the end of the year.

**C. Approval of FY 2020 Meeting Schedule**

After brief discussion, the Board asked that the meetings for Fiscal Year 2020 begin at 9 am.

On MOTION by Supervisor Hammer, seconded by Supervisor Platt, with all in favor, the Board approved the Fiscal Year 2020 meeting schedule as amended.

**EIGHTH ORDER OF BUSINESS**

**Field Manager’s Report**

**A. September Bimonthly Field Report**

The Field Manager’s report was presented with questions and comments as follows:

- After brief discussion on preserve maintenance, the Board requested proposals for removal of exotics in the preserve.
- Complaints from residents regarding the Midge Fly problem near Lake 2 were discussed. Although this is a natural seasonal occurrence, treatments were conducted and larvae eating fish will be planted.
- Near the front entrance landscaping, on the Berm there is an area where the plants have been disturbed. The Board requested that the Field Manager have this area replanted.
- The Board discussed the maintenance task list identified in the Field Report. They asked that the graffiti get covered up by paint on the I-75 outflow structure and that the Field Manager remove the Cabbage Palms growing on the lake banks.
- The Board commented that the Field Reports are a wonderful tool for the CDD.

**B. Proposals/Requests**

There being none, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Attorney's Report**

District Attorney Tom Hart mentioned the amendment to the agreement for Field Management Services to provide three additional Filed Reports per year. He stated that this is ready and needing to be signed.

**A. Berm Maintenance Easements**

The draft easement agreement was provided for the Board to review and discuss.

**TENTH ORDER OF BUSINESS**

**Engineer's Report**

There being none, the next Order of Business followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests/Comments**

Chairman Gnagey asked if any CDD's had ever disbanded before and what the process is to accomplish that. The Attorney stated that it is possible to dissolve a CDD. However, it would not be possible until after the Bonds are paid off. The Attorney stated that he would have to do more research to be able to give more specific information on what the process would entail.

Supervisor Hammer requested the landscaping contract start date be moved up, to a date earlier than January 1st, if possible.

Supervisor Hammer asked about the wall repairs mentioned in the Field Report and the District Manager stated that these will be taken care of by the Field Manager.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next Order of Business followed.

**THIRTEENTH ORDER OF BUSINESS**

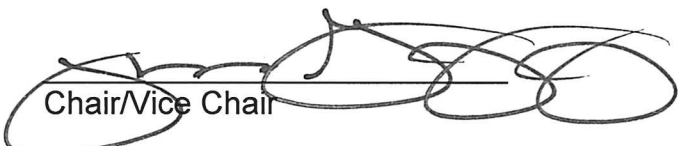
**Adjournment**

There being no further Orders of Business and,

On MOTION by Supervisor Platt, seconded by Vice Chairman Bartz, with all in favor, the meeting was adjourned.

**Next Regular Meeting: December 9, 2019 at 9 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair