

## 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**

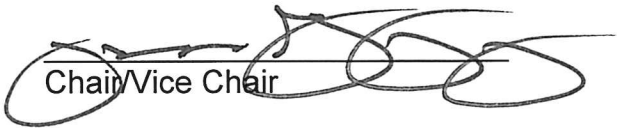
**Adjournment**

There being no further Orders of Business and,

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

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

  
Secretary/Assistant Secretary

  
Chair/Vice Chair