

**RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**



OCTOBER 14, 2019
BOARD OF SUPERVISORS MEETING
AGENDA PACKET



PREMIER DISTRICT
MANAGEMENT

Renaissance Community Development District

Board of Supervisors:

John Gnagey, Chair

John Bartz, Vice Chair

Doug Dickey, Assistant Secretary

Richard A. Platt, Assistant Secretary

Glenn W. Hammer, Assistant Secretary

Calvin Teague, District Manager

Thomas B. Hart, District Attorney

Mark D. McCleary, District Engineer

PREMIER DISTRICT MANAGEMENT, LLC
3820 Colonial Blvd, Suite 101, Fort Myers, FL 33966
Telephone: (239) 690-7100 Email: info@cddmanagement.com

Board of Supervisors
Renaissance CDD

October 7, 2019

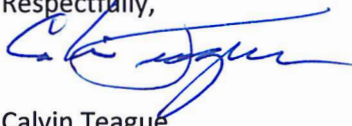
Dear Supervisors,

The regular meeting of the Renaissance Development District Board of Supervisors will be held on Monday, October 14, 2019 at The Club at Renaissance on 12801 Renaissance Way, Fort Myers, FL. The agenda is included in Section 3 and the points of interest are as follows:

- Inclusion of the Lake Bank Erosion Evaluation Report
- Inclusion of Berm Landscape Maintenance Proposals
- Inclusion of the proposed FY2020 Meeting Schedule
- Inclusion of The Field Management Report for September 2019

Any supporting documents not enclosed will be distributed at the meeting. The next meeting is scheduled for Monday, December 9th, 2019. If there are any questions or requests prior to the meeting, feel free to contact me.

Respectfully,



Calvin Teague
District Manager

District Office:
3820 Colonial Blvd., Ste. 101
Fort Myers, FL 33966
239-690-7100

Meeting Location:
The Club at Renaissance
12801 Renaissance Way
Fort Myers, FL

www.renaissancecdd.com

Renaissance Community Development District

Meeting Agenda

October 14, 2019 at 11:30 AM

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Audience Comments on Agenda Items
4. Approval of Minutes
 - A. Regular Meeting Minutes from August 12, 2019
 - B. Continuation Meeting Minutes from August 29, 2019
5. Old Business
 - A. Refunding of Bonds
6. New Business
 - A. Lake Bank Erosion Analysis Report
 - B. Berm Landscape Maintenance Proposals
 - C. Banking Change
7. District Manager's Report
 - A. Financial Statements
 - i. Month Ending August 31, 2019
 - ii. Month Ending September 30, 2019
 - B. Website Redevelopment Update
 - C. Approval of FY2020 Meeting Schedule
8. Field Manager's Report
 - A. September Bimonthly Field Report
 - B. Proposals/ Requests
9. Attorney's Report
 - A. Berm Maintenance Easements
10. Engineer's Report
11. Supervisor's Requests/Comments
12. Audience Comments
13. Adjournment

Next Meeting: December 9th, 2019 at 11:30 AM

**DRAFT
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 August 12, 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
Richard Platt	Assistant Secretary

Not present:

Glen Hammer Assistant Secretary

Also present were:

Cal Teague	District Manager
Mark McCleary	District Engineer
Residents	

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 except for Supervisor Hammer. Also present was District Engineer Mark McCleary.

SECOND ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented and accepted.

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

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next Order of Business followed.

FOURTH ORDER OF BUSINESS

Budget Hearing

The District Manager stated that the previous management company did not advertise the current meeting as a budget public hearing. Therefore, the Board will have a continuation meeting on August 29th at 8:30 am to adopt the budget.

A. Resolution 2019-09

This item will be discussed at the continuation meeting.

B. Resolution 2019-10

This item will be discussed at the continuation meeting.

FIFTH ORDER OF BUSINESS

Approval of the Meeting Minutes

A. Regular Meeting Minutes from June 10, 2019

The Meeting Minutes were presented from the former management company and accepted.

On MOTION by Supervisor Platt, seconded by Supervisor Dickey, with all in favor, the Meeting Minutes from June 10, 2019 were approved as presented.

SIXTH ORDER OF BUSINESS

Old Business

A. Tree Removal on I-75 Berm

The Board discussed that there are two Oak Trees on the berm that are leaning and need to be removed. A proposal was received from the Davey Tree Expert Company for between \$4,000 and \$6,000. The Board asked that the District Manager obtain two more proposals and award the project to the lowest bidder for a not to exceed amount of \$6,000.

On MOTION by Chairman Gnagey, seconded by Supervisor Platt, with all in favor, the Board approved up to \$6,000 to have the two Oak Trees removed with the stipulation that two more estimates are obtained and the project is awarded to the lowest bidder for a not to exceed amount of \$6,000.

SEVENTH ORDER OF BUSINESS**New Business****A. Lake Management**

The District Manager informed the Board that the Environmental Resource Permit is in the CDD's name and the Water Use Permit is in Worthington Development's name. It was discussed that the CDD owns the Lakes, the State owns the water and Worthington Development owns the Water Use Permit. Worthington Development can take water from the lakes however, they are supposed to add water back into the lakes through the recharge pumps.

There is an allotted amount of water usage per year from the lakes and if necessary, water can be recharged from the wells. It was explained that having the option to recharge the lakes is beneficial in case the water levels ever get too low.

The Board discussed whether the recharge pumps need to be fixed and determined not to fix them unless the need arises in the future, as they have only even been used once previously.

The Board asked that the aerators be checked to make sure they are working properly. It was discussed that Solitude Lake Management maintains the aerators, lake maintenance and fountain maintenance.

The Board expressed their concern regarding washouts and erosion. Therefore, the District Manager stated that the Field Manager will be inspecting the lake banks for erosion and washouts. The Board asked that the Field Manager compile a spreadsheet showing which washouts the CDD is liable for and which one's homeowners are liable for.

B. Water Use Permit and How It Impacts CDD's Lake Management

This Agenda item was discussed under 7. A. Lake Management.

C. Ongoing Berm Maintenance

The District Attorney, District Engineer and District Manager are working closely together to identify the berm areas that the CDD is responsible for.

D. Lake Bank Maintenance

The District Manager informed the Board that the Field Manager will be compiling a report on lake bank maintenance over the next few years as discussed under 7. A. Lake Management.

E. Addressing Maintenance Needs

This item was not discussed.

F. Maintenance Contract Review

This item was not discussed.

EIGHTH ORDER OF BUSINESS**District Manager's Report****A. Financial Statements for month ending July 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 July 31, 2019 were accepted as presented.

B. Website Compliance Update

The District Manager stated that the CDD's current website will be replaced with a new ADA compliant website.

C. Banking Services

The Board agreed to discuss this topic further at the next meeting.

D. Refunding of Bonds

The District Manager stated that currently the CDD is paying 5.5% interest on one of their bonds and 4.9% interest on the other. He informed the Board that Valley National Bank is offering a loan at 4.75% interest to combine the bond amounts together. The Board asked the District Manager to get other offers for comparison at the next meeting. The Board also asked that this be investigated further by the Attorney to make sure there are no legal repercussions before making any decisions.

E. Goals of the Board

The District Manager explained that is aware of some of the Board's goals. He asked that the Board inform him of any other goals moving forward.

NINTH ORDER OF BUSINESS**Field Manager****A. Field Manager's Report for July**

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

- The Board and the District Manager discussed a monetary threshold for the Field Manager to take care of maintenance items listed in his report. The Board agreed to give the Field Manager the authority to use his own discretion for projects and maintenance tasks, with the stipulation that he not exceed \$5,000 per project without Board approval. It was also agreed that anything that is not a necessity should go before the Board for consideration.
- The Board asked that all the maintenance tasks identified in the Field Report be completed except for 10. d. on page 13 of the Field Report as this is a HOA issue.

B. Project Tracking/Maintenance Log

It was discussed that the Field Manager will be providing these logs going forward.

C. Work Orders/Proposals

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Attorney's Report

A. Property Transfer from Club to CDD to Resolve the High Wall Location

It was discussed that the District Engineer and District Attorney are working closely together on this project. This project is ongoing.

B. CDD Bylaws

After extensive discussion on this topic, the Supervisor request for bylaws was withdrawn.

ELEVENTH ORDER OF BUSINESS

Engineer's Report

A. Community Development District Asset Identification

The District Manager asked the Engineer to come up with a list of District assets.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests/Comments

There being none, the next Order of Business followed.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There being none, the next Order of Business followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business and,

August 12, 2019

Renaissance CDD

236 On MOTION by Supervisor Dickey,
237 seconded by Vice Chairman Bartz, with all
238 in favor, the meeting was continued to
239 August 29th at 8:30 a.m.

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242 **Next Regular Meeting: October 14, 2019 at 11:30 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT
MINUTES OF THE CONTINUED 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 Thursday August 29, 2019 at 8:30 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
Glen Hammer	Assistant Secretary
Richard Platt	Assistant Secretary

Not present:

Doug Dickey	Assistant Secretary
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Also present were:

Cal Teague	District Manager
Tom Hart	District Attorney
Residents	

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 except for Supervisor Dickey. Also Present was District Attorney Tom Hart.

On MOTION by Vice Chairman Bartz, seconded by Supervisor Platt, with all in favor, Chairman Gnagey 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 Vice Chairman Bartz, 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 none, the next Order of Business followed.

FOURTH ORDER OF BUSINESS

Budget Hearing

The District Manager opened the public hearing at 8:37 a.m. for audience comments. There being no audience comments, the public hearing was closed at 8:38 a.m.

A. Resolution 2019-09

On MOTION by Vice Chairman Bartz, seconded by Supervisor Hammer, with all in favor, Resolution 2019-09 is approved.

B. Resolution 2019-10

On MOTION by Vice Chairman Bartz, seconded by Supervisor Hammer, with all in favor, Resolution 2019-10 is approved.

FIFTH ORDER OF BUSINESS

Old Business

A. Banking Services

After a brief discussion on the services offered by Valley National Bank, the Board agreed to switch banks.

On MOTION by Supervisor Platt, seconded by Vice Chairman Bartz, with all in favor, the Board voted to switch to Valley National Bank.

B. Refunding of Bonds

The Board discussed the loan offer from Valley National Bank. The District Manager stated that currently the Board is paying 5.5% interest on one of their bonds and 4.9% interest on the other. The loan from Valley National Bank would combine both bond amounts together for one loan at an interest rate of 4.5%. Therefore, this combined loan is a lower interest rate overall. The Board could save up to \$400,000 if they accept this loan.

On MOTION by Supervisor Platt, seconded by Supervisor Hammer, with all in favor, the Board voted to move forward with the loan from Valley National Bank.

SIXTH ORDER OF BUSINESS

New Business

A. Ongoing Berm Maintenance

The District Manager stated that he had a meeting with Supervisor Hammer and the Field Manager to discuss berm maintenance and created two sets of specifications for berm maintenance. One set of specifications was created for an intensive initial berm maintenance clean up and the second set of specifications is for ongoing maintenance. The Board agreed to have the work bid out based on these specifications.

B. Lake Bank Maintenance

After brief discussion, the Board agreed they would like the Field Manager to complete a lake bank erosion evaluation report for a not to exceed amount of \$2,000.

On MOTION by Supervisor Platt, seconded by Supervisor Hammer, with all in favor, the Board approved the Field Manager to do an erosion evaluation report for a not to exceed amount of \$2,000.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests/Comments

The Board asked about the progress on the maintenance tasks identified in the last Field Report. The District Manager updated the Board that several of those tasks will be completed during the week of September 16th.

Supervisor Hammer stated that he would prefer more Field Reports than what the contract currently stipulates. The Board agreed that this would be very beneficial and keep them better informed about the community.

On MOTION by Supervisor Platt, seconded by Supervisor Hammer, with all in favor, the Board voted to amend the Field Management contract to have 6 Field Reports per year, due at least one week before each regularly scheduled Board meeting.

Supervisor Hammer discussed complaints he has been receiving from homeowners stating that Torpedo grass is growing from the lakes over to their yards and the easement areas. The District Manager stated that staff will discuss this with Solitude Lake Management.

Supervisor Hammer requested that the Field Manager inspect the CDD's northern preserve property for any necessary maintenance.

District Attorney Tom Hart stated that he is recommending a berm easement deed, if the HOA will agree to it. Mr. Hart stated that the Engineer will have to complete his drawings and specifications before the deed can be drawn up.

EIGHTH ORDER OF BUSINESS

Audience Comments

Jeff Darragh asked the Board what the necessary requirements are to be elected a CDD Board Supervisor. The Board stated that a person would have to be a resident of the CDD, a Florida resident and a U.S. citizen.

NINTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business and,

On MOTION by Vice Chairman Bartz, seconded by Supervisor Hammer, with all in favor, the meeting was adjourned at 9:54 a.m.

Next Regular Meeting: October 14, 2019 at 11:30 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair

Renaissance CDD					
Landscape Maintenance Bids					
			Annual Bid Amount		
Contractor	Date Submitted	Initial Perimeter Clean-Up	Palomino Rd. Maintenance	I-75 Mowing	4 Leaning Oak Removal
Ramirez Lawn Care	9/28/2019	\$60,000.00	\$66,000.00	\$39,600.00	\$3,200.00
JVM Landscaping	9/30/2019	\$9,260.00	\$62,400.00	\$35,400.00	\$6,000.00
Renaissance Club	9/30/2019	Not Bidding	\$29,400.00	\$19,000.00	Not Bidding
Estate	9/30/2019	\$26,770.23	\$50,000.00	\$15,009.96	Not Bidding
Nature's Blue Print	9/30/2019	\$39,450.00	\$47,240.04	\$36,960.00	Included in Initial Clean-Up
Community Field Services	9/19/2019	Not Bidding	Not Bidding	\$29,267.00	Not Bidding
Gardenscapes Landscape	N/A	No Bid Received	No Bid Received	No Bid Received	No Bid Received
Coastline Tree Service	9/19/2019	Not Bidding	Not Bidding	Not Bidding	\$3,500.00
Gulf Coast Tree Experts	9/24/2019	Not Bidding	Not Bidding	Not Bidding	\$3,200.00

ESTIMATE***Juan Ramirez Lawn & Landscape***

P.O. Box 733
 Immokalee, FL 34143
 239-503-5174

juan@ramirezlawn.comcastbiz.net

Attention: Renaissance CDD / Christopher Pepin

Date 9/28/2019

Renaissance CDD
 C/O Premier District Management
 3820 Colonial Blvd., Suite 101
 Fort Myers, FL 33966

Item	Details	Qty	Unit price	Total
1	Initial Clean up along Palomino Rd / Penzance Blvd	1	\$35,000.00	\$35,000.00
2	Initial Clean up along I75	1	\$25,000.00	\$25,000.00
3	Landscape Maintenance along Palomino Rd mowed 42 times/year billed monthly @	12	\$5,500.00	\$66,000.00
4	Landscape Mowing along I75 mowed 19 times/year billed monthly @	12	\$3,300.00	\$39,600.00
5	Tree Removal along I75	1	\$3,200.00	\$3,200.00
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			TOTAL	\$168,800.00
			Deposit Due	\$0.00

No warranty on flowers with out weekly maintenance contract

Public utilities to be contacted by contractor and marked by Sunshine 811

Private utilities to be marked by owner or owners representative

Any additional work outside of estimate will only be done with owners signed approval

Estimate valid for 30 days

50% deposit required on materials

Net 30 upon completion of work, any amount past due subject to a 1.5% monthly (APR 18%) finance charge.

Contract accepted by: _____

Signature

Date

Print

position

A Company That Wants To Go The Extra Mile For You!!!

- F. **Conduct:** Contractor's personnel are perceived as representatives of the company while on site. As such, they will conduct themselves in an efficient, workman-like manner and shall always comply with the company's policies.

CONTRACT ADMINISTRATION

- A. **Contract Terms:** One-time clean-up unless terminated as provided below.
- B. **Contract Amount:** The contractor shall be paid the amount specified below after all work has been completed. Payments shall be made no later than 30 days following the project.
- C. **Initial Clean-Up Costs:**
- | | |
|--------------------|-------------------|
| i. I-75 Wall | \$ 25,000.00 |
| ii. Palomino Fence | \$ 35,000.00 |
| Total Cost: | \$0,000.00 |
- D. **Termination of Contract** This Contract may be terminated by the District, with or without cause, and in its sole and absolute discretion, whether or not reasonable, with thirty (30) days written notice by certified mail to the Contractor. Contractor may terminate this Contract, with or without cause, in its sole and absolute discretion, whether or not reasonable, with ninety (90) days written notice by certified mail to the District or upon thirty (30) days written notice for failure of the District to comply with the payment terms of this Contract

AREA OF WORK

- A. Aerial map on the following page.

CONTRACT ADMINISTRATION

- A. **Contract Terms:** The term of this Contract shall commence as of **January 1, 2020 for the period of one (1) year through December 31, 2020.** Unless terminated as provided below, at the expiration of the initial term, this Contract shall automatically be extended on a month to month basis.
- B. **Contract Amount:** The contractor shall be paid monthly the amount specified below. A billing for services will be presented at least seven (7) days prior to the end of the current month of service. Payments shall be made no later than 10 days following the month of service.
- C. **Maintenance Cost:**
- | | |
|--------------------------------------|--------------------------------|
| I-75 Berm Monthly Billing | \$ 3,300.⁰⁰ |
| Total Annual Maintenance Cost | \$ 39,600.⁰⁰ |
- D. **Termination of Contract** This Contract may be terminated by the District, with or without cause, and in its sole and absolute discretion, whether or not reasonable, with thirty (30) days written notice by certified mail to the Contractor. Contractor may terminate this Contract, with or without cause, in its sole and absolute discretion, whether or not reasonable, with ninety (90) days written notice by certified mail to the District or upon thirty (30) days written notice for failure of the District to comply with the payment terms of this Contract

AREA OF WORK – I-75

SCHEDULE OF OPERATIONS

- A. **Work Schedule:** Work will be scheduled on a regular basis same day each week. In the event inclement weather impedes the work, the Contractor shall reschedule the work at the earliest possible convenience.
- B. **The Contractor** agrees to meet with the representatives of the Association /Owner as often as necessary to review the landscape maintenance program. An informal meeting shall be scheduled with the Board of directors /Landscape Committee on an annual basis. Association could be provided with a written report as to the condition and additional work needed to keep the property in the best condition.
- C. **Equipment:** Field personnel will be equipped with all supplies, tools and equipment necessary to perform the work.

CONTRACT ADMINISTRATION

- A. **Contract Terms:** The term of this Contract shall commence as of **January 1, 2020 for the period of one (1) year through December 31, 2020**. Unless terminated as provided below, at the expiration of the initial term, this Contract shall automatically be extended on a month to month basis.
- B. **Contract Amount:** The contractor shall be paid monthly the amount specified below. A billing for services will be presented at least seven (7) days prior to the end of the current month of service. Payments shall be made no later than 10 days following the month of service.

C. **Maintenance Costs:**

Palomino Lane Monthly Billing	\$ 5,500.00
Total Annual Maintenance Cost	\$ 66,000.00

- D. **Termination of Contract** This Contract may be terminated by the District, with or without cause, and in its sole and absolute discretion, whether or not reasonable, with thirty (30) days written notice by certified mail to the Contractor. Contractor may terminate this Contract, with or without cause, in its sole and absolute discretion, whether or not reasonable, with ninety (90) days written notice by certified mail to the District or upon thirty (30) days written notice for failure of the District to comply with the payment terms of this Contract



RENAISSANCE OAK TREE ALONG I-75 ESTIMATE

1. TREE 1.....	\$1,500.00
2. TREE 2.....	\$1,500.00
3. Tree 3.....	\$1,500.00
4. Tree 4.....	\$1,500.00

Total price.... \$6,000.00

INITIAL LANDSCAPE CLEAN-UP CONTRACT

(Scope of Work – Revised 09/01/19)

Renaissance CDD

PROJECT DETAILS

Conduct an initial vegetation clean-up along the entire perimeter wall & fence for the community.

- The removal of vertical pruning or flush cutting all encroaching vegetation growing onto the wall or fence. Vegetation is to be cut back to 5 feet off the wall or fence.
- Remove all vine growth from the wall and perimeter fence.
- Rake up and remove all dead vegetation including smaller trees.
- Flush cut all existing stumps or logs.
- Remove all human trash within the work areas.
- Cut vegetation needs to be removed offsite.

Work areas are broken down into two areas which are identified as I-75 Wall & Palomino Fence.

- I-75 Wall – 6,178 Linear Feet
- Penzance Fence – 7,250 Linear Feet

CONTRACTOR’S PERSONNEL

- A. **Crew:** The Contractor will provide all labor, transportation and supervision necessary to perform the work.
 1. Contractor’s personnel are perceived as representatives of the District while on site. As such, they will wear matching, consistent uniforms and conduct themselves in an efficient, workmanlike manner.
 2. Contractor shall be fully responsible for all acts or omissions of its employees, Contractor’s subcontractors and their employees.
 3. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Contract. Contractor shall comply with all OSHA standards. Contractor shall always take precautions to protect any persons and property affected by Contractor’s work under this Contract, utilizing safety equipment as necessary.
- B. **Equipment:** Field personnel will be equipped with all supplies, tools and equipment necessary to perform the work.
- C. **License:** Contractor will be licensed for landscape maintenance functions. All licenses will be provided upon execution of this contract.
- D. **Certificate of Insurance** will be supplied upon execution of the contract.

- F. **Conduct:** Contractor's personnel are perceived as representatives of the company while on site. As such, they will conduct themselves in an efficient, workman-like manner and shall always comply with the company's policies.

CONTRACT ADMINISTRATION

- A. **Contract Terms:** One-time clean-up unless terminated as provided below.
- B. **Contract Amount:** The contractor shall be paid the amount specified below after all work has been completed. Payments shall be made no later than 30 days following the project.
- C. **Initial Clean-Up Costs:**
- | | |
|--------------------|--------------------|
| i. I-75 Wall | \$ 4,260.00 |
| ii. Palomino Fence | \$ 5,000.00 |
| Total Cost: | \$ 9,260.00 |
- D. **Termination of Contract** This Contract may be terminated by the District, with or without cause, and in its sole and absolute discretion, whether or not reasonable, with thirty (30) days written notice by certified mail to the Contractor. Contractor may terminate this Contract, with or without cause, in its sole and absolute discretion, whether or not reasonable, with ninety (90) days written notice by certified mail to the District or upon thirty (30) days written notice for failure of the District to comply with the payment terms of this Contract

AREA OF WORK

- A. Aerial map on the following page.



LANDSCAPE MAINTENANCE

CONTRACT for I-75

(Scope of Work – Revised 09/01/19)
Renaissance CDD

GENERAL

Proper landscape maintenance sustains the quality and health of a landscaped area and preserves the intended design concept. Landscaping is intended to provide an overall aesthetically pleasing appearance for the community.

Plants are chosen for their natural shape and growth habit. All cultural practices should encourage and enhance the natural form of the plant material. Trimming and pruning should not alter this form appreciably. All mowing, trimming and pruning work will be done between the hours of 7:00AM and 7:00PM, Monday thru Friday weather permitting.

Effective communication between the landscape contractor's personnel and the District staff is essential to the successful satisfaction of the requirements of this contract. In order to insure that communication is effective at least one of the contractor's crew members will be conversationally fluent in the English language.

The following is to serve as required specifications and to provide guidance in the maintenance of the areas which fall under the Maintenance Contract. All material is guaranteed by the Contractor to be as specified. All requirements for fertilization are subject to the restrictions and requirements of Lee County Ordinance 08-08.

CONTRACTED SERVICES PROVIDED IN PRICING:

Contract Start Date: 01/01/2020

Mowing Service - 19 times per year

- Locations: Grass between the perimeter wall to the barb wire fence towards I-75. Approximately a 75-foot of Bahia turf.
- Distance is approximately 6,072 linear feet. Total area approximately 10.50 acres.
- Mow turf every other week during the growing season (April through October) and once a month during the slow growing season (November through March) up to **19** times per year.
- Edge hard surface areas each mowing visit and soft surface areas every other visit.
- Line Trim all areas inaccessible by mower each visit.
- Blow off all hard surface areas each mowing visit.
- Litter and trash including leaves, rubbish, paper, bottles, cans, rocks, gravel, and other debris shall be removed during each mowing.
- In no case shall landscape debris or grass clippings be allowed to enter the storm water drains, ponds or waterways.

CONTRACTOR'S PERSONNEL

- A. **Crew:** The Contractor will provide all labor, transportation and supervision necessary to perform the work.
 - 1. Contractor's personnel are perceived as representatives of the District while on site. As such, they will wear matching, consistent uniforms and conduct themselves in an efficient, workmanlike manner.
 - 2. Contractor shall be fully responsible for all acts or omissions of its employees, Contractor's subcontractors and their employees.
 - 3. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Contract. Contractor shall comply with all OSHA standards. Contractor shall always take precautions to protect any persons and property affected by Contractor's work under this Contract, utilizing safety equipment as necessary.
- B. **Equipment:** Field personnel will be equipped with all supplies, tools and equipment necessary to perform the work.
- C. **License:** Contractor will be licensed for landscape maintenance functions. All licenses will be provided upon execution of this contract.
- D. **Certificate of Insurance** will be supplied upon execution of the contract.
- F. **Conduct:** Contractor's personnel are perceived as representatives of the company while on site. As such, they will conduct themselves in an efficient, workman-like manner and shall always comply with the company's policies.

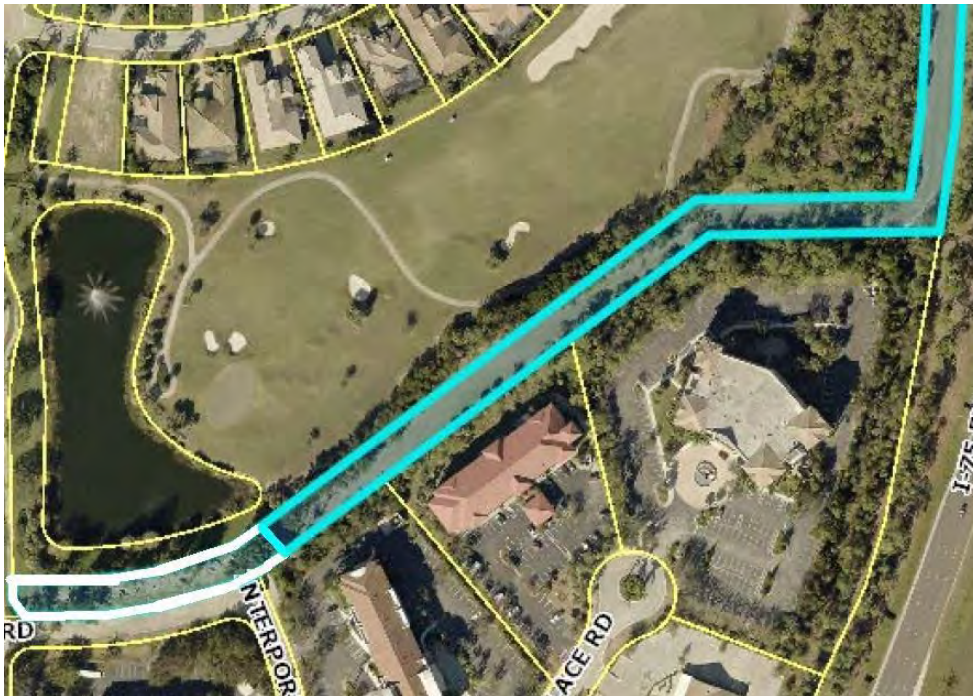
SCHEDULE OF OPERATIONS

- A. **Work Schedule:** Work will be scheduled on a regular basis same day each week. In the event inclement weather impedes the work, the Contractor shall reschedule the work at the earliest possible convenience.
- B. **The Contractor** agrees to meet with the representatives of the Association /Owner as often as necessary to review the landscape maintenance program. An informal meeting shall be scheduled with the Board of directors /Landscape Committee on an annual basis. Association could be provided with a written report as to the condition and additional work needed to keep the property in the best condition.
- C. **Equipment:** Field personnel will be equipped with all supplies, tools and equipment necessary to perform the work.

CONTRACT ADMINISTRATION

- A. **Contract Terms:** The term of this Contract shall commence as of **January 1, 2020 for the period of one (1) year through December 31, 2020**. Unless terminated as provided below, at the expiration of the initial term, this Contract shall automatically be extended on a month to month basis.
- B. **Contract Amount:** The contractor shall be paid monthly the amount specified below. A billing for services will be presented at least seven (7) days prior to the end of the current month of service. Payments shall be made no later than 10 days following the month of service.
- C. **Maintenance Cost:**
- | | |
|--------------------------------------|--------------------|
| I-75 Berm Monthly Billing | \$ 2,950.00 |
| Total Annual Maintenance Cost | \$35,400.00 |
- D. **Termination of Contract** This Contract may be terminated by the District, with or without cause, and in its sole and absolute discretion, whether or not reasonable, with thirty (30) days written notice by certified mail to the Contractor. Contractor may terminate this Contract, with or without cause, in its sole and absolute discretion, whether or not reasonable, with ninety (90) days written notice by certified mail to the District or upon thirty (30) days written notice for failure of the District to comply with the payment terms of this Contract

AREA OF WORK – I-75





LANDSCAPE MAINTENANCE CONTRACT for Palomino Road

(Scope of Work – Revised 09/01/19)

Renaissance CDD

GENERAL

Proper landscape maintenance sustains the quality and health of a landscaped area and preserves the intended design concept. Landscaping is intended to provide an overall aesthetically pleasing appearance for the community.

Plants are chosen for their natural shape and growth habit. All cultural practices should encourage and enhance the natural form of the plant material. Trimming and pruning should not alter this form appreciably. All mowing, trimming and pruning work will be done between the hours of 7:00AM and 7:00PM, Monday thru Friday weather permitting.

Effective communication between the landscape contractor's personnel and the District staff is essential to the successful satisfaction of the requirements of this contract. In order to ensure that communication is effective at least one of the contractor's crew members will be conversationally fluent in the English language.

The following is to serve as required specifications and to provide guidance in the maintenance of the areas which fall under the Maintenance Contract. All material is guaranteed by the Contractor to be as specified. All requirements for fertilization are subject to the restrictions and requirements of Lee County Ordinance 08-08.

CONTRACTED SERVICES PROVIDED IN PRICING:

Contract Start Date: 01/01/2020

Mowing Service - 42 times per year

- Locations: Grass between the perimeter berm and the light poles along Palomino Lane.
- Mow turf every week during the growing season (April through October) and every other week during the slow growing season (November through March) up to **42** times per year.
- Edge hard surface areas each mowing visit and soft surface areas every other visit.
- Line Trim all areas inaccessible by mower each visit.
- Blow off all hard surface areas each mowing visit.
- Litter and trash including leaves, rubbish, paper, bottles, cans, rocks, gravel, and other debris shall be removed from all areas on a weekly basis.
- In no case shall landscape debris or grass clippings be allowed to enter the storm water drains, ponds or waterways.
- Weed Control of beds by application of chemical herbicide monthly with manual hand pulling of weeds on other visits.

Prune Shrubs Beds - 6 times per year

- Pruning of all varieties of plants shall be neatly pruned and/or clipped to maintain the natural character of the plant and in the manner appropriate to the particular requirement of each plant selectively to be done as needed to keep plantings at a full and controllable height up to **6** times per year.

- Remove brown or hanging Palm tree fronds at a height lower than 12 feet each visit that can be pruned from the ground.
- Trees shall be pruned to remove any dead or damaged branches to a height of 8 feet. This shall be done as needed and would include the raising of canopies for safe pedestrian movement on streets, walkways, and driveways.
- No tree branches are to be touching the perimeter fence or wall.
- Vines growing on the perimeter fence are to be removed during each visit.
- All cuttings shall be removed from the property.

Floritam Turf Fertilization Program - 5 times per year

- Apply **5** applications of fertilizer. All blends will be custom blends with a balanced nutrient package including a complete minor element package for Southwest Florida requirements. Only professional commercial grade fertilizer will be used and have no less than 50% slow release. Technicians are required to be Florida Best Management Practices (BMP) certified and follow local ordinance for timing and usage.

Turf IPM Program - 5 timer per year

- Apply **5** IPM services consisting of monitoring for and applying the appropriate weed control, insecticide, and fungicide treatments as needed within local and state regulations during each service. Technicians are required to be Florida Best Management Practices (BMP) certified and follow local ordinance for timing and usage.

Shrub Fertilization Program - 6 times per year

- Apply **6** applications of fertilizer. All blends will be custom blends with a balanced nutrient package including a complete minor element package for Southwest Florida requirements. Only professional commercial grade fertilizer will be used and have no less than 50% slow release. Technicians are required to be Florida Best Management Practices (BMP) certified and follow local ordinance for timing and usage.

Shrub IPM Program - 6 times per year

- Apply **6** IPM services consisting of monitoring for and applying the appropriate weed control, insecticide, and fungicide treatments as needed within local and state regulations during each service. Technicians are required to be Florida Best Management Practices (BMP) certified and follow local ordinance for timing and usage.

Irrigation Checks - 12 times per year

- Testing Area: Only along the recently landscaped berm adjacent to Mall Loop Road / east of Renaissance Way.
- Activate, test, and inspect each zone and all sprinkler heads/nozzles.
- Adjust and re-direct heads/nozzles as required.

REPLANTING AND EXTRA WORK

- A. **Dead or Damaged Plant Material** which dies through the fault or neglect of the Contractor, or due to preventable circumstances, shall be replaced with a specimen of the same species and of equal or similar size as the plant lost, at no cost to the owner. This must be coordinated with the Manager/Owner.
- B. **Mulching** should be done annually in September or October after the rainy season subsides with a good quality "heavy" mulch. Mulch should be maintained at a depth of 2.5 inches and no cypress mulch shall be used. The possibility exists of mulching 2x a year or at least re-mulching in washed-out areas as necessary and will be discussed with

the Manager/Owner for approval prior to mulch application. Mulching will be done as a separate billable contract item, or as a separate contract at the discretion of the Manager/Owner.

- C. **Prune Palm Trees taller than 12 feet** should be done annually in September or October after the rainy season. Pruning will be done as a separate billable contract item, or as a separate contract at the discretion of the Manager/Owner.
- D. **Prune Hardwood Trees taller than 12 feet** should be done annually in September or October after the rainy season. Pruning will be done as a separate billable contract item, or as a separate contract at the discretion of the Manager/Owner.
- E. **Some services** that are not specifically covered by this Scope may require special consideration and/or approval of the CDD Board of Supervisors, i.e. Plant replacement, turf grass renovation – over-seeding, sod removal/replacement, landscape design and installation, control of certain difficult weeds, such as sedges and crabgrass, fire ants in the landscape, tree recovery and debris removal after storms, and turf grass aeration and de-thatching.
- F. **All work** shall be completed in accordance with the most current version of the ANSI A300 Standard Practices for Tree, Shrub and Other Woody Plant Maintenance and the ANSI Z133.1 Safety Requirements for Arboriculture Operations.

CONTRACTOR'S PERSONNEL

- A. **Crew:** The Contractor will provide all labor, transportation and supervision necessary to perform the work.
 - 1. Contractor's personnel are perceived as representatives of the District while on site. As such, they will wear matching, consistent uniforms and conduct themselves in an efficient, workmanlike manner.
 - 2. Contractor shall be fully responsible for all acts or omissions of its employees, Contractor's subcontractors and their employees.
 - 3. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Contract. Contractor shall comply with all OSHA standards. Contractor shall always take precautions to protect any persons and property affected by Contractor's work under this Contract, utilizing safety equipment as necessary.
- B. **Equipment:** Field personnel will be equipped with all supplies, tools and equipment necessary to perform the work.
- C. **License:** Contractor will be licensed for landscape maintenance functions. All licenses will be provided upon execution of this contract.
- D. **Certificate of Insurance** will be supplied upon execution of the contract.
- F. **Conduct:** Contractor's personnel are perceived as representatives of the company while on site. As such, they will conduct themselves in an efficient, workman-like manner and shall always comply with the company's policies.

SCHEDULE OF OPERATIONS

- A. **Work Schedule:** Work will be scheduled on a regular basis same day each week. In the event inclement weather impedes the work, the Contractor shall reschedule the work at the earliest possible convenience.
- B. **The Contractor** agrees to meet with the representatives of the Association /Owner as often as necessary to review the landscape maintenance program. An informal meeting shall be scheduled with the Board of directors /Landscape Committee on an annual basis. Association could be provided with a written report as to the condition and additional work needed to keep the property in the best condition.
- C. **Equipment:** Field personnel will be equipped with all supplies, tools and equipment necessary to perform the work.

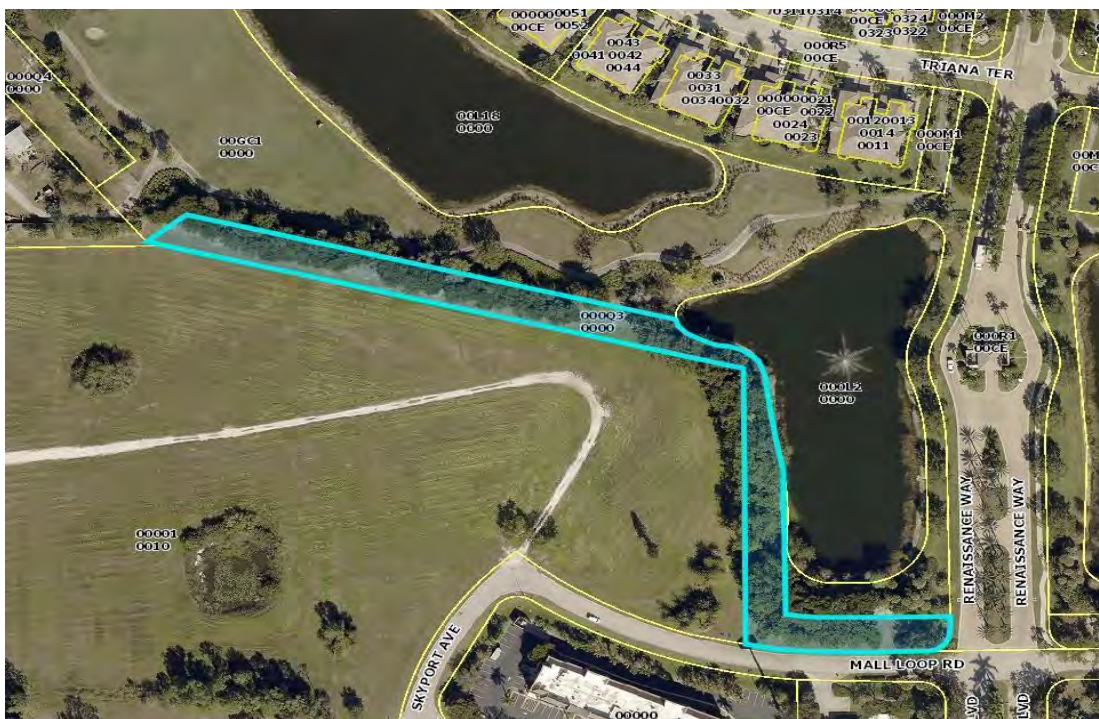
CONTRACT ADMINISTRATION

- A. **Contract Terms:** The term of this Contract shall commence as of **January 1, 2020 for the period of one (1) year through December 31, 2020**. Unless terminated as provided below, at the expiration of the initial term, this Contract shall automatically be extended on a month to month basis.
- B. **Contract Amount:** The contractor shall be paid monthly the amount specified below. A billing for services will be presented at least seven (7) days prior to the end of the current month of service. Payments shall be made no later than 10 days following the month of service.

C. **Maintenance Costs:**

Palomino Lane Monthly Billing	\$ 5,200.00
Total Annual Maintenance Cost	\$62,400.00

- D. **Termination of Contract** This Contract may be terminated by the District, with or without cause, and in its sole and absolute discretion, whether or not reasonable, with thirty (30) days written notice by certified mail to the Contractor. Contractor may terminate this Contract, with or without cause, in its sole and absolute discretion, whether or not reasonable, with ninety (90) days written notice by certified mail to the District or upon thirty (30) days written notice for failure of the District to comply with the payment terms of this Contract









12801 Renaissance Way • Fort Myers, FL 33912 • 239-561-4170 • Fax: 239-561-6339

Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Dear Mr. Pepin,

Thank you for the opportunity to bid on the projects for the Renaissance CDD. Below is our Annual Costs for the CDD. We are aware that this is a yearly contract, but if chosen, we will guarantee the price for two years.

Landscape Maintenance Contract for I-75

- Annual Cost: \$19,000

Landscape Maintenance Contract for Palomino Road

- Annual Cost: \$29,400

If you have any questions, please feel free to call me at 239-849-2781.

Thank you for your time,

Nick Cristaldi
Director of Grounds and Golf Maintenance



9/30/2019

Opportunity No: 13316

Bill To:

Service Location:

**Renaissance Community Development
District**

**Renaissance Community Development
District**

3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

12801 Renaissance Way
Fort Myers, FL 33912

Project Details

Remove debris & excess growth along Renaissance Berm from beginning at Mall Loop Road along fence line to end of property line extending along I-75, including large cocoplum hedge on the corner. Debris will be chipped onsite and spread evenly along property line as to avoid debris removal. Hardwood trees limbs will be pruned up to a controllable height above fence line.

<i>Material Name</i>	<i>Qty</i>	<i>Size</i>
Demo Labor	200.00	Hrs
Chipper Rental (Month)	4.00	Day
Total Price		\$9,219.42

The executing party listed below certifies they have the requisite authority to bind their respective parties to the terms and conditions on the last page of this authorization.

Authorized by:

Date

Print Name:



Terms & Conditions

The Sunshine State One Call service will be notified prior to any Estate Landscaping installation project, for the purpose of marking underground utilities (gas, phone, electric, cable & water). Every effort will be made to avoid damaging underground utilities. Despite Estate Landscaping's best efforts, a utility service may be disrupted. Estate Landscaping will not be held responsible for damage to the telephone, electric, gas or waterlines if they are not marked. Furthermore, Estate will not be held responsible for any damage to invisible fences, irrigation systems, television cable, or electric lines to lamp posts, outdoor lighting etc. **Fees to repair damage will be the responsibility of the customer.** As the irrigation plumbing & wiring is underground, Estate will not be responsible for repairs of damage to the irrigation system during this project. Unless irrigation As-Built plans are provided by client for Estate to avoid, client should allocate an additional 10% of the price to cover repairs or alterations of the irrigation system.

Estate will not be responsible for environmental cleanup work or repairs due to acts of God, actions outside our control, including, but not limited to, freeze damage, strong winds, excessive water or lack of water, tornadoes, hurricanes, lightning, hail, winds, vehicle damage, or vandals. Additionally, Estate will not be responsible for plant material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Estate, are not guaranteed by Estate.

Estate Landscaping shall not be liable, under any circumstances, for special, indirect, incidental or consequential damages incurred by the Client or any other party, including but not limited to lost profits or revenues which may arise out of or in connection with this Agreement.

Client agrees to indemnify, defend and save and hold harmless Estate Landscaping from and against all suits and claims that may be based on any injury or alleged injury to any person (including death) or to the property of any person not a party hereto, that may arise, or that may be alleged to have arisen out of or in connection with the Agreement. Client agrees that during the term of this agreement and for two years following its termination for any reason, including expiration, it shall not directly or indirectly solicit, recruit, or hire any employee or agent of Estate Landscaping who has provided services under this agreement.



9/30/2019

Contract Start Date: 07/01/2019

Opportunity No: 10827

Billed To:

Christopher Pepin
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Property Address:

**Renaissance Community Development
District**
12801 Renaissance Way
Fort Myers, FL 33912

Dear Christopher:

We are pleased to submit for your approval the following proposal in regards to the care and maintenance of your property.

Contracted Services Provided in Pricing:

Mowing Service - 19 times per year

- Mow turf twice per month during the growing season (April through October) and once per month during the slow growing season (November through March) up to 19 times per year.
- Edge hard surface areas each mowing visit and soft surface areas every visit.
- Line Trim all areas inaccessible by mower up to 12 times per year.
- Blow off all hard surface areas each mowing visit.
- Litter and trash including leaves, rubbish, paper, bottles, cans, rocks, gravel, and other debris shall be removed during each mowing.
- Grass clippings and landscape debris **will not** be allowed to enter the storm water drains, ponds or waterways.

Monthly

\$1,250.83

Annual

\$15,009.96

This proposal is valid for 120 days, upon acceptance, this agreement is for an initial term of 12 months starting the start date entered above. Either Client or Estate Landscaping and Lawn Management ("Estate") may terminate this agreement as of the end of the 12-month term with thirty (30) day certified mail notice delivered at least thirty (30) days prior to the end of the 12-month term. In the event neither party terminates this agreement by providing the requisite thirty (30) day notice, it will automatically continue annually with a cost of living increase of 3% per year upon renewal.

The Client may terminate this agreement for cause as provided herein: 1. Client shall provide Estate written notice by certified mail of any complaints pertaining to the scope of the work outlined in the Contracted Service Provided. The notice shall provide specific reference to alleged problems so as to precisely and accurately inform Estate of Client's complaints and concerns. 2. Estate shall have forty-five (45) days after receipt of the aforesaid notice from Client in which to address those items identified in the notice. 3. If, after the time provided above, the items identified in the notice are properly addressed, the agreement will continue as stated herein. It will be presumed the contract is still in force unless Client provides the notice of intent to terminate as provided below. 4. If client does not believe Estate has reasonably addressed those items listed on the notice, Client shall provide a second written notice by certified mail to Estate of client's intent to terminate this contract. Termination shall thereafter take affect thirty (30) days after mailing of the termination notice as determined by the post mark. In the event of termination of this agreement, client agrees to remit payment based on number of services visits rendered to point of termination.

Estate may terminate this agreement at any time for cause if Client refuses to permit Estate to complete performance, fails to pay any amounts when due, or otherwise refuses to carry out the obligations of Client under this agreement. For the convenience of our client only, the monthly contract charge under this agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months included in the payment period of the agreement. Payment is due upon receipt and an interest rate of 1½% per month will be applied to invoices that are past due. In consideration of the sum of ten dollars (\$10.00) and other mutual promises and agreements as set forth in this agreement, the receipt and sufficiency of which is hereby acknowledged by Client, Estate may terminate this agreement for its convenience at any time upon providing thirty (30) days written notice to the Client. In such event, Estate will continue to provide the services called for hereunder until the earlier of the lapse of the thirty (30) day notice period or earlier time specified in writing by Client. In the event of Estate's termination of this agreement for its convenience, Estate shall be entitled to receive payment for all monthly contract charges for services performed prorated by the number of calendar days for which services are performed. In the event of a termination for convenience, the Client hereby waives and releases and claims against Estate for damages or other expenses.

All products used on your property are purchased from professional lawn product vendors. All services are rendered on an as needed basis, weather permitting. Additional maintenance services will be billed at our standard hourly rate with a minimum charge of one hour. Irrigation work will be billed at our current standard rate per hour plus materials. All standard rate pricing is subject to change. Liability and Workman's Compensation insurance as well as Pest Control License information is available upon request.

Estate will not be responsible for environmental cleanup work or repairs due to acts of God, actions outside of our control, including, but not limited to, underground wiring or line damage, nematode damage, white grubs, White Fly, nutsedge, crab grass, creeping Charlie weeds, ganoderma, lethal yellowing disease, freeze damage, strong winds, excessive water or lack of water, tornadoes, hurricanes, lightning, hail, winds vehicle damage, or vandals. Estate can not be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or if no treatment is available chemically or otherwise in the county where work is to be performed at the time this contract commences. Additionally, Estate will not be responsible for plant material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by the Estate, are not guaranteed by Estate.

Estate shall not be responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies), outside of Estate's control including but not limited to such actions as changes in the watering schedule determined or made by Client without the approval of Estate or additional watering by a Lot Owner with out the approval of Estate and drainage problems.

In the event that, during the provision of the contracted services described herein, Estate's costs for labor or services used or to be used herein are increased because of any law, statute, act, order, proclamation, regulation, or ordinance of any government or any subdivision hereof for any cause beyond the reasonable control and without the fault of Estate, then, and in such event, shall have the right to pass the entire amount of increase for labor or services used or to be used herein along to Client by adding the total amount thereof to the contracted price.

Estate Landscaping shall not be liable, under any circumstances, for special, indirect, incidental or consequential damages incurred by the Client or any other party, including but not limited to lost profits or revenues, which may arise out of or in connection with this Agreement.

Client agrees to indemnify, defend and save and hold harmless Estate from and against all suits and claims that may be based on any injury or alleged injury to any person (including death) or to the property of any person not a party hereto, that may arise, or that may be alleged to have arisen out of or in connection with this Agreement. Client agrees that during the term of this agreement and for two years following its termination for any reason, including expiration, it shall not directly or indirectly solicit, recruit, or hire any employee or agent of Estate who has provided services under this agreement.

This Agreement shall be construed in accordance with the laws of the state of Florida. All actions brought hereunder shall be brought in a court of competent jurisdiction in Lee County, Florida. In the event of any dispute between the parties, the prevailing party shall be entitled to reimbursement of its attorneys' fees and costs, including court, arbitration, and mediation costs and fees and costs for representation on appeals. The executing party listed below certifies they have the requisite authority to bind their respective parties to the terms and conditions of this agreement

Please sign this agreement below and return to us upon agreement approval. If you should have any questions, please do not hesitate to contact us at 239-498-1187. We look forward to providing quality landscape services for your property.

Estate Landscaping and Lawn Management

Client

Ryan Fantasia - Sales Representative

Client

Date

Executed by Kevin Kollmann

Title



9/30/2019

Contract Start Date: 01/01/2020

Opportunity No: 13315

Billed To:

Christopher Pepin
Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Property Address:

Renaissance Community Development District
12801 Renaissance Way
Fort Myers, FL 33912

Dear Christopher:

We are pleased to submit for your approval the following proposal in regards to the care and maintenance of your property.

Contracted Services Provided in Pricing:

Mowing Service - 42 times per year

- Mow turf every week during the growing season (April through October) and every other week during the slow growing season (November through March) up to **42** times per year.
- Edge hard surface areas each mowing visit and soft surface areas every other visit.
- Line Trim all areas inaccessible by mower each visit.
- Blow off all hard surface areas each mowing visit.
- Weed Control of beds by application of chemical herbicide monthly with manual hand pulling of weeds on other visits.

Prune Shrubs Beds - 6 times per year

- Pruning of all varieties of plants shall be neatly pruned and/or clipped to maintain the natural character of the plant and in the manner appropriate to the particular requirement of each plant selectively to be done as needed to keep plantings at a full and controllable height up to **6** times per year.
- Remove brown or hanging Palm tree fronds at a height lower than 12 feet each visit that can be pruned from the ground.
- Trees shall be pruned to remove any dead or damaged branches to a height of 8 feet. This shall be done as needed and would include the raising of canopies for safe pedestrian movement on streets, walkways, and driveways.
- All cuttings shall be removed from the property.

Floritam Turf Fertilization Program - 5 times per year

- Apply **5** applications of fertilizer. All blends will be custom blends with a balanced nutrient package including a complete minor element package for Southwest Florida requirements. Only professional commercial grade fertilizer will be used and have no less than 50% slow release. Estate's technicians are Florida Best Management Practices (BMP) certified and follow local ordinance for timing and usage.
- Including **one (1) application of Arena** insecticide will be applied wall-to-wall at full rate to treat problematic turf insects including grubs and chinch bugs.

Bahia Turf Fertilization - 1 time per year

- Apply **2** applications of fertilizer. All blends will be custom blends with a balanced nutrient package including a complete minor element package for Southwest Florida requirements. Only professional commercial grade fertilizer will be used and have no less than 50% slow release. Estate's technicians are Florida Best Management Practices (BMP) certified and follow local ordinance for timing and usage.

Turf IPM Program - 5 times per year

- Apply **5** IPM services consisting of monitoring for and applying the appropriate weed control, insecticide, and fungicide treatments as needed within local and state regulations during each service. Estate's technicians are Florida Best Management Practices (BMP) certified and follow local ordinance for timing and usage.

Shrub Fertilization Program - 6 times per year

- Apply **6** applications of fertilizer. All blends will be custom blends with a balanced nutrient package including a complete minor element package for Southwest Florida requirements. Only professional commercial grade fertilizer will be used and have no less than 50% slow release. Estate's technicians are Florida Best Management Practices (BMP) certified and follow local ordinance for timing and usage.

Shrub IPM Program - 6 times per year

- Apply **6** IPM services consisting of monitoring for and applying the appropriate weed control, insecticide, and fungicide treatments as needed within local and state regulations during each service. Estate's technicians are Florida Best Management Practices (BMP) certified and follow local ordinance for timing and usage.

Irrigation Checks 12 times per year

- Activate, test, and inspect each zone and all sprinkler heads/nozzles.
- Adjust and re-direct heads/nozzles as required.
- Repairs and parts will be billed at our standard irrigation hourly rate. Estate will repair system damages by Estate at no cost.

Monthly

\$4,166.66

Annual

\$50,000.00

Additional Services Not Included in Contracted Price:

<input type="checkbox"/>	Mulch Installed	\$33,844.84
<input type="checkbox"/>	Prune Palm Trees	\$752.00
<input type="checkbox"/>	Hardwood Tree Prune	\$8,900.00

This proposal is valid for 120 days, upon acceptance, this agreement is for an initial term of 12 months starting the start date entered above. Either Client or Estate Landscaping and Lawn Management ("Estate") may terminate this agreement as of the end of the 12-month term with thirty (30) day certified mail notice delivered at least thirty (30) days prior to the end of the 12-month term. In the event neither party terminates this agreement by providing the requisite thirty (30) day notice, it will automatically continue annually with a cost of living increase of 3% per year upon renewal.

The Client may terminate this agreement for cause as provided herein: 1. Client shall provide Estate written notice by certified mail of any complaints pertaining to the scope of the work outlined in the Contracted Service Provided. The notice shall provide specific reference to alleged problems so as to precisely and accurately inform Estate of Client's complaints and concerns. 2. Estate shall have forty-five (45) days after receipt of the aforesaid notice from Client in which to address those items identified in the notice. 3. If, after the time provided above, the items identified in the notice are properly addressed, the agreement will continue as stated herein. It will be presumed the contract is still in force unless Client provides the notice of intent to terminate as provided below. 4. If client does not believe Estate has reasonably addressed those items listed on the notice, Client shall provide a second written notice by certified mail to Estate of client's intent to terminate this contract. Termination shall thereafter take affect thirty (30) days after mailing of the termination notice as determined by the post mark. In the event of termination of this agreement, client agrees to remit payment based on number of services visits rendered to point of termination.

Estate may terminate this agreement at any time for cause if Client refuses to permit Estate to complete performance, fails to pay any amounts when due, or otherwise refuses to carry out the obligations of Client under this agreement. For the convenience of our client only, the monthly contract charge under this agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months included in the payment period of the agreement. Payment is due upon receipt and an interest rate of 1½% per month will be applied to invoices that are past due. In consideration of the sum of ten dollars (\$10.00) and other mutual promises and agreements as set forth in this agreement, the receipt and sufficiency of which is hereby acknowledged by Client, Estate may terminate this agreement for its convenience at any time upon providing thirty (30) days written notice to the Client. In such event, Estate will continue to provide the services called for hereunder until the earlier of the lapse of the thirty (30) day notice period or earlier time specified in writing by Client. In the event of Estate's termination of this agreement for its convenience, Estate shall be entitled to receive payment for all monthly contract charges for services performed prorated by the number of calendar days for which services are performed. In the event of a termination for convenience, the Client hereby waives and releases and claims against Estate for damages or other expenses.

All products used on your property are purchased from professional lawn product vendors. All services are rendered on an as needed basis, weather permitting. Additional maintenance services will be billed at our standard hourly rate with a minimum charge of one hour. Irrigation work will be billed at our current standard rate per hour plus materials. All standard rate pricing is subject to change. Liability and Workman's Compensation insurance as well as Pest Control License information is available upon request.

Estate will not be responsible for environmental cleanup work or repairs due to acts of God, actions outside of our control, including, but not limited to, underground wiring or line damage, nematode damage, white grubs, White Fly, nutsedge, crab grass, creeping Charlie weeds, ganoderma, lethal yellowing disease, freeze damage, strong winds, excessive water or lack of water, tornadoes, hurricanes, lightning, hail, winds vehicle damage, or vandals. Estate can not be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or if no treatment is available chemically or otherwise in the county where work is to be performed at the time this contract commences. Additionally, Estate will not be responsible for plant material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by the Estate, are not guaranteed by Estate.

Estate shall not be responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies), outside of Estate's control including but not limited to such actions as changes in the watering schedule determined or made by Client without the approval of Estate or additional watering by a Lot Owner with out the approval of Estate and drainage problems.

In the event that, during the provision of the contracted services described herein, Estate's costs for labor or services used or to be used herein are increased because of any law, statute, act, order, proclamation, regulation, or ordinance of any government or any subdivision hereof for any cause beyond the reasonable control and without the fault of Estate, then, and in such event, shall have the right to pass the entire amount of increase for labor or services used or to be used herein along to Client by adding the total amount thereof to the contracted price.

Estate Landscaping shall not be liable, under any circumstances, for special, indirect, incidental or consequential damages incurred by the Client or any other party, including but not limited to lost profits or revenues, which may arise out of or in connection with this Agreement.

Client agrees to indemnify, defend and save and hold harmless Estate from and against all suits and claims that may be based on any injury or alleged injury to any person (including death) or to the property of any person not a party hereto, that may arise, or that may be alleged to have arisen out of or in connection with this Agreement. Client agrees that during the term of this agreement and for two years following its termination for any reason, including expiration, it shall not directly or indirectly solicit, recruit, or hire any employee or agent of Estate who has provided services under this agreement.

This Agreement shall be construed in accordance with the laws of the state of Florida. All actions brought hereunder shall be brought in a court of competent jurisdiction in Lee County, Florida. In the event of any dispute between the parties, the prevailing party shall be entitled to reimbursement of its attorneys' fees and costs, including court, arbitration, and mediation costs and fees and costs for representation on appeals. The executing party listed below certifies they have the requisite authority to bind their respective parties to the terms and conditions of this agreement

Please sign this agreement below and return to us upon agreement approval. If you should have any questions, please do not hesitate to contact us at 239-498-1187. We look forward to providing quality landscape services for your property.

Estate Landscaping and Lawn Management

Client

Ryan Fantasia - Sales Representative

Client

Date

Executed by Kevin Kollmann

Title



9/30/2019

Opportunity No: 13317

Bill To:

Service Location:

**Renaissance Community Development
District**

**Renaissance Community Development
District**

3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

12801 Renaissance Way
Fort Myers, FL 33912

Project Details

Remove debris & excess growth along Renaissance Berm from Palomino Ln, along Penzance Blvd to Morgan Hill Road. Weeds and Saw Palmetto growth will be followed up with Garlon spray treatments after initial debris removal.

<i>Material Name</i>	<i>Qty</i>	<i>Size</i>
Landscape Labor	300.00	Hrs
Dump Fees (Izuzu Off Site)	12.00	Load
Garlon 3A	4,000.00	Oz
PC Labor	16.00	Hrs
Total Price		\$17,550.81

The executing party listed below certifies they have the requisite authority to bind their respective parties to the terms and conditions on the last page of this authorization.

Authorized by:

Date

Print Name:



Terms & Conditions

The Sunshine State One Call service will be notified prior to any Estate Landscaping installation project, for the purpose of marking underground utilities (gas, phone, electric, cable & water). Every effort will be made to avoid damaging underground utilities. Despite Estate Landscaping's best efforts, a utility service may be disrupted. Estate Landscaping will not be held responsible for damage to the telephone, electric, gas or waterlines if they are not marked. Furthermore, Estate will not be held responsible for any damage to invisible fences, irrigation systems, television cable, or electric lines to lamp posts, outdoor lighting etc. **Fees to repair damage will be the responsibility of the customer.** As the irrigation plumbing & wiring is underground, Estate will not be responsible for repairs of damage to the irrigation system during this project. Unless irrigation As-Built plans are provided by client for Estate to avoid, client should allocate an additional 10% of the price to cover repairs or alterations of the irrigation system.

Estate will not be responsible for environmental cleanup work or repairs due to acts of God, actions outside our control, including, but not limited to, freeze damage, strong winds, excessive water or lack of water, tornadoes, hurricanes, lightning, hail, winds, vehicle damage, or vandals. Additionally, Estate will not be responsible for plant material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Estate, are not guaranteed by Estate.

Estate Landscaping shall not be liable, under any circumstances, for special, indirect, incidental or consequential damages incurred by the Client or any other party, including but not limited to lost profits or revenues which may arise out of or in connection with this Agreement.

Client agrees to indemnify, defend and save and hold harmless Estate Landscaping from and against all suits and claims that may be based on any injury or alleged injury to any person (including death) or to the property of any person not a party hereto, that may arise, or that may be alleged to have arisen out of or in connection with the Agreement. Client agrees that during the term of this agreement and for two years following its termination for any reason, including expiration, it shall not directly or indirectly solicit, recruit, or hire any employee or agent of Estate Landscaping who has provided services under this agreement.



Nature's Blueprint of Southwest Florida, LLC

5811 Corporation Circle

Fort Myers, FL 33905

Phone: 239-693-5488

Fax: 239-693-6977

www.naturesblueprintinc.com

Proposal

Date	Estimate #
9/30/2019	8036

Premier District Management
Christopher Pepin
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Renaissance CDD
12599 Renaissance Way
Fort Myers, FL 33912

Customer Phone

Customer Fax

Landscape, Lighting, Irrigation, Drainage & Landscape Maintenance ***"Preserving Our Reputation, One Project At A Time"***

Terms

Due on receipt

Item	Description	Qty	Cost	Total
Landscape Maintenance	<p>Landscape Maintenance per bid specifications for lawn maintenance on the areas outlined in blue per bid packet map. (42) mowing events which include weekly from April - October and bi-weekly November - March up to (42) times per year. Hardscapes will be edged at each visit, soft surface areas at every other visit, all areas inaccessible by mowers will be string trimmed at each visit, all hardscapes will be blown from debris at each visit. All litter on site at the time of mowing shall be removed and beds will be treated both chemically and manually for weed control. Shrubs shall be trimmed (6) times annually. Floratam turf shall be fertilized (5) times annually, IPM program (5) times annually on Floratam, fertilization of shrubs (6) times annually and IPM program (6) times annually for shrubs. Irrigation inspection will occur (12) times annually for the area east of Renaissance Way along Mall Loop Rd.</p> <p>***In order to cancel a 30 day notice will need to be given in writing***</p>	12	3,936.67	47,240.04

Customer is responsible for supplying 110 volt outlet with an in-use cover. Customer is responsible for providing water source unless otherwise noted in proposal. Nature's Blueprint will not be liable for unmarked private utilities; pipes, wires, lines, etc. This proposal is valid for fourteen (14) days from issue. Nature's Blueprint reserves the right to adjust prices after fourteen (14) days has expired. Prices DO NOT include any soil ammdments.

By accepting delivery of goods, services and/or signing a copy hereof, customer agrees that all goods or services have been complete unless otherwise noted by customer. Delinquent invoices will be charged a service charge on invoices not paid within terms at the rate of 1-1/2% per month (18% APR) or the highest amount allowed by law. Claims made based on defective material or service must be made in writing within five (5) days after delivery and/or installation. Customer agrees to pay all court costs, damages and attorney's fees if collection efforts become necessary.

2% Convenience fee will be added to all invoices paid by the use of a debit/credit card.

Customer
Signature

Date: _____

Total

\$47,240.04



Nature's Blueprint of Southwest Florida, LLC

5811 Corporation Circle

Fort Myers, FL 33905

Phone: 239-693-5488

Fax: 239-693-6977

www.naturesblueprintinc.com

Proposal

Date	Estimate #
9/30/2019	8035

Premier District Management
Christopher Pepin
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Renaissance CDD
12599 Renaissance Way
Fort Myers, FL 33912

Customer Phone

Customer Fax

Landscape, Lighting, Irrigation, Drainage & Landscape Maintenance *"Preserving Our Reputation, One Project At A Time"*

Terms

Due on receipt

Item	Description	Qty	Cost	Total
Landscape Maintenance	<p>Mowing of turf along I-75 from wall to fence. This service will occur (19) times annually. Every other week April - October and once a month November - March up to (19) times annually. Our crews will string trim and herbicide areas inaccessible by mower.</p> <p>*Notes: - Areas included are as depicted on map outlined in blue. - There is currently several areas of the existing wall and fence with damage.</p> <p>***In order to cancel a 30 day notice will need to be given in writing***</p>	12	3,080.00	36,960.00

Customer is responsible for supplying 110 volt outlet with an in-use cover. Customer is responsible for providing water source unless otherwise noted in proposal. Nature's Blueprint will not be liable for unmarked private utilities; pipes, wires, lines, etc. This proposal is valid for fourteen (14) days from issue. Nature's Blueprint reserves the right to adjust prices after fourteen (14) days has expired. Prices DO NOT include any soil amendments.

By accepting delivery of goods, services and/or signing a copy hereof, customer agrees that all goods or services have been complete unless otherwise noted by customer. Delinquent invoices will be charged a service charge on invoices not paid within terms at the rate of 1-1/2% per month (18% APR) or the highest amount allowed by law. Claims made based on defective material or service must be made in writing within five (5) days after delivery and/or installation. Customer agrees to pay all court costs, damages and attorney's fees if collection efforts become necessary.

2% Convenience fee will be added to all invoices paid by the use of a debit/credit card.

Customer
Signature

Date: _____

Total

\$36,960.00



Nature's Blueprint of Southwest Florida, LLC

5811 Corporation Circle

Fort Myers, FL 33905

Phone: 239-693-5488

Fax: 239-693-6977

www.naturesblueprintinc.com

Proposal

Date	Estimate #
9/30/2019	8034

Premier District Management
Christopher Pepin
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Renaissance CDD
12599 Renaissance Way
Fort Myers, FL 33912

Customer Phone

Customer Fax

Landscape, Lighting, Irrigation, Drainage & Landscape Maintenance *"Preserving Our Reputation, One Project At A Time"*

Terms

Due on receipt

Item	Description	Qty	Cost	Total
Labor	(75 Clean up) Labor and equipment to remove (4) Oak trees and flush cut as depicted on map, under brush are along SE corner of wall, spray all vines on wall with herbicide, weedeat along wall, pick up and dispose of all large limbs and debris along wall and pick up trash. Bid per specifications. *Note: -The area along SW corner of the perimeter wall will be under brushed by a track skid steer with mulching head. -Areas depicted in blue on map are included in the above number for area along 75.	1	14,250.00	14,250.00
Labor	(Landscape clean up for Palomino Rd.) Labor clean up vegetation along perimeter wall from front entry west to Palomino and north to Pemzance and east wood line. Bid per specifications. *Note: The western and northern side of the project has drip tubing installed and exposed. Crews will try to use caution, however we cannot be held responsible for damage during clean up. There is already many areas with damage to the drip tubing.	1	25,200.00	25,200.00

Customer is responsible for supplying 110 volt outlet with an in-use cover. Customer is responsible for providing water source unless otherwise noted in proposal. Nature's Blueprint will not be liable for unmarked private utilities; pipes, wires, lines, etc. This proposal is valid for fourteen (14) days from issue. Nature's Blueprint reserves the right to adjust prices after fourteen (14) days has expired. Prices DO NOT include any soil ammendments.

By accepting delivery of goods, services and/or signing a copy hereof, customer agrees that all goods or services have been complete unless otherwise noted by customer. Delinquent invoices will be charged a service charge on invoices not paid within terms at the rate of 1-1/2% per month (18% APR) or the highest amount allowed by law. Claims made based on defective material or service must be made in writing within five (5) days after delivery and/or installation. Customer agrees to pay all court costs, damages and attorney's fees if collection efforts become necessary.

2% Convenience fee will be added to all invoices paid by the use of a debit/credit card.

Customer
Signature

Date: _____

Total

\$39,450.00



SPECIAL SERVICE AGREEMENT

This Agreement is made between Community Field Services Inc., and:

September 9th, 2019

Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Both Renaissance CDD (CUSTOMER) and Community Field Services (CFS) agree to these terms and conditions for this Special Service Agreement:

Description of Services:

Mowing Service between Perimeter Wall & I-75

1. Mow bahia turf between the perimeter wall & up to the barb wire fence towards I-75 up to 19 times per year (**see attached maps for locations**). Mowing area is approximately 10.50 acres.
2. Mow turf every other week during the growing season (April through October) and once a month during the slow growing season (November through March) up to **19** times per year.
3. Litter and trash including leaves, rubbish, paper, bottles, cans, rocks, gravel, and other debris shall be removed during each mowing.

Investment Schedule:

CFS agrees to perform the mowing service stated above for the monthly rate of \$2,130.91. Annual rate of \$25,571.00.

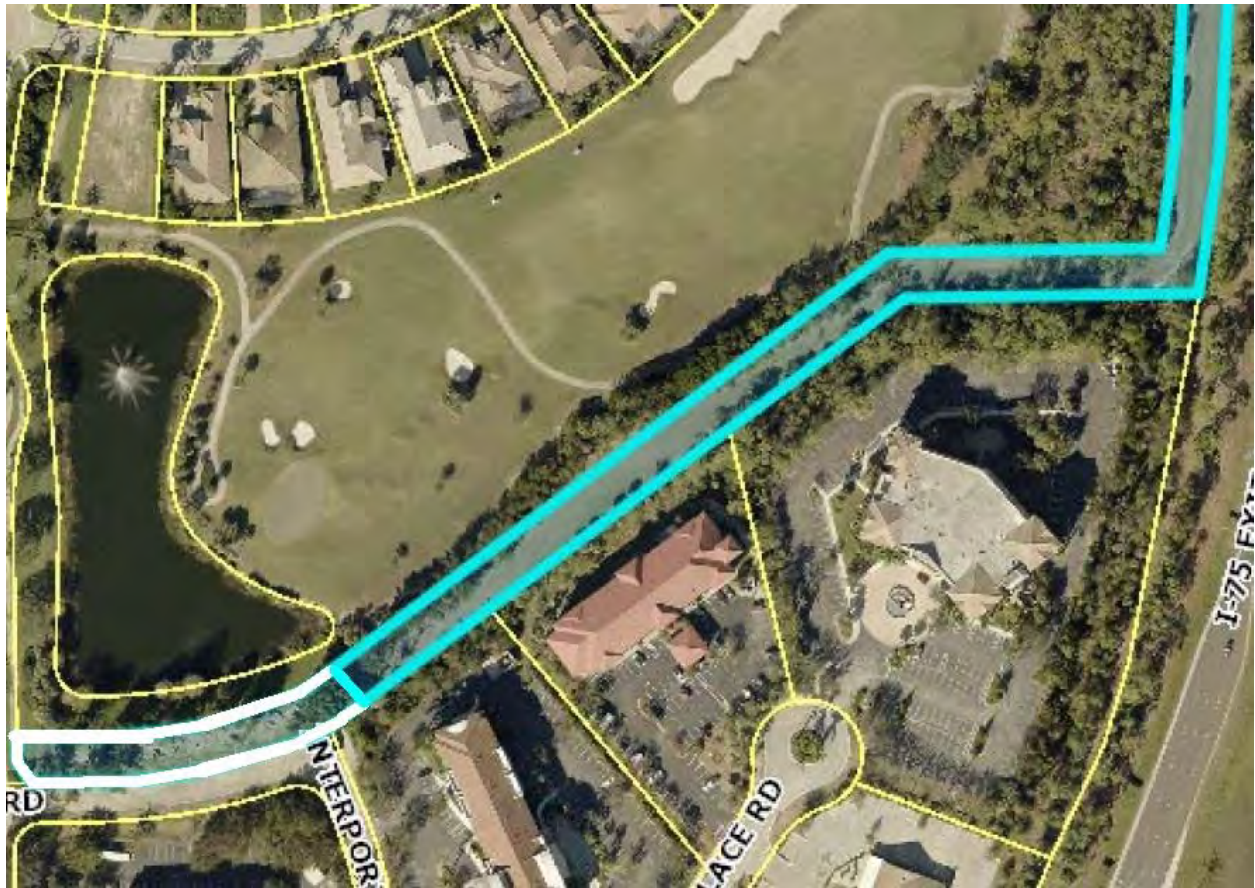
Conditions:

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above-mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless CFS for the consequences of such services.
2. CFS shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third-party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.
3. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances.
4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
5. This proposal shall be valid for 30 days. Either party may cancel this agreement with 30-day written notice. This Agreement automatically renews upon anniversary of execution date, unless notice is given by either party with at least 30 days written notice.
6. If CFS is required to enroll in any third-party compliance programs, invoicing or payment plans that assess fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to CFS.
7. CFS will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage and Automobile Liability at its own expense.
8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both CFS and the CUSTOMER.

Customer acceptance - The above prices, specifications and conditions are hereby accepted.

Christopher Pepin
Community Field Services Inc.

Authorized Signature Date
Renaissance CDD





Coastline Tree Service

PO Box 598

Estero, FL 33929

Estimate

Date	Estimate #
9/19/2019	1392

Name / Address
renaissance ccd

Ship To

239-895-3230
Phone #

Description	Qty	Rate	Total
Renaissance CDD Oak Removals. Exterior wall of Renaissance (175 side) Removal of 4 oak trees identified with orange X. Trees will be flush cut and removed from site.	1	3,500.00	3,500.00

Prices are good for 45 days from date of estimate. All prices are based on the condition and quantity of trees on the date the estimate was written. Altering the scope of work or quantity may affect the rate. Coastline will furnish all labor, materials and equipment needed to complete the job as estimated. We are not responsible for damages to any utilities, lighting, irrigation, septic tanks, etc. resulting from stump grinding or tree removal, nor are we responsible for any damages caused by any of our vehicles. Amount invoiced is due upon receipt. Interest accrues on a monthly basis at 1.5% per month, or the highest rate available pursuant to Florida law on any amounts not paid when due until such amount is paid. Customer is responsible for all costs of collection, including legal interest, reasonable attorneys' fees, and court costs. Venue for any disputes shall be in a court of competent jurisdiction sitting in Lee County, Florida.

Total

\$3,500.00

The Undersigned has read and accepts this proposal and all of its terms and conditions listed as a binding contract

Gulf Coast Tree Experts,LLC

51

21310 Braxfield Loop**Estero, FL 33928**

Estimate

Phone #	(239)498-0004
Cell Phone #	239-877-9393

Date	Estimate #
9/24/2019	3028

Name / Address
Renaissance CDD C/O Premier District Management 3820 Colonial Blvd Suite 101 Fort Myers, FL 33966 ATTN Christopher Pepin

Project

Description	Qty	Cost	Total
Remove 4 Oak Trees along I-75 wall Dispose of all resulting debris **All work is done to ISA and County Standards **All work is supervised by a Certified Arborist		3,200.00	3,200.00
Thank You for giving Gulf Coast Tree Experts, LLC the opportunity to bid on this project.		Total	\$3,200.00

Customer Signature _____

**RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

Financial Report

August 31, 2019

unaudited

Prepared by:
Premier District Management

Balance Sheet
Renaissance Community Development District
August 31, 2019

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	<u>GENERAL FUND</u>	<u>SERIES 2012 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Checking Account - Operating	55,959.36	0.00	55,959.36
Assessments Receivable	5,278.31	0.00	5,278.31
Assessments Receivable	0.00	11,158.73	11,158.73
Due to/from 001/202	0.00	28,451.56	28,451.56
Money Market Account	562,897.15	0.00	562,897.15
Reserve Fund	0.00	166,323.75	166,323.75
Revenue Fund	0.00	304,220.03	304,220.03
Prepaid Items	299.00	0.00	299.00
Deposits	989.00	0.00	989.00
TOTAL ASSETS	625,422.82	510,154.07	1,135,576.89
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts Payable	10.00	0.00	10.00
Deferred Revenue	5,278.31	0.00	5,278.31
Deferred Revenue	0.00	11,158.73	11,158.73
TOTAL LIABILITIES	5,288.31	11,158.73	16,447.04
FUND BALANCES			
Nonspendable			
Prepaid Items	299.00	0.00	299.00
Deposits	989.00	0.00	989.00
Restricted			
Debt Service	0.00	498,995.34	498,995.34
Assigned			
Reserves - Operating	200,000.00	0.00	200,000.00
Reserves - Capital Outlay	100,000.00	0.00	100,000.00
Reserves - Future Debt Payments	150,000.00	0.00	150,000.00
Unassigned			
Unassigned	168,846.51	0.00	168,846.51
TOTAL FUND BALANCES	620,134.51	498,995.34	1,119,129.85
TOTAL LIABILITIES AND FUND BALANCES	625,422.82	510,154.07	1,135,576.89

Statement of Revenues, Expenditures and Changes in Fund Balance
Renaissance Community Development District
For the Period Ending August 31, 2019

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General Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>AUG 31, 2019 ACTUAL</u>
<u>Revenues</u>						
001.361001.0000 Interest - Investments	0	0	2,049	2,049	0	188
001.363010.0000 Assessments - Tax Collector	274,347	251,485	257,238	5,753	(94)	0
001.369900.0000 Miscellaneous Revenue	0	0	387	387	0	0
001.381000.0000 Interfund Transfers - In	150,000	137,500	0	(137,500)	0	0
Total Revenues	424,347	388,985	259,674	(129,311)	(61)	188
<u>Expenses</u>						
<u>Administrative</u>						
001.531002.0000 Arbitrage Reporting	500	458	500	(42)	100	0
001.531012.0000 Dissemination Agent	5,000	4,583	5,000	(417)	100	0
001.531013.0000 Engineering	3,500	3,208	3,000	208	86	1,000
001.531023.0000 Legal Services	12,000	11,000	10,000	1,000	83	1,000
001.531027.0000 District Management Services	48,825	44,756	46,477	(1,721)	95	9,858
001.531038.0000 Assessment Administration	13,388	12,272	14,605	(2,332)	109	1,217
001.531042.0000 Tax Collector Fees	552	506	388	118	70	0
001.531045.0000 Trustee Fees	4,149	3,803	4,148	(345)	100	0
001.531049.0000 Regulatory & Compliance Fees	175	160	0	160	0	0
001.532001.0000 Trust Accounting Services	3,675	3,369	3,173	196	86	417
001.532002.0000 Auditing	4,300	3,942	4,323	(381)	101	0
001.545002.0000 Insurance - General Liability	7,159	6,562	7,706	(1,144)	108	0
001.548002.0000 Legal Advertising	1,500	1,375	631	744	42	0
001.549001.0000 Miscellaneous Services	5,100	4,675	2,973	1,702	58	0
001.549009.0000 Bank Charge	0	0	35	(35)	0	0
001.549915.0000 Website Hosting & Maintenance	960	880	1,125	(245)	117	200
001.554007.0000 Fees & Permits	0	0	175	(175)	0	0
Total Administrative	110,783	101,549	104,259	(2,709)	94	13,692
<u>Conservation & Resource Management</u>						
001.534075.0000 Wetland Monitoring	12,000	11,000	8,000	3,000	67	0
001.534076.0000 Contracts - Preserves	15,700	14,392	4,510	9,882	29	0
001.546123.0000 R&M - Preserves	0	0	2,990	(2,990)	0	0
Total Conservation & Resource Management	27,700	25,392	15,500	9,892	56	0
<u>Operations & Maintenance</u>						
001.531016.0000 Field Management	0	0	1,250	(1,250)	0	1,250
001.534050.0000 Contracts - Berm Mowing	36,000	33,000	24,000	9,000	67	0
001.534053.0000 Contracts - Landscape	0	0	6,000	(6,000)	0	6,000
001.543006.0000 Electricity - General	16,500	15,125	9,650	5,475	58	0
001.546038.0000 R&M - Berm	150,000	137,500	31,100	106,400	21	0
001.546070.0000 R&M - Renewal & Replacement	18,029	16,527	0	16,527	0	0
001.546074.0000 R&M - Grounds	0	0	25,538	(25,538)	0	21,578
001.549900.0000 Misc - Contingency	11,107	10,181	960	9,221	9	0
Total Operations & Maintenance	231,636	212,333	98,498	113,835	43	28,828

Statement of Revenues, Expenditures and Changes in Fund Balance
Renaissance Community Development District
For the Period Ending August 31, 2019

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General Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>AUG 31,2019 ACTUAL</u>
<u>Gate & Gatehouse</u>						
<u>Irrigation Services</u>						
001.543050.0000 Electricity - Irrigation	0	0	851	(851)	0	542
Total Irrigation Services	0	0	851	(851)	0	542
<u>Lakes & Ponds</u>						
001.534084.0000 Contracts - Lakes	39,228	35,959	31,106	4,853	79	0
001.543020.0000 Electricity - Aerators	0	0	1,248	(1,248)	0	906
001.546003.0000 R&M - Aeration	5,000	4,583	24,734	(20,151)	495	1,661
001.546032.0000 R&M - Fountains	10,000	9,167	3,784	5,383	38	0
Total Lakes & Ponds	54,228	49,709	60,872	(11,163)	112	2,567
<u>Capital Expenditures & Projects</u>						
<u>Roads & Streets</u>						
Total Roads & Streets	0	0	0	0	0	0
<u>Other Sources / Uses</u>						
Total Expenses	424,347	388,983	279,980	109,004	66	45,629
Excess Revenue Over (Under) Expenditures	0	2	(20,306)	(238,315)	0	(45,441)

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

Cash and Investment Report

August 31, 2019

Account Name	Bank Name	Yield	Balance
<u>General Fund</u>			
Operating Checking	CenterState	0.25%	59,452.20
Money Market Account	CenterState	0.35%	<u>562,897.15</u>
		<i>Subtotal</i>	<i>622,349.35</i>
 <u>Debt Service Fund</u>			
Series 2012 - Revenue Fund	US Bank	1.72%	304,220.03
Series 2012 - Reserve Fund	US Bank	1.72%	<u>166,323.75</u>
		<i>Subtotal</i>	<i>470,543.78</i>
		TOTAL	\$ <u><u>1,092,893.13</u></u>

Renaissance Community Development District Reconciliation - Center State OP 0216

Run: 10/07/2019 @ 9:24 AM

Page: 1

Closing Balance from Previous Statement.....	7/31/2019	35,139.78
0 Deposits and Other Additions Totaling.....		0.00
11 Checks and Other Withdrawals Totaling.....		57,081.20
2 Adjustments Totaling.....		70,000.00
1 Voids Totaling.....		11,383.34
Service Charge.....		0.00
Interest Earned.....	8/30/2019	10.28
Closing Balance for this Statement.....	9/02/2019	59,452.20
Difference.....		0.00

Cash Balance from General Ledger.....	9/02/2019	55,969.64
Open Activity from Bank Register.....		(2,558.33)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		58,527.97

Date	Check	To	Check Description	Amount
✓ 7/19/2019	0002491	Grau and Associates	FY 2018 Audit Fees	23.00
✓ 7/19/2019	0002494	Venturesin.com, Inc.	Website and Email Hosting	105.00
✓ 7/26/2019	0002495	Community Engineering Services	Invoices 2019060, 2019061	2,000.00
✓ 7/26/2019	0002496	GNP Services	Arbitrage Rebate Reporting (Series 2012) APR 2018-APR 2019	500.00
✓ 8/12/2019	0002499	Knott Ebelini Hart	Legal Services Retainer	1,000.00
✓ 8/12/2019	0002500	Nature's Blueprint of Southwest Florida	Invoices 17960, 17963	24,578.00
✓ 8/15/2019	0002501	Premier District Management	District Management & Field Services - JUL & AUG 2019	11,383.34
✓ 8/15/2019	0002502	The Club at Renaissance	Berm Mowing - JUN 2019	3,000.00
✓ 8/15/2019	0002503	Premier District Management	District Management and Field Services - JUL & AUG 2019	11,383.34
✓ 8/23/2019	0002504	Solitude Lake Management	Fountain and Aerator Repairs	1,661.00
✓ 8/26/2019	EFT	FPL	Electricity	1,447.52
Total Checks:				57,081.20

Date	Reference	Adjustment Description	Amount
✓ 8/12/2019	TXFR	Transfer from Money Market to Operating Account	50,000.00
✓ 8/28/2019	TXFR	Transfer from Money Market to Operating Account	20,000.00
✓ 8/30/2019		Interest Earned	10.28
Total Adjustments:			70,010.28

Renaissance Community Development District Reconciliation - Center State OP 0216

Run: 10/07/2019 @ 10:36 AM

Page: 1

Closing Balance from Previous Statement.....	9/02/2019	59,452.20
0 Deposits and Other Additions Totaling.....		0.00
9 Checks and Other Withdrawals Totaling.....		18,742.16
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	9/30/2019	10.41
Closing Balance for this Statement.....	9/30/2019	40,720.45
Difference.....		0.00
Cash Balance from General Ledger.....	9/30/2019	25,887.22
Open Activity from Bank Register.....		(13,909.00)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		39,796.22

Date	Check	To	Check Description	Amount
✓ 8/28/2019	0002505	Community Engineering Services	Engineering & Water Quality Monitoring - August 2019	1,000.00
✓ 8/28/2019	0002506	DPFG Management & Consulting	District Management Services - July 1-10, 2019	1,558.33
✓ 9/10/2019	0002507	Knott Ebelini Hart	General Legal Services	1,000.00
✓ 9/10/2019	0002508	Ray Allen Electric Service, Inc.	Lake 22 - Replace Main Breaker Panel and All Interior Breakers - Install New Cover	850.00
✓ 9/10/2019	0002509	Solitude Lake Management	Invoices PI-A00297879, SMOR-270514	5,910.33
✓ 9/10/2019	0002510	Venturesin.com, Inc.	Invoices 44757, 44817	210.00
✓ 9/18/2019	0002511	Premier District Management	District Management & Field Services - September 2019	5,941.66
✓ 9/24/2019	EFT	FPL	Electricity - Irrigation & Lakes - September 2019	1,330.76
✓ 9/25/2019	0002513	News-Press Media Group	Invoices 0002366484, 0002732613	941.08
Total Checks:				18,742.16

Date	Reference	Adjustment Description	Amount
✓ 9/30/2019		Interest Earned	10.41
Total Adjustments:			10.41

Run: 10/07/2019 at 10:41 AM

Renaissance Community Development District

Page: 1

Check Register from 8/01/2019 to 8/31/2019**Center State OP 0216**

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0002499	8/12/2019	[KNOTT] Knott Ebelini Hart (Legal Services Retainer)	1,000.00
0002500	8/12/2019	[NATURES BLUEPRINT] Nature's Blueprint of Southwest Florida (Invoices 17960, 17963)	24,578.00
0002501[VOID]	8/15/2019	[PREMIER] Premier District Management (District Management & Field Services - JUL & AUG 2019)	11,383.34
0002502	8/15/2019	[THE CLUB AT RENAISSANCE] The Club at Renaissance (Berm Mowing - JUN 2019)	3,000.00
0002503	8/15/2019	[PREMIER] Premier District Management (District Management and Field Services - JUL & AUG 2019)	11,383.34
0002504	8/23/2019	[SOLITUDE LAKE MGMT] Solitude Lake Management (Fountain and Aerator Repairs)	1,661.00
EFT	8/26/2019	[FPL] FPL (Electricity)	1,447.52
0002505	8/28/2019	[COMMUNITY ENGINEERING] Community Engineering Services (Engineering & Water Quality Monitoring - August 2019)	1,000.00
0002506	8/28/2019	[DPFG] DPFG Management & Consulting (District Management Services - July 1-10, 2019)	1,558.33
<u>Total Checks:</u>			<u>57,011.53</u>

Renaissance Community Development District Reconciliation - Center State MM 2077

Run: 9/26/2019 @ 1:40 PM

Page: 1

Closing Balance from Previous Statement.....	7/31/2019	632,719.42	
0 Deposits and Other Additions Totaling.....		0.00	
0 Checks and Other Withdrawals Totaling.....		0.00	
2 Adjustments Totaling.....		-70,000.00	
0 Voids Totaling.....		0.00	
Service Charge.....		0.00	
Interest Earned.....	8/30/2019	177.73	
Closing Balance for this Statement.....	9/02/2019	562,897.15	
Difference.....		0.00	
<hr/>			
Cash Balance from General Ledger.....	9/02/2019	562,897.15	
Open Activity from Bank Register.....		0.00	
Adjustment for Service Charges and Interest.....		0.00	
General Ledger Reconciliation to Statement.....		562,897.15	
<hr/>			
Date	Reference	Adjustment Description	Amount
✓ 8/12/2019	TXFR		-50,000.00
✓ 8/28/2019	TXFR		-20,000.00
✓ 8/30/2019		Interest Earned	177.73
Total Adjustments:			-69,822.27

Renaissance Community Development District Reconciliation - US Bank - 6001

Run: 9/26/2019 @ 1:40 PM

Page: 1

Closing Balance from Previous Statement.....	7/31/2019	303,433.67
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
2 Adjustments Totaling.....		278.44
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	8/01/2019	507.92
Closing Balance for this Statement.....	8/31/2019	304,220.03
Difference.....		0.00
Cash Balance from General Ledger.....	8/31/2019	304,220.03
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		304,220.03

Date	Reference	Adjustment Description	Amount
✓ 8/01/2019		Interest Earned	507.92
✓ 8/02/2019	TXFR	Transfer from Reserve 6004 to Revenue 6001	278.43
✓ 8/27/2019	TXFR	Transfer from Reserve 6004 to Revenue 6001	0.01
Total Adjustments:			786.36

**Renaissance Community Development District
Reconciliation - US Bank - 6004**

Run: 9/26/2019 @ 1:39 PM

Page: 1

Closing Balance from Previous Statement.....	7/31/2019	166,323.76
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
2 Adjustments Totaling.....		-278.44
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	8/01/2019	278.43
Closing Balance for this Statement.....	8/31/2019	166,323.75
Difference.....		0.00

Cash Balance from General Ledger.....	8/31/2019	166,323.75
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		166,323.75

Date	Reference	Adjustment Description	Amount
✓ 8/01/2019		Interest Earned	278.43
✓ 8/02/2019	TXFR		-278.43
✓ 8/27/2019	TXFR		-0.01
Total Adjustments:			-0.01

**RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

Financial Report

September 30, 2019

unaudited

Prepared by:
Premier District Management

Balance Sheet
Renaissance Community Development District
September 30, 2019

64

	<u>GENERAL FUND</u>	<u>SERIES 2012 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Checking Account - Operating	25,887.22	0.00	25,887.22
Assessments Receivable	5,278.31	0.00	5,278.31
Assessments Receivable	0.00	11,158.73	11,158.73
Due to/from 001/202	0.00	28,451.56	28,451.56
Money Market Account	563,059.08	0.00	563,059.08
Reserve Fund	0.00	166,323.75	166,323.75
Revenue Fund	0.00	304,918.18	304,918.18
Prepaid Items	299.00	0.00	299.00
Deposits	989.00	0.00	989.00
TOTAL ASSETS	595,512.61	510,852.22	1,106,364.83
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts Payable	10.00	0.00	10.00
Deferred Revenue	5,278.31	0.00	5,278.31
Deferred Revenue	0.00	11,158.73	11,158.73
TOTAL LIABILITIES	5,288.31	11,158.73	16,447.04
FUND BALANCES			
Nonspendable			
Prepaid Items	299.00	0.00	299.00
Deposits	989.00	0.00	989.00
Restricted			
Debt Service	0.00	499,693.49	499,693.49
Assigned			
Reserves - Operating	200,000.00	0.00	200,000.00
Reserves - Capital Outlay	100,000.00	0.00	100,000.00
Reserves - Future Debt Payments	150,000.00	0.00	150,000.00
Unassigned			
Unassigned	138,936.30	0.00	138,936.30
TOTAL FUND BALANCES	590,224.30	499,693.49	1,089,917.79
TOTAL LIABILITIES AND FUND BALANCES	595,512.61	510,852.22	1,106,364.83

Statement of Revenues, Expenditures and Changes in Fund Balance
Renaissance Community Development District
For the Period Ending September 30, 2019

65

General Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>SEP 30, 2019 ACTUAL</u>
Revenues						
001.361001.0000 Interest - Investments	0	0	2,221	2,221	0	172
001.363010.0000 Assessments - Tax Collector	274,347	274,347	257,238	(17,109)	(94)	0
001.369900.0000 Miscellaneous Revenue	0	0	387	387	0	0
001.381000.0000 Interfund Transfers - In	150,000	150,000	49,682	(100,318)	(33)	49,682
Total Revenues	424,347	424,347	309,528	(114,819)	(73)	49,854
Expenses						
Administrative						
001.531002.0000 Arbitrage Reporting	500	500	500	0	100	0
001.531012.0000 Dissemination Agent	5,000	5,000	5,000	0	100	0
001.531013.0000 Engineering	3,500	3,500	3,000	500	86	0
001.531023.0000 Legal Services	12,000	12,000	11,000	1,000	92	1,000
001.531027.0000 District Management Services	48,825	48,825	50,627	(1,802)	104	4,150
001.531038.0000 Assessment Administration	13,388	13,388	15,213	(1,825)	114	608
001.531042.0000 Tax Collector Fees	552	552	388	164	70	0
001.531045.0000 Trustee Fees	4,149	4,149	4,148	1	100	0
001.531049.0000 Regulatory & Compliance Fees	175	175	0	175	0	0
001.532001.0000 Trust Accounting Services	3,675	3,675	3,381	294	92	208
001.532002.0000 Auditing	4,300	4,300	4,323	(23)	101	0
001.545002.0000 Insurance - General Liability	7,159	7,159	15,615	(8,456)	218	7,909
001.548002.0000 Legal Advertising	1,500	1,500	1,572	(72)	105	941
001.549001.0000 Miscellaneous Services	5,100	5,100	2,973	2,127	58	0
001.549009.0000 Bank Charge	0	0	35	(35)	0	0
001.549915.0000 Website Hosting & Maintenance	960	960	1,435	(475)	149	310
001.554007.0000 Fees & Permits	0	0	175	(175)	0	0
Total Administrative	110,783	110,783	119,385	(8,602)	108	15,126
Conservation & Resource Management						
001.534075.0000 Wetland Monitoring	12,000	12,000	8,000	4,000	67	0
001.534076.0000 Contracts - Preserves	15,700	15,700	4,510	11,190	29	0
001.546123.0000 R&M - Preserves	0	0	2,990	(2,990)	0	0
Total Conservation & Resource Management	27,700	27,700	15,500	12,200	56	0
Operations & Maintenance						
001.531016.0000 Field Management	0	0	2,125	(2,125)	0	875
001.534050.0000 Contracts - Berm Mowing	36,000	36,000	30,000	6,000	83	6,000
001.534053.0000 Contracts - Landscape	0	0	6,000	(6,000)	0	0
001.543006.0000 Electricity - General	16,500	16,500	9,650	6,850	58	0
001.546038.0000 R&M - Berm	150,000	150,000	31,100	118,900	21	0
001.546070.0000 R&M - Renewal & Replacement	18,029	18,029	0	18,029	0	0
001.546074.0000 R&M - Grounds	0	0	25,538	(25,538)	0	0
001.549900.0000 Misc - Contingency	11,107	11,107	960	10,147	9	0
Total Operations & Maintenance	231,636	231,636	105,373	126,263	45	6,875

Statement of Revenues, Expenditures and Changes in Fund Balance
Renaissance Community Development District
For the Period Ending September 30, 2019

66

General Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>SEP 30,2019 ACTUAL</u>
<u>Gate & Gatehouse</u>						
<u>Irrigation Services</u>						
001.543050.0000 Electricity - Irrigation	0	0	1,313	(1,313)	0	463
Total Irrigation Services	0	0	1,313	(1,313)	0	463
<u>Lakes & Ponds</u>						
001.534084.0000 Contracts - Lakes	39,228	39,228	34,375	4,853	88	3,269
001.534129.0000 Contracts - Aerator Maintenance	0	0	875	(875)	0	875
001.543020.0000 Electricity - Aerators	0	0	1,573	(1,573)	0	324
001.546003.0000 R&M - Aeration	5,000	5,000	24,734	(19,734)	495	0
001.546032.0000 R&M - Fountains	10,000	10,000	5,550	4,450	56	1,766
001.546042.0000 R&M - Lake	0	0	850	(850)	0	850
Total Lakes & Ponds	54,228	54,228	67,957	(13,729)	125	7,084
<u>Capital Expenditures & Projects</u>						
<u>Roads & Streets</u>						
Total Roads & Streets	0	0	0	0	0	0
<u>Other Sources / Uses</u>						
Total Expenses	424,347	424,347	309,528	114,819	73	29,548
Excess Revenue Over (Under) Expenditures	0	0	0	(229,638)	0	20,306

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

Cash and Investment Report

September 30, 2019

Account Name	Bank Name	Yield	Balance
<u>General Fund</u>			
Operating Checking	CenterState	0.25%	40,720.45
Money Market Account	CenterState	0.35%	563,059.08
		<i>Subtotal</i>	<i>603,779.53</i>
 <u>Debt Service Fund</u>			
Series 2012 - Revenue Fund	US Bank	1.52%	304,918.18
Series 2012 - Reserve Fund	US Bank	1.52%	166,323.75
		<i>Subtotal</i>	<i>471,241.93</i>
		TOTAL	\$ 1,075,021.46

Renaissance Community Development District Reconciliation - Center State OP 0216

Run: 10/07/2019 @ 10:51 AM

Page: 1

Closing Balance from Previous Statement.....	9/02/2019	59,452.20
0 Deposits and Other Additions Totaling.....		0.00
9 Checks and Other Withdrawals Totaling.....		18,742.16
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	9/30/2019	10.41
Closing Balance for this Statement.....	9/30/2019	40,720.45
Difference.....		0.00
Cash Balance from General Ledger.....	9/30/2019	25,887.22
Open Activity from Bank Register.....		(13,909.00)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		39,796.22

Date	Check	To	Check Description	Amount
✓ 8/28/2019	0002505	Community Engineering Services	Engineering & Water Quality Monitoring - August 2019	1,000.00
✓ 8/28/2019	0002506	DPFG Management & Consulting	District Management Services - July 1-10, 2019	1,558.33
✓ 9/10/2019	0002507	Knott Ebelini Hart	General Legal Services	1,000.00
✓ 9/10/2019	0002508	Ray Allen Electric Service, Inc.	Lake 22 - Replace Main Breaker Panel and All Interior Breakers - Install New Cover	850.00
✓ 9/10/2019	0002509	Solitude Lake Management	Invoices PI-A00297879, SMOR-270514	5,910.33
✓ 9/10/2019	0002510	Venturesin.com, Inc.	Invoices 44757, 44817	210.00
✓ 9/18/2019	0002511	Premier District Management	District Management & Field Services - September 2019	5,941.66
✓ 9/24/2019	EFT	FPL	Electricity - Irrigation & Lakes - September 2019	1,330.76
✓ 9/25/2019	0002513	News-Press Media Group	Invoices 0002366484, 0002732613	941.08
Total Checks:				18,742.16

Date	Reference	Adjustment Description	Amount
✓ 9/30/2019		Interest Earned	10.41
Total Adjustments:			10.41

Run: 10/07/2019 at 9:23 AM

Renaissance Community Development District

Page: 1

Check Register from 9/01/2019 to 9/30/2019**Center State OP 0216**

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0002507	9/10/2019	[KNOTT] Knott Ebelini Hart (General Legal Services)	1,000.00
0002508	9/10/2019	[RAY ALLEN] Ray Allen Electric Service, Inc. (Lake 22 - Replace Main Breaker Panel and All Interior Breakers - Install New Cover)	850.00
0002509	9/10/2019	[SOLITUDE LAKE MGMT] Solitude Lake Management (Invoices PI-A00297879, SMOR-270514)	5,910.33
0002510	9/10/2019	[VENTURESIN] Venturesin.com, Inc. (Invoices 44757, 44817)	210.00
0002511	9/18/2019	[PREMIER] Premier District Management (District Management & Field Services - September 2019)	5,941.66
0002512	9/20/2019	[THE CLUB AT RENAISSANCE] The Club at Renaissance (Invoices 276, 277)	6,000.00
0002513	9/25/2019	[THE NEWS PRESS] News-Press Media Group (Invoices 0002366484, 0002732613)	941.08
0002514	9/26/2019	[EGIS] Egis Insurance & Risk Advisors (Liability Insurance Policy Renewal - Policy #100119520 10/01/2019-10/01/2020)	7,909.00
Total Checks:			<u>28,762.07</u>

Renaissance Community Development District Reconciliation - Center State MM 2077

Run: 10/07/2019 @ 10:50 AM

Page: 1

Closing Balance from Previous Statement.....	9/02/2019	562,897.15	
0 Deposits and Other Additions Totaling.....		0.00	
0 Checks and Other Withdrawals Totaling.....		0.00	
0 Adjustments Totaling.....		0.00	
0 Voids Totaling.....		0.00	
Service Charge.....		0.00	
Interest Earned.....	9/30/2019	161.93	
Closing Balance for this Statement.....	9/30/2019	563,059.08	
Difference.....		0.00	
Cash Balance from General Ledger.....	9/30/2019	563,059.08	
Open Activity from Bank Register.....		0.00	
Adjustment for Service Charges and Interest.....		0.00	
General Ledger Reconciliation to Statement.....		563,059.08	
Date	Reference	Adjustment Description	Amount
✓ 9/30/2019		Interest Earned	161.93
Total Adjustments:			161.93

Renaissance Community Development District Reconciliation - US Bank - 6001

Run: 10/07/2019 @ 10:45 AM

Page: 1

Closing Balance from Previous Statement.....	8/31/2019	304,220.03
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
1 Adjustments Totaling.....		246.79
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	9/03/2019	451.36
Closing Balance for this Statement.....	9/30/2019	304,918.18
Difference.....		0.00
Cash Balance from General Ledger.....	9/30/2019	304,918.18
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		304,918.18

Date	Reference	Adjustment Description	Amount
✓ 9/03/2019		Interest Earned	451.36
✓ 9/04/2019	TXFR	Transfer from Reserve (6004) to Revenue (6001) account	246.79
Total Adjustments:			698.15

**Renaissance Community Development District
Reconciliation - US Bank - 6004**

Run: 10/07/2019 @ 10:46 AM

Page: 1

Closing Balance from Previous Statement.....	8/31/2019	166,323.75
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
1 Adjustments Totaling.....		-246.79
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	9/03/2019	246.79
Closing Balance for this Statement.....	9/30/2019	166,323.75
Difference.....		0.00
Cash Balance from General Ledger.....	9/30/2019	166,323.75
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		166,323.75

Date	Reference	Adjustment Description	Amount
✓ 9/03/2019		Interest Earned	246.79
✓ 9/04/2019	TXFR		-246.79
Total Adjustments:			<u>0.00</u>

Renaissance

Community Development District

MEETINGS SCHEDULE FOR FY 2020

SECOND MONDAY OF EVERY OTHER MONTH @ 11:30 AM

Monday October 14th, 2019
Monday December 9th, 2019
Monday February 10th, 2020
Monday April 13th, 2020
Monday June 8th, 2020
Monday August 10th, 2020



COMMUNITY FIELD SERVICES

Renaissance CDD

FIELD MANAGEMENT REPORT FOR SEPTEMBER 2019

Prepared for:

PREMIER DISTRICT MANAGEMENT | 3820 COLONIAL BLVD., SUITE 101 FORT MYERS, FL 33966

Renaissance CDD

Community Field Services – Field Management Report Site Inspection on 9/23/19

1. Lake Management:

- a. **Lake Maintenance:** Below is the rating sheet for all the lakes within your community this month. Each lake is graded based on the amount of algae, shorelines weeds and submerged weeds that are currently present. Again, most of the lakes ranked between Room for Improvement & Satisfactory during this months inspection. Solitude will be informed of the issues mentioned below.

RENAISSANCE LAKE RATING SHEET FOR FIELD REPORT September 23rd 2019							
Lake Ratings				Individual Lake Ratings			
1 = Unsatisfactory				3 = Unsatisfactory			
2 = Room for Improvement				4-6 = Room for Improvement			
3 = Satisfactory				7-9 = Satisfactory			
Lake #							
Lake #	Algae	Shoreline Weeds	Submerged Weeds	Total Individual Score	Aerators	Fountains	Comments
L-1	2	2	3	7	Operating	N/A	
L-2	2	2	3	7	Down	Operating	No compressor present / 1 burnt out light
L-3	3	2	3	8	Operating	N/A	
L-4	3	2	3	8	N/A	N/A	
L-5	2	2	3	7	Operating	N/A	
L-6	2	2	3	7	Operating	N/A	Loud compressor / 1 of 2 air stations working
L-7	2	2	3	7	Operating	N/A	Loud compressor
L-8	3	2	3	8	Operating	N/A	
L-9	2	2	3	7	Operating	N/A	
L-10	2	2	2	6	N/A	Operating	1 light out on south fountain
L-11	2	2	3	7	Operating	N/A	
L-12	2	2	3	7	Operating	N/A	1 very weak air station
L-13	2	2	3	7	N/A	Operating	
					N/A	N/A	
L-15	2	1	3	6	N/A	N/A	
L-16	2	1	3	6	Down	Operating	No compressor present
L-17	2	1	3	6	Operating	N/A	
L-18	2	2	3	7	Down	N/A	Compressor being Replaced / Fish Kill 200 fish
L-19	3	2	3	8	N/A	N/A	Pepper trees along preserve edge
L-20	2	2	3	7	N/A	N/A	
O-1	2	2	3	7	N/A	N/A	Pepper trees along preserve edge
O-2	1	1	3	5	N/A	N/A	Pepper trees along the west end
O-3	2	2	3	7	N/A	Operating	
O-4	3	2	3	8	N/A	N/A	

- b. **Dissolved Oxygen (DO) Tests:** Now that we have a better feel on how the water moves though the inter-connect system, we're going to ask Solitude to take DO readings from Lakes L-5, L-18, O-3 & O-4 every six months. Dissolved oxygen helps with the overall life of the lake.

- c. **Littoral Plants:** While Solitude is aggressively treating the shoreline weeds some of the littorals (especially the spike rush) will be affected by it. Some of the spike rush will die off and will begin decaying away which will cause additional algae to occur within the littoral shelf. Spike rush is a quick spreading plant, so we anticipate seeing new growth popping up within the next several months.



- d. **Shoreline Weeds:** Weeds observed this month included:

- i. Torpedo Grass in: (Most lakes showed heavy signs of treatment)

Low presence in Lakes: 3-7, 9, 10, 18, 19, 20 & O-3.

Medium presence in Lakes: 1, 2, 8, 11, 13, 15, 17 & O-1.

High presence in Lakes: 16 & O-2.

- ii. Alligator weed in Lakes: 3. Low presence.

- iii. Climbing Hemp Vine in Lakes: 1, 9, 15, 17 & O-1. Low presence.



- iv. Cattails in Lakes: O-1, O-2 & O-4. Medium to high presence.

- v. Spatterdock / Lily Pads in: (Most lakes showed heavy signs of treatment)

Low presence in Lakes: 1, 5, 9, 10, 13, 17 & O-1.

Medium presence in Lakes: 15 & O-3.

High presence in Lakes: O-2.

e. Submerged Weeds: Weeds observed this month included:

- i. Naiad in Lakes: 2. Low presence.
- ii. Illinois Pondweed in Lakes: 10. Low presence, treatment observed.
- iii. Hydrilla in Lakes 10: Low presence, treatment observed.

Illinois Pondweed (Treated)



Treated Hydrilla



f. Algae: Algae issues observed this month included the following:

- i. Planktonic algae: None present.
- ii. Filamentous algae: (All algae observed was within the littoral shelves where heavy treatments have been completed for torpedo grass)
 - 1. Low density in Lakes: 1, 5-7, 9, 11, 12, 15-18, 20 & O-3.
 - 2. Medium density in Lakes: 2, 10, 13, & O-1.
 - 3. High density in Lakes: O-2.



- g. **Fish:** We observed a small fish kill on Lake 18 during this inspection. We notified Solitude of this and they had 4 technicians onsite that afternoon removing the fish. We observed approximately 200 dead fish. The sudden change in temperature, humidity and wind may have caused the lake to turnover causing the kill to occur. Turnovers occur when surface water mixes with water near the lake bottom. The bottom water may contain little or no oxygen and have high concentrations of toxic gasses like carbon dioxide and hydrogen sulfide that are potentially lethal to fish. Turnover in Florida lakes happens naturally each Fall as the season's first strong cold front in October or November rapidly lowers surface water temperatures and with strong winds, combine to mix the water column.



- h. **Trash:** No concerns observed this month.
- i. **Lake Aeration:** The following issues were observed during this inspection. Solitude will be informed of any maintenance issues.
- i. Lake 2: Compressor missing & cabinet fan needs to be replaced. 2 air stations for this lake. Shrubs around the cabinet need to be cut back.
 - ii. Lake 3: GFI outlet cover won't close.
 - iii. Lake 6: Compressor very loud. Only 1 of 2 air stations are working.
 - iv. Lake 7: Compressor very loud.
 - v. Lake 12: 1 weak air station.
 - vi. Lake 16: Compressor missing & cabinet fan needs to be replaced. 2 air stations for this lake. Cabinet door also missing.
 - vii. Lake 18: The compressor has been replaced by Solitude and the system is back up and running.

j. Lake Fountains: The following issues were observed during this inspection.

i. All fountains were operating during this site visit. The south fountain on Lake 10 has been repaired by Solitude. The pump & motor were replaced.

ii. Lake 2:

1. The fountain lights were on during this inspection. We believe the vegetation around the photocell is too close causing the lights to turn on. We'll trim back the bushes.
2. While the lights were on, we also observed that one of them are out. We'll report this to Solitude.
3. The electrical outlet underneath the fountain control box for Lake 2 is missing its outdoor cover which should be replaced. We'll replace the cover.

Overgrown Shrubs



Light Out



k. Shoreline Landscaping / Grass Clippings:

- i. There are many cabbage palms growing along the lake banks which need pruning or be completely removed. Typically, these trees spread on their own via seed source and most of the communities that we work with remove them from their banks. Some of the trees present have been growing for multiple years as a few of them are 10+ feet tall.



- ii. There were two dead trees on the south end of Lake 1 that were recently cut down by onsite staff.
- iii. There's a small dead tree on the north end of Lake 2 that can be cut down and removed.
- iv. Brazilian Pepper is growing along the shorelines of Lakes 19 & O-2. Pepper is a category 1 exotic and should be removed.

Brazilian Pepper



- l. **Bulkheads / Rip Rap:** Besides for moderate weed growth no other concerns were observed.
- m. **Lake Bank Erosion:** The lake bank erosion evaluation report has been completed and has been sent to the District Manager. The report identifies all vertical erosion and washout concerns throughout the community and provides estimate costs to conduct all the repairs. The aerial below shows all the logged issues. Blue = Low Priority, Green = Medium Priority and Red = High Priority. Lines = Vertical Erosion and Push Pins = Washouts.



2. Preserves:

- a. Conservation Area C-5 is still mostly under water and we couldn't walk through it during this inspection. The area should hopefully be dried out by November when we are scheduled to complete our next inspection.
- b. Brazilian Pepper which is a Category 1 exotic was observed growing in several CDD Tracts. If the CDD has a preserve maintenance company on contract, we should have them remove the trees before they continue to spread. If there isn't a company maintaining the preserves, we can cut down the pepper trees. Pepper was observed in the following Tracts:
 - i. Conservation Area C-2
 - ii. Conservation Area C-4
 - iii. Conservation Area C-5 (South West corner)
 - iv. Tract N-6
 - v. Tract N-7

Locations of Pepper are highlighted in Red



3. CDD Perimeter Fences:

- a. No new issues were found with the perimeter fence this month. Once a contractor has been selected to conduct the initial vegetation clean-up along the fence and wall, we will identify any additional issues and will then proceed with obtaining repair quotes.
- b. Issues previously found include: 5 sections of damaged top bar & fencing. Four of the locations are near the maintenance building and the 5th location is along Penzance Blvd.

4. CDD Perimeter Wall: No new issues observed with the wall this month however the following maintenance items are in the process of being taken care of:

- a. Bids are being obtained to cut down and remove the 4 large oak trees that are leaning onto the wall. Contractors that are bidding on the perimeter maintenance can also bid on this project. Bids are due by September 30th, 2019. The 4 trees have large orange X's on them.



- b. Multiple large tree branches were observed fallen over the wall and into the community. The Board may want us to go along the interior side of the wall and remove any large / dead branches.



- c. Issues previously found include: 2 wall caps, 1 post cap and 1 wall panel are missing along I-75. One of the wall caps is on the ground (I-75 side). 1 bottom wall panel along I-75 is also severely damaged.

5. Front Entrance Landscaping:

- a. We were asked by Chairman Hammer to de-weed the newly landscaped berm adjacent to Mall Loop Rd. In doing so we packed over 18 trash cans full of weeds and vines that were growing within the berm. One of the vines that took over the area was a category II exotic called Balsam Apple.

Before & After



- b. While we were removing the weeds, we also came across a broken irrigation pipe which washed out a large section of the berm. Mr. Hammer spoke with Nature's Blueprint and they repaired the broken irrigation pipe but did not fill in the washed-out area. We spoke with Nick Cristaldi and he's going to have his team fill in the washout out with new soil and put down pine straw where needed.

Washed Out Berm



6. Storm Water Drainage System:

- a. **Water Control Structures (WCS):** Only a small amount of debris was observed on the water control structures this month. Once the water levels get low enough, we recommend removing the vegetation debris from the structures. Pictures are on the following page.

O-2



O-4

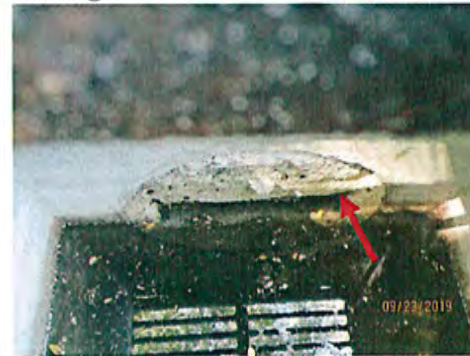


- b. **Overflow Weirs:** No concerns observed this month. All weirs found were free of debris.



- c. **Catch Basins:** All catch basins that we were able to locate appear to be functioning properly. Major issues that we came across are listed below.
- i. The pieces of Styrofoam that we found last month within the catch basin between the cart path and 12891 Terabella Way are old drain plugs. Water is slowly passing around them however there's currently too much water in the basin for us to safely remove them. We'll complete this task in the next month or so when the water levels are lower.

Styrofoam Plugs



- d. **Roadway Inlets:** All basins were visually looked at and only minimal trash was observed again. No concerns to address.
- e. **Headwalls:** No concerns observed with any of the headwalls that we could locate.



- f. **Inter-Connect Pipes:** No concerns observed; all pipes submerged.
 - g. **Culverts:** No concerns observed.
 - h. **Drainage Swales / Dry Detention Ponds:**
 - i. **Illicit Discharges:** No issues observed.
 - j. **Spill Prevention:** No issues observed.
 - k. **Maintenance Yard Inspection:** No issues observed.
7. **Non CDD Issues / Concerns Observed:** The timer box behind the monument at the Monteverdi entrance is rusted out and needs to be replaced.



8. Residential Complaints / Concerns / Work Order Requests: Resident concerns or complaints for FY 2019:

Renaissance CDD Concern / Complaint Log As of 9/24/19					
Reported Date:	Notified By:	Address	Issue	Action	Follow Up Action
7/14/2019	C. Teague	District Manager	Reported that there was a fish kill on Lake 22. Approximately 100 fish were observed dead.	Reported issue to Solitude on 7/14/19 asking them to remove the dead fish.	Solitude was onsite on 7/15/19 and removed 2 fish from the lake. DO reading was between a 5 & 6 which is good.
8/5/2019	Elie Caccamise	N/A	Reported to CDD that the lights for the north fountain in Lake 6 are flashing on and off. Also reported that the spatterdock is spreading.	8/05/19: Reported both issues to Solitude.	Proposal from Solitude was approved for new LED lights.
9/1/2019	Glenn Hammer	N/A	Resident living at 9543 Via Lago reported to Glenn that torpedo grass is encroaching out of the lake and into his yard.	Reported the issue Solitude on 9/03/19 and conducted a site visit that same day to observe the torpedo grass.	Torpedo grass was treated on 9/3/19.
9/5/2019	Glenn Hammer	N/A	Reported that one of the fountains is down in Lake 6 and also reported that both fountain lights are also down.	Put in a service call to Solitude on 9/05 to investigate the fountain & lights. The lights on the North fountain were previously approved to be replaced by Solitude.	Lights have been replaced by Solitude. Proposal is being sent to replace the motor & pump for the other fountain.
9/9/2019	Richard Platt	N/A	Reported downed aerator units in Lakes 6 & 18 and reported the Lake 10 S fountain down.	Reported the issues to Solitude on 9/09/19.	Solitude found a bad pump & motor and has been approved to replace the parts.
9/23/2019	Nick Cristaldi	Maintenance Facility	Reported to us that Lake 18 had a fish kill. Approximately 200 dead fish were observed.	Reported the issue to Solitude right away and they had 4 technicians onsite removing the fish that same day.	Monitor the lake.

9. Fish/Wildlife Observations:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Bass | <input checked="" type="checkbox"/> Bream | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gambusia |
| <input checked="" type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Herons | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gallinules |
| <input checked="" type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Cormorant | <input type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Ibis |
| <input type="checkbox"/> Woodstork | <input type="checkbox"/> Otter | <input type="checkbox"/> Alligators | <input type="checkbox"/> Snakes |
| <input checked="" type="checkbox"/> Turtles | <input checked="" type="checkbox"/> Other Species: <u>Ducks</u> | | |

10. Follow Up Task List:

- Inform Solitude of any lake management concerns. Task completed on 7/24/19.
- Inform Solitude of any aerator maintenance issues. Task completed on 7/24/19.

11. Maintenance Task List for the Board to Consider:

- 7/23/19: Conduct a trash clean-up around all the lakes. Task completed. We filled 1 55-gallon trash bag and removed 1 plastic container from the lakes.
- 7/23/19: Cut down the two dead trees along Lake 18. Task completed.



- c. 7/23/19: Prune all the cypress trees along the shorelines. We spent one day on this task and was able to prune the cypress trees on Lakes 1, 2, 16 & 18. There are many more trees in need of pruning which will take us at least a week to complete. We'd like to continue this project when the lake levels are a little lower within the next couple of months.
- d. 7/23/19: Replace all the missing fire hydrant roadway reflectors. Task completed. We installed 33 blue fire hydrant roadway reflectors.
- e. 7/23/19: Remove the filter fabric from the catch basin behind 9681 Monteverdi Way. The grate appears to be welded or stuck on the basin and we couldn't lift it up to access the fabric so we went ahead and sliced the fabric on one side causing it to hang down, opening up the basin.



- f. 7/23/19: Remove the Styrofoam from the catch basin between the cart path and 12891 Terabella Way. Task was looked at and the Styrofoam is actual old plugs for the drain lines. We'll remove the Styrofoam once the water levels go down a little more.
- g. 7/23/19: Remove the vegetation growing around the I-75 outflow structure. Task completed however the graffiti on the structure is now visible from I-75. The Board may want us to paint over it once the water levels get low enough.



- h. 9/23/19: Cut back the shrubs around the aerator and fountain cabinet for Lake 2.

- i. 9/23/19: Replace the electrical door cover for the outlet underneath the fountain control panel for Lake 2.
- j. 9/23/19: Board Request for Approval: Prune or remove all the cabbage palms growing on the lake banks.
- k. 9/23/19: Remove the dead tree on Lake 2.
- l. 9/23/19: Board Request for Approval: Remove any dead branches that have fallen over the perimeter wall and into the community.