

DATE DISTRIBUTED: APRIL 6, 2020

RENAISSANCE COMMUNITY IMPROVEMENT DISTRICT



APRIL 13, 2020
BOARD OF SUPERVISORS MEETING
AGENDA PACKET



RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

April 6, 2020

Board of Supervisors

Renaissance Community Development District

Dear Supervisors:

The regular meeting of the Renaissance Community Development District Board of Supervisors will be held on April 13, 2020 at 9 AM, virtually on GoToMeeting.com. A hyperlink for you to attend this meeting will be emailed to you, and a call-in phone number will be posted on your website to allow the general public to attend. The Agenda is included in Section 2 and a few points of interest are as follows:

- There will be discussion on COVID-19 potential impacts on the CDD
- Enclosed are the regular meeting minutes from February 10, 2020 and the continuation meeting minutes from March 16, 2020; the field report for March, and the web financials for February; the full financials and invoices for March and April have been sent under separate cover
- The District Manager will present two contracts: an amendment to the management services contract regarding estoppel and grant administration fees, and a resolution amendment to the same regarding website management; he will present on Senate Bill 1466 changes to Agenda Packet requirements
- There will be a new discussion on lake 7 erosion severity changes
- There are revised proposals for Lake 18 erosion repairs, for aerator and fountain maintenance, and a new proposal for Cabbage Palm removal within Palomino berm
- The FY 2021 Draft Budget will be reviewed and discussed

The **next meeting is scheduled for June 8, 2020**. If there are any questions or requests prior to the meeting, feel free to contact me.

Respectfully,



Calvin Teague

District Manager

Renaissance Community Development District

Meeting Agenda

April 13, 2020 at 9 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 Minutes from February 10, 2020
 - B. Continuation Minutes from March 16, 2020
5. COVID-19 Impacts Discussion
6. Old Business
 - A. Lake Bank Erosion Mitigation Plans Lake 18, 6, 7, O-2, O-3
 - i. L&W Dredge Sox Revised Proposal for Lake 18
 - B. Aerator & Fountain Maintenance
 - i. Updated Proposal and Summary
 - C. Cabbage Palms Removal Update
 - D. Shady Lady Tree Trimming Discussion
 - E. Palomino & Penzance Fence Repairs Update
7. New Business
 - A. Lake 7 Erosion Severity Increase Discussion
 - B. Juniper Proposal to Eradicate the Cabbage Palms within the Palomino Berm
8. District Manger
 - A. Financial Statements for February & March 2020
 - B. FY 2021 Draft Budget Review
 - C. ADA Website Update
 - i. Senate Bill 1466 Agenda Packet Changes
 - ii. Website Management Agreement
 - D. Management Agreement Amendment Resolution: Estoppel & Grant Admin
9. Field Manager
 - A. Bimonthly March Field Report
10. Attorney
 - A. Berm Maintenance Easements Update
11. Engineer
12. Supervisor Requests/Comments
13. Audience Comments
14. Adjournment

Next Meeting: June 8, 2020 at 9 AM

**DRAFT
MEETING MINUTES**

4

**RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Renaissance Community Development District was held Monday, February 10, 2020 at 9 a.m. at The Club at Renaissance on 12801 Renaissance Way in Fort Myers, Florida.

Present and constituting a quorum were:

John Bartz	Vice Chair
Doug Dickey	Assistant Secretary
Glen Hammer	Assistant Secretary
Richard Platt	Assistant Secretary

Also present were:

Cal Teague	District Manager
Tom Hart	District Attorney
Mark McCleary	District Engineer
Chris Dudak	Assistant to the District Manager
Scott Powell	Resident
Arnie Egen	Resident

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

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 Chair John Gnagey. Also present was District Attorney Tom Hart, District Engineer Mark McCleary and the District Manager's Assistant Chris Dudak.

SECOND ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented and accepted.

On MOTION by Supervisor Hammer, 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 no comments, the next Order of Business followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. Regular Meeting Minutes from December 9, 2019

The Meeting Minutes were presented and accepted with corrections in the spelling of Jeff Darragh's name.

On MOTION by Supervisor Platt, seconded by Supervisor Dickey, with all in favor, the Meeting Minutes from December 9, 2019 were approved as corrected.

FIFTH ORDER OF BUSINESS

Old Business

A. Berm Maintenance Contract Updates and Performance Review

The Field Manager voiced concerns in his report about the lack of a timely response from Juniper, noting that the I-75 berm still hasn't been mowed as of February 2. The Board agrees with these concerns and requests the following be addressed:

- The cabbage palms must be removed immediately by Juniper.
- The Field Manager must facilitate the berm trash cleanup along Palomino Road.
- The washout at the front must be completed.
- The Muhly Grass on the golf course side needs to be planted.

B. Lake Bank Erosion Mitigation Plans Lake 18

The Board discussed the original proposals to repair the erosion along Lake 18 and to re-sod the CDD property. After discussion, the Board agreed that the CDD would fund any work on CDD property related to the Lake 18 or other lake bank according to the District's lake bank maintenance plan. This includes erosion mitigation, sod and other improvements as approved by the Board. The Board will be discussing this effort further at a continuation meeting and would like to have a proposal for dredgesox on all lake banks with critical erosion concerns. Lakes 18, 6 and 7 are of concern, 0-2 and 0-3 should be included with the costs for each identified.

On MOTION by Supervisor Platt, seconded by Supervisor Hammer, with all in favor of funding any erosion and drainage work on CDD property related to wetlands, shorelines and sod.

C. Cabbage Palms Removal Update

The Field Manager previously reported that they would start removing smaller to medium trees during the week of April 20 while the golf course is closed for maintenance. Once all these trees are removed, he says he will see what is left of larger trees and will obtain estimates to have them removed.

D. Lake 18 Fish Stocking Update

Fish were released last month by Solitude.

SIXTH ORDER OF BUSINESS

New Business

A. Triana Landscape Plans for Shoreline

The Engineer reported his meeting with the Triana Engineer and reported on plans they are developing. The Board stated their willingness to participate and fund improvements from the end of the HOA property line into the lake. Plans are still being developed and will be presented when completed.

B. Letters to Residents Guideline Discussion

Vice Chair Bartz requested that the Board establish a procedure for addressing residents who place debris along the lake banks behind their homes. The Board approved a community letter about compliance issues and environmental agency restrictions concerning the lakes. Staff will monitor and follow up with compliance letters, and the Attorney will send a demand letter giving 15 days to clean up or it will be done by staff and billed to property owner.

On MOTION by Supervisor Platt, seconded by Supervisor Hammer, with all in favor, a community wide letter on Lake compliance issues will be drafted.

C. Midge Fly Reimbursement Request Letter

After discussion on the request, the Board agreed to reimburse Mr. Mastrolia for his extermination costs of \$313.00 after presentation of a receipt.

On MOTION by Supervisor Platt, seconded by Supervisor Dickey, with Supervisor Hammer dissenting, reimbursement of the extermination cost of \$313.00 was approved.

D. FY2021 Budget Schedule

The FY2021 Budget Schedule was reviewed and the District Manager asked that budget requests be submitted prior to the next meeting so costs can be identified and included in projected expenses. The Board identified two goals at this meeting which are shoreline restoration and no increase in assessments. These will be included in the draft budget.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

- i. **Month Ending December 31, 2019**
- ii. **Month Ending January 31, 2020**

The financials were presented, discussed briefly and accepted.

On MOTION by Vice Chair Bartz, seconded by Supervisor Platt, with all in favor, the financials for months ending December 31, 2019 and January 31, 2020 were accepted as presented.

B. Website Redevelopment Update

The District Manager presented changes in the agenda preparation procedures for ADA compliance were as follows:

- The bi-monthly field report will be in a text only format; no pictures. The full version with pictures will be emailed separately from the packet.
- The financials in the packet will consist only of the balance sheet, investment report, assessment collections summary and the check register. The full version that is as previously been sent, will be provided under separate cover.
- The meeting packets won't include any PDF support material, only a summary of important issues to assist in making a decision. The Supervisors will be able to request copies but they will be provided only upon request by the Board members or the public.
- The agenda packets sent 7 days in advance will not be sent under separate cover but the Board members and the public will be able to access them on the website 7 days before the meeting.
- The Board will be getting new CDD email accounts for District business which will assist when email copies are requested as part of a public documents request.

C. Follow-up Items

There being none, the next Order of Business followed.

EIGHTH ORDER OF BUSINESS

Field Manager's Report

A. Bimonthly January Field Report

The report was reviewed and the following actions or requests made:

- Lakes and aerator maintenance concerns were discussed and the Board is requesting proposals for new service providers.
- Thalia removal was considered as a business item and approved as presented.
- Concern was expressed over spatterdock and lack of attention by Solitude.
- Trash pick-up was approved by the Board.
- All suggested maintenance tasks identified were agreed for the Field Manager to complete.

B. Proposals/Requests

i. Lake 10 Thalia Spraying & Removal Proposal

This was requested by the Board at the last meeting. Solitude presented a proposal to treat and remove the Thalia (Alligator Flag) along Lake 10 for \$1,700.00 which was approved.

On MOTION by Vice Chair Bartz, seconded by Supervisor Dickey, with all in favor, Solitude was approved to treat and remove the Thalia along Lake 10 for \$1,700.00.

195
196 **ii. Lakes, Fountains and Aerator Systems Proposals**
197

198 Several proposals were presented and it was agreed upon to conduct
199 interviews at a continued meeting on March 16 at 9 a.m. with Lake and
200 Wetlands, Lake Doctors and Dragonfly Pond Works. Additionally, the
201 Board requested Dredgesox proposals be discussed at the same
202 meeting.
203

204 **iii. Landscaping Improvement Proposal**

205 Two proposals from Juniper were approved, one for replacing the muhly
206 grass that was damaged by the previous landscaper and for the removal
207 of two leaning oak trees along the Palomino berm for \$2,075.40. The
208 other proposal was for the removal of five trees and washout repairs on
209 the berms along Palomino Drive, Mall Loop Road and I-75 for \$2,362.
210

211 On MOTION by Supervisor Hammer, seconded by Supervisor Platt,
212 with all in favor, directing Juniper to flush cut two oak trees and
213 replace missing Muhly grass at the berm for \$2,075.40.
214

215 On MOTION by Supervisor Hammer, seconded by Supervisor
216 Dickey, with all in favor, for Juniper for three wash out and one tree
217 removal along Palomino, remove two trees along the I-75 berm and
218 for one wash out and two dead trees on Shady Lady for \$2,362.00.
219

220
221 **NINTH ORDER OF BUSINESS**

Attorney's Report

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223 **A. Berm Maintenance Easements**
224

225 The District's Attorney reported that he had spoken to the Attorney for the Club who
226 approved the berm maintenance easement and is awaiting the return of the paperwork
227 from the bank.
228

229
230 **TENTH ORDER OF BUSINESS**

Engineer's Report

231
232 There being none, the next Order of Business followed.
233

234 **ELEVENTH ORDER OF BUSINESS**

Supervisor's Requests/Comments

- 235
236
 - Supervisor Hammer requested the Field Manager correct the names and numbers of
237 lakes, the trees and fence in his report. He also requested a map identifying the lakes and
238 preserves be included going forward in each of his reports.
 - Supervisor Dickey asked about walking paths in the preserves but the Board felt there
239 were more pressing priorities first.
 - Supervisor Platt commented that the County Community Development office may not
240 have PDM listed as the management company. He also raised the question of having
241 permission to have the roads turned over to the CDD for future consideration.
242
243
244

TWELFTH ORDER OF BUSINESS

Audience Comments

There being none, the next Order of Business followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Supervisor Platt, seconded by Vice Chair Bartz,
with all in favor, at 11:53 a.m. to continue the meeting on March 16,
2020 at the Clubhouse at 9 a.m.

Next Regular Meeting: April 13, 2020 at 9 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair

**DRAFT
MEETING MINUTES**

10

**RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

This is a continuation of the meeting of the Renaissance Community Development District, held on Monday, February 10, 2020 at 9 a.m. at The Club at Renaissance on 12801 Renaissance Way in Fort Myers, Florida. The continuation was held on March 16th at the same location at 9:00 AM.

Present and constituting a quorum were:

John Bartz	Vice Chair
Doug Dickey	Assistant Secretary
Glen Hammer	Assistant Secretary
Richard Platt	Assistant Secretary

Also present were:

Cal Teague	District Manager
Chris Pepin	Field Manager
Gonzalo Ayres	Lakes & Wetlands
Matt Lewis	Lake Doctors
Travis Andrews	Dragon Fly Pond Works

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

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 Chair John Gnagey. Also present was Chris Pepin the Field Manager.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

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

THIRD ORDER OF BUSINESS

Continued Business

A. Lakes, Fountains and Aerator Systems Proposals

Several proposals had been presented at the February 10 meeting, and the Board had agreed to conduct interviews with Lake and Wetlands, Lake Doctors, and Dragonfly Pond Works, at the March 16 continuation meeting. After presentations were made and the Board asked questions of all three, there was an expressed desire to have Lake & Wetlands resubmit their proposal with fountain and aerator maintenance included. The Board had a concern with having Florida Fountains included as a subcontractor in the Lake & Wetlands proposal; the Board prefers one contractor only. If Lakes & Wetlands uses a subcontractor for this portion, then they will be responsible for the subcontractor's performance. Therefore, the staff was instructed to have Lakes & Wetlands submit a revised proposal inclusive of fountain and aerator maintenance for the next meeting.

B. Lake Bank Erosion Mitigation Plans Lake 18

The Board reviewed a proposal from Lakes & Wetlands for lake bank repairs to Lake 3, 18, 6, 7, and 0-2 for \$124,050. After discussion, the Board requested a revised proposal concerning Lake 6, 7, and 18, for the next meeting, to include the catch basins and piping from the basin into the lake.

C. FY2021 Budget

The FY2021 Budget was distributed and a brief explanation given by the District Manager. This will be discussed further at the next meeting.

FOURTH ORDER OF BUSINESS

Other Issues

A. Tree Trimming Proposal

A proposal from Juniper Landscaping was submitted for trimming of 15 Shady Lady trees for \$2,300 and was delayed for further consideration.

FIFTH ORDER OF BUSINESS

Supervisor Requests/Comments

There being none, the next Order of Business followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next Order of Business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Supervisor Bartz, seconded by Supervisor Hammer, with all in favor, at 12:10 p.m. the meeting was adjourned.

Next Regular Meeting: April 13, 2020 at 9 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair

Attached is the revised proposal that we received from Lake & Wetlands to repair the erosion along Lake 18 and to install 21 catch basins and drain pipes. I had L&W provide 2 quotes for the drain pipes (1 for 4 inch pipe and another for 6 inch pipe) just in case we want to increase the pipe size from the catch basin to the lake. My personal thought is to go with the larger pipe if there is more than 1 down spout tying into each catch basin.

Christopher Pepin

Field Services Manager

Premier District Management

cpepin@cddmanagement.com

Cell: 239-284-6662



EROSION REPAIR PROPOSAL

This Agreement is made between Lake and Wetland Management-West Coast, Inc., and:

March 27, 2020

Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 1010
Fort Myers, Florida 33966

cpepin@cddmanagement.com
239-690-7100 Ext. 102

Both **Renaissance CDD** (customer) and **Lake and Wetland Management-West Coast, Inc.** (LWM) agree to the following terms and conditions:

Description of Service

Lake 18:

Dredgesox Erosion Repair / Bank Restoration services for 235' & 960'

- Repair approximately **1,195** linear feet of lake bank at **\$60.00** per foot.
- Prep areas of debris/trash for Dredgesox.
- Fill **12'** wide Sox material with organic media dredged from the lake using our amphibious workboat.
- Materials consist of the following: Dredgesox, wooden stakes and organic media.
- Includes sod installation.

Total: \$71,700.00

Catch Basin / Drainpipe Installation for **21 sites** located along the lake 18 lake bank. Each site will receive:

Option 1: 4" pipe

- Installation of one (1) 12"x12" ground drain
- Installation of approximately 40' of 4" pipe
- Installation of two (2) plugs
- Installation of one (1) coupling
- Cleanup of debris and replacing sod as needed to complete finished product
- Includes cost of dirt and labor to fill eroded area

Total Per Site: \$ 600.00

Option 1 Total: \$ 12,600.00

Option 2: 6" pipe

- Installation of one (1) 12"x12" ground drain
- Installation of approximately 40' of 6" pipe
- Installation of two (2) plugs
- Installation of one (1) coupling
- Cleanup of debris and replacing sod as needed to complete finished product
- Includes cost of dirt and labor to fill eroded area

Total Per Site: \$ 675.00

Option 2 Total: \$ 14,175.00

Total Investment:**\$ 84,300.00** (w/ drainage option 1) _____**\$ 85,875.00** (w/ drainage option 2) _____

Service includes material, equipment, and labor to complete the project.

Sprinkler heads will be marked by the landscaper; otherwise LWM not be responsible for damage to them during the course of work. LWM will repair any exposed sprinkler heads damaged during erosion work in a timely manner.

A staging area for materials and equipment will be required. LWM will access the lake at designated areas and sod these areas to bring the property back to complete restoration. **(NOTE: CUSTOMER is responsible for maintenance of sod once installed)**

LWM is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-builds or not located by Sunshine Locating Services (where digging is necessary).

The warranty/guarantee for Dredgesox material is for a ten (10) year period. The labor warranty for any manual adjustments needed is for a one (1) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, fire, hurricanes, or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of our organization.

SCHEDULE OF PAYMENT:

- 40% Mobilization Deposit
- 40% Upon Installation of Dredgesox
- 20% Balance Due Upon Completion of Sod

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 LWM for the consequences of such services.

Lake and Wetland Management – West Coast, Inc.

(239) 313-6947 Office • (239) 313-6950 Fax • westcoast@lakeandwetland.com • www.lakeandwetland.com

2. LWM 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.
6. If LWM 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 LWM.
7. LWM will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation 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 LWM and the CUSTOMER.

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

Gonzalo Ayres

Gonzalo Ayres
Lake and Wetland Management -
West Coast, Inc.

Authorized signature
Renaissance CDD

Date

The attached proposal from L&W now includes aerator and fountain maintenance as part of their package. Also attached is an update bid summary sheet showing L&Ws new annual total.

Christopher Pepin

Field Services Manager

Premier District Management

cpepin@cddmanagement.com

Cell: 239-284-6662

Renaissance CDD					
Lake, Fountain & Aerator Maintenance Bids					
		Annual Bid Amounts			
Contractor	Date Submitted	Lake Maintenance Cost	Fountain Maintenance Cost	Aerator Maintenance Cost	Total Maintenance Cost from each Contractor
Lake & Wetlands	1/24/2020	\$33,000.00	\$1,800.00	\$3,840.00	\$38,640.00
Florida Fountains & Aeration	1/27/2020	N/A	\$3,000.00	\$2,190.00	\$5,190.00
Lake Doctors	1/27/2020	\$33,780.00	\$1,050.00	\$2,500.00	\$37,330.00
Clarke	1/24/2020	\$55,140.00	\$9,056.00	\$4,492.00	\$68,688.00
Dragon Fly Pond Works	1/27/2020	\$48,240.00	\$1,080.00	\$3,600.00	\$52,920.00
Solitude - Current Costs		\$39,228.00	\$1,620.00	\$3,500.00	\$44,348.00



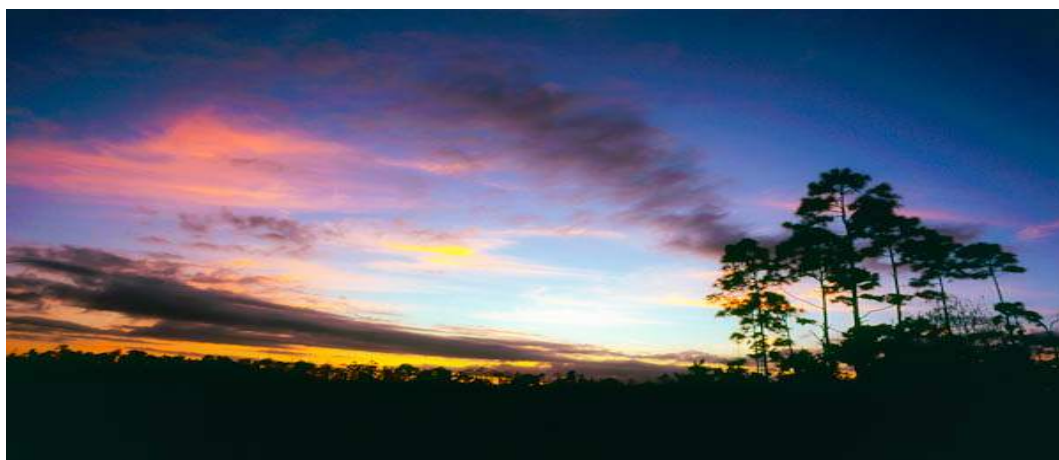
Renaissance Community Development District

Custom lake management proposal

March 27, 2020 • Fort Myers • Lee County • Florida

Prepared for:

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



Prepared by:

Gonzalo Ayres

Lake and Wetland Management – West Coast, Inc.

Fort Myers Office

3721 Jetport Commerce Pkwy., Suite #5
Fort Myers, Florida 33913
(239) 313-6947 Office

Daytona Office

1757 N. Nova Road, Unit 116B
Daytona Beach, Florida 32127
(386) 366-5709 Office

Tampa Office

11993 44th Street North
Clearwater, Florida
(727) 480-8151 Office

Boynton Beach Office

218 87th Place South
Boynton Beach, FL 33472
(561) 735-3732 Office



March 27, 2020

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

We greatly appreciate the opportunity to bid on this project for you! Attached is the Agreement for care of the lakes at Renaissance CDD (12801 Renaissance Way, Fort Myers, FL 33912).

Lake and Wetland Management is a full-service environmental resource management team, offering a wide a variety of services, including;

- Lake management including algae, border grass and aquatic weed control,
- Mitigation wetland preserve management including invasive plant control,
- Power House fountain and aeration system sales and service,
- Shoresox earth-friendly erosion control system,
- Native plant installation through our locally-owned nursery,
- Environmental and wetland monitoring for agency compliance.

Our team leads the industry and has an exemplary reputation with many government agencies, builders, developers, property managers and homeowner associations. Our State-certified, trained biologists have been providing environmental services for many of Florida's waterways and natural areas since 1992.

Lake and Wetland Management is fully insured, carrying full coverage to protect our customers, including workman's compensation, liability and property damage.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

LAKE AND WETLAND MANAGEMENT – WEST COAST, INC.

Gonzalo Ayres



MAINTENANCE AGREEMENT

This Agreement is made between *Lake and Wetland Management-West Coast, Inc.*, and:

March 27, 2020

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

cpepin@communityfieldservices.com
(239) 284-6662

Both Renaissance CDD (**CUSTOMER**) and *Lake and Wetland Management (LWM)* agree to these terms and conditions for Special Service Agreement:

Description of Service

A. **Lake management** service including algae, border grass, and invasive exotic plant control for twenty-four (24) waterways and canals.

- 1) LWM shall provide all supervision, labor, herbicide, equipment, materials and incidentals necessary for the maintenance treatment.
- 2) LWM will visit the site four times monthly with treatments as necessary to control undesirable growth. A minimum of forty-eight (48) visits will be performed annually.
- 3) All Florida Exotic Pest Plant Council (FLEPPC) listed invasive exotic species will be treated in place with EPA-certified herbicides. No vegetation or algae will be removed from the waterway.
- 4) Native vegetation will be left for the benefit of fish and wildlife, unless otherwise requested.
- 5) Waterways will be tested, upon request, for pH, temperature and dissolved oxygen during regularly scheduled service.
- 6) Casual debris, defined as cups, plastic and other man-made materials, will be removed during scheduled service visits. Large or dumped items, coconuts, palm fronds and other landscape debris are not included.
- 7) A comprehensive service report will be submitted detailing work performed upon completion of each service visit.

B. **Fountain maintenance** service including the semiannual care for six (6) floating fountains. Maintenance to follow specifications provided by the customer (exhibit A).

- C. **Aeration maintenance** service including the quarterly care for twelve (12) compressor cabinets and all diffusers located at each cabinet. Maintenance to follow specifications provided by the customer (exhibit B).

Investment Schedule

- A. LWM agrees to perform the **lake management** service stated above on a **monthly** basis for the total sum of **\$2,750.00** per month. (\$33,000.00 annual investment)
- B. LWM agrees to perform the **fountain maintenance** service stated above on a **semiannual** basis for the total sum of **\$900.00** per event. (\$1,800.00 annual investment)
- C. LWM agrees to perform the **aeration maintenance** service stated above on a **quarterly** basis for the total sum of **\$960.00** per event. (\$3,840.00 annual investment)

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 **LWM** for the consequences of such services.
2. **LWM** 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 contract 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 **LWM** 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 **LWM**.

7. **LWM** will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation 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 **LWM** and the **CUSTOMER**.

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

Gonzalo Ayres

Gonzalo Ayres
Lake and Wetland Management -
West Coast, Inc.

Authorized Signature
Renaissance CDD

Date

Exhibit A

Fountain Maintenance Specifications

Renaissance CDD
12801 Renaissance Way Fort Myers, FL 33912

Maintenance Cycle: Semi-Annual

Fountain Locations:

- Lake L-2: Size Unknown
- Lake L-10 Size Unknown
- Lake L-10 Size Unknown
- Lake L-13: Size Unknown
- Lake L-16: Size Unknown
- Lake O-3: Size Unknown

Maintenance Services Include:

Control Panel

- Perform Amp test on the motor to verify appropriate amp load.
- Check incoming and outgoing Voltage.
- Test Motor GFCI Protection Breaker.
- Test Contactor (Starter).
- Test Motor overload protection to make sure it is set and functioning properly.
- Check Fuses.
- Make sure all wires, breakers, and other electronic parts are securely attached.
- Check timer and set as needed.
- Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
- Check lighting timer/photocell and set as needed.

Submersible Pump / Motor

- Clean the pump intake screens.
- Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
- Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
- Inspect propeller or impeller and diffuser plate (if present) to make sure they are tightly attached and not bent or damaged in any way.

Lights & Lenses

- Scrape, clean and polish the lights.
- Replace any seals on light housing which are leaking.
- Bulb Replacement: If a bulb replacement is required during a scheduled cleaning, contractor is to automatically replace the bulb and charge the customer for parts costs only.

Exhibit A – Page 2

The Float

- Clean all surfaces of the float.

Display Heads, Jets & Rings

- Clean each part and disassemble the parts, as needed to clean orifice impediments.

All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.

Exhibit B

Aerator Maintenance Specifications

There are 12 locations on the property where the compressor cabinets are located at, some of may have duel compressor units. The maintenance services include:

Maintenance Cycle: Quarterly

Compressor Services:

- Replace compressor head gasket, piston cups and/or vanes as needed to maintain required air volume & pressure output.
- Adjust air manifold and pressure relief valves to insure optimal performance.
- Replace external air filter twice per year.
- Replace internal air filters once per year.
- Clean muffler assembly and filter.
- Check and adjust compressor, CFM and PSI calibrate pressure relief valve.

Cabinet Services:

- Inspect and lubricate cooling fan.
- Remove excessive grass/weed growth from around compressor cabinet(s) to maintain optimal air flow and operating temperatures.
- Application of fire ant bait around cabinet, if necessary.
- Clean cabinet interior.
- Lubricate cabinet hinges and barrel lock.
- Test and GFY circuitry.

Valve Box Services:

- Inspect valve box (if present) and exercise all valves within the box.
- Remove excessive grass/weeds growing over the box cover.

Diffuser Services:

- Flex clean and adjust each diffuser assembly, for proper air flow and optimal performance.

Air Line Services:

- Inspect and repair, airline supply tubing and fittings.

Any significant problems / malfunctions that are discovered during the maintenance service which are no longer under warranty, which are not part of routine maintenance, and that will require additional labor and/or parts, will be written up and submitted to the client for their approval prior to proceeding with the work.

From: Christopher Pepin <Cpepin@cddmanagement.com>
Sent: Friday, March 20, 2020 2:48 PM
To: Cal Teague <CTeague@cddmanagement.com>
Subject: Renaissance CDD - Lake 7 Erosion Severity Increase

Hey Cal,

So with the lakes at their lowest levels of the year I started re-evaluating the erosion concerns during this months field inspection and found that the vertical erosion along the homes on Lake 7 needed to be upgraded from moderate severity to high severity as most of the shoreline has a 2 foot drop. The Board originally gave Lake & Wetlands the Ok to restore 95 feet of high severity vertical erosion and 3 severe washouts however with the change the lake now has 975 feet of severe vertical erosion. Just my thoughts but the Board may want to hold off on completing any repairs to this lake until they can repair the entire shoreline at once.

Christopher Pepin
Field Services Manager
Premier District Management
cpepin@cddmanagement.com
Cell: 239-284-6662



Proposal

Proposal No.: 70091

Proposed Date: 04/06/20

PROPERTY:	FOR:
Renaissance CDD - Maintenance Christopher Pepin CDD Renaissance fort Myers , FL 33966	Palomino Enhancement Proposal

Spray Palm trees sapling along Palomino .

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$1,925.42
Maintenance Division Labor	40.00	HR	\$45.00	\$1,800.00	
Garlon 4 Ultra 2.5G	64.00	OZ	\$1.96	\$125.42	
				Total:	\$1,925.42

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: Any and all jobs \$500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs \$500.00 and above will require a 50% deposit before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property) Manager

Signature - Representative

Date



L-7





03/16/2020

Balance Sheet
February 29, 2020

	<u>GENERAL FUND</u>	<u>SERIES 2012 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
001.101000.0000 Checking - CenterState	16,903.48	0.00	16,903.48
001.101005.0000 Checking - Valley	256,478.10	0.00	256,478.10
001.131202.0000 Due to/from 001/202	(523,114.49)	0.00	(523,114.49)
202.131001.0000 Due to/from 001/202	0.00	523,114.49	523,114.49
001.151010.0000 Money Market - CenterState	464,648.46	0.00	464,648.46
001.151015.0000 Money Market - Valley	501,063.06	0.00	501,063.06
202.151300.0000 Interest Fund	0.00	147,035.85	147,035.85
202.151600.0000 Reserve Fund	0.00	166,323.75	166,323.75
202.151700.0000 Revenue Fund	0.00	13,567.30	13,567.30
001.155000.0000 Prepaid Items	4,613.60	0.00	4,613.60
001.156100.0000 Deposits	989.00	0.00	989.00
TOTAL ASSETS	721,581.21	850,041.39	1,571,622.60
<u>LIABILITIES AND FUND BALANCES</u>			
<u>LIABILITIES</u>			
001.202000.0000 Accounts Payable	3,889.50	0.00	3,889.50
TOTAL LIABILITIES	3,889.50	0.00	3,889.50
<u>FUND BALANCES</u>			
<u>Nonspendable</u>			
001.155000.0000 Prepaid Items	4,613.60	0.00	4,613.60
001.156100.0000 Deposits	989.00	0.00	989.00
<u>Restricted</u>			
Debt Service	0.00	850,041.39	850,041.39
<u>Assigned</u>			
001.283010.0000 Reserves - Operating	200,000.00	0.00	200,000.00
001.283410.0000 Reserves - Capital Outlay	100,000.00	0.00	100,000.00
001.283500.0000 Reserves - Future Debt Payments	150,000.00	0.00	150,000.00
<u>Unassigned</u>			
Unassigned	262,089.11	0.00	262,089.11
TOTAL FUND BALANCES	717,691.71	850,041.39	1,567,733.10
TOTAL LIABILITIES AND FUND BALANCES	721,581.21	850,041.39	1,571,622.60

RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT

33

Non-Ad Valorem Special Assessments
(Lee County Tax Collector - Monthly Collection Distributions)
Fiscal Year Ending September 30, 2020

GROSS ASSESSMENTS LEVIED

\$ 296,605 \$ 554,952
34.83% 65.17%

						ALLOCATION	
Distribution	#	Gross Amount Received	Discounts / Penalties	Collection Cost	Net Amount Received	General Fund	Debt Fund
October		-	-	-	-	-	-
November	01	11,447.36	(501.29)	-	10,946.07	3,987.12	7,460.24
	02	203,803.37	(8,151.99)	(281.30)	195,370.08	70,984.71	132,818.66
December	03	329,249.46	(13,169.71)	(281.30)	315,798.45	114,677.59	214,571.87
	04	79,980.68	(3,058.47)		76,922.21	27,857.27	52,123.41
January	05	41,273.26	(1,238.19)		40,035.07	14,375.48	26,897.78
February	06	121,744.37	(2,647.28)		119,097.09	42,403.56	79,340.81
March					-	-	-
April					-	-	-
May					-	-	-
June					-	-	-
July					-	-	-
August					-	-	-
September					-	-	-
TOTAL		787,498.50	(28,766.93)	(562.60)	758,168.97	274,285.73	513,212.77
BALANCE REMAINING						\$ 22,319	\$ 41,739

TOTAL ASSESSMENTS	\$	851,557	PERCENT COLLECTED	92.48%
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Cash and Investment Report

February 29, 2020

Account Name	Bank Name	Yield	Balance
<u>General Fund</u>			
Operating Checking	CenterState	0.25%	21,172.48
Money Market Account	CenterState	0.35%	464,648.46
Operating Checking	Valley Bank	1.33%	256,478.10
Money Market Account	Valley Bank	1.54%	501,063.06
		Subtotal	1,243,362.10
<u>Debt Service Fund</u>			
Series 2012 6000 - Interest Fund	US Bank	1.18%	147,035.85
Series 2012 6001 - Revenue Fund	US Bank	1.18%	13,567.30
Series 2012 6004 - Reserve Fund	US Bank	1.18%	166,323.75
		Subtotal	326,926.90
		TOTAL	\$ 1,570,289.00

Renaissance Community Development District
Check Register from 2/01/2020 to 2/29/2020
Valley OP - 4174

Page: 1

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	11.31
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	215.76
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	197.61
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	17.29
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	170.50
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	20.85
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	51.61
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	30.11
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	11.31
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	230.82
EFT	2/25/2020	[FPL] FPL (Electricity 01/13/2020-02/11/2020)	277.08
<u>Total Checks:</u>			<u>1,234.25</u>

Renaissance Community Development District

Page: 1

Check Register from 2/01/2020 to 2/29/2020

CenterState OP 0216

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0002554	2/24/2020	[COMMUNITY ENGINEERING] Community Engineering Services (Water Quality Monitoring & Engineering - Feburary 2019)	1,000.00
0002550	2/07/2020	[KNOTT] Knott Ebelini Hart (Legal Services Retainer - February 2020)	1,000.00
0002553	2/18/2020	[PREMIER] Premier District Management (District Management & Field Services - Feburary 2019)	5,941.60
0002551	2/07/2020	[SOLITUDE LAKE MGMT] Solitude Lake Management (Fish Stocking - Lake 18)	767.00
0002555	2/27/2020	[SOLITUDE LAKE MGMT] Solitude Lake Management (Lake & Pond Management Services - 02/01/20 - 02/29/20)	3,269.00
0002552	2/07/2020	[VENTURESIN] Venturesin.com, Inc. (CommunityXS Application Hosting & Professional Email)	105.00
<u>Total Checks:</u>			<u>12,082.60</u>

I. Summary:

CS/SB 1466 excludes certain acts or omissions by board members or employees of special districts or community development districts from being considered abuse of public position under Article II, section 8(h)(2) of the Florida Constitution if such acts or omissions are authorized under specific provisions of the Florida Code of Ethics.

CS/SB 1466 alters current required reporting of information on a special district's official website. Specifically, the bill allows a special district to satisfy the required posting of its most recent final, complete audit report on its own website by providing a link to this report maintained on the Auditor General's website. In addition, the bill removes the requirement for online posting of a special district's public facilities report and any of a special district's meeting or workshop materials. Required postings of a special district meeting or workshop, and the agendas of such events, remain.

WEBSITE MANAGEMENT AGREEMENT

This Website Management Agreement (hereinafter “Agreement”) is entered into this 13th day of April 2020 by and between **Premier District Management LLC**, a Florida limited liability company (hereinafter, “Manager”) and the **Renaissance Community Development District** (hereinafter, the “District”).

WHEREAS the District is required by Florida Statutes, Chapters 189 and 282 to create and maintain a website for posting public information that is assessible to all persons, including persons who are disabled; and

WHEREAS Manager has the ability to create such website and manage it so as to be compliant with Florida Statutes, Chapters 189 and 282; and

WHEREAS the District needs such website to meet ADA guidelines, and Manager can create and manage a new website that will utilize formatting compatible with screen-readers and other assistive technologies, and to be compliant with all applicable ADA guidelines; and

WHEREAS the Parties have entered into a Management Services Agreement (on or about the 1st day of July 2019 (hereinafter, “Management Services Agreement”).

NOW THEREFORE, IT IS HEREBY UNDERSTOOD AND AGREED:

1. **Terms:** Manager will create, manage and maintain on behalf of the District a website that will comply with Florida Statutes, Chapters 189 and 282 and all applicable ADA guidelines, as set forth unless or until the Management Services Agreement is terminated by either party or by its terms.
2. **Ownership:** The domain name and the contents therein shall remain the property of the District.

The intellectual property and components used for creating the website and content thereon, as well as for uploading, downloading and updating the website shall remain the property of the Manager.

3. **Termination:** This Agreement shall terminate at the same time and under the same conditions as the Management Services Agreement. Upon termination of this Agreement, Manager shall provide the District, or its designee, all domain names, authorizations, usernames, passwords, and documents in a standard business format such as PDF, text documents, and image files. Manager and its contractors use proprietary and/or licensed software to provide the website to the District, and Manager will coordinate with the District as to the transfer of documents without transfer of the proprietary software or

website functionality, i.e. the Website and its code, which remain the property of the Manager.

Except for the content belonging to the District, the websites as created by Manager and its contractors belong to Manager, and all such websites (including all copies thereof) are subject to copyright, trademark, patent, and other intellectual property laws of the United States and foreign countries. Manager grants the District an unrestricted license in the website for the duration of the Management Services Agreement. Cancellation or termination of the Management Services Agreement by either party or for any reason terminates the District's license to the website thereafter. The District agrees to prevent any unauthorized copying of the website. Unless otherwise specifically provided in this Agreement, no right or license under any copyright, trademark, patent, or other intellectual property right or license is granted by this Agreement.

4. **Intellectual Property:** Manager shall retain all right, title, and interest in and to all contractor materials which shall include but not be limited to: (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights of Manager used in or otherwise associated with the services and other materials provided to the District; and (ii) all trade secrets, technical specifications and data to the extent they are intellectual property, and inventions which are authored, conceived, devised, developed, reduced to practice, or otherwise performed by Manager or its sub-contractors, which arise out of Manager's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively, "Contractor Materials"). Nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Manager of any of its intellectual property and proprietary interests associated therewith. Subject to the foregoing, Manager grants to the District a non-exclusive, non-transferable worldwide perpetual limited right and license to access and use the Website and its materials in connection with the ordinary and intended use by the District, including viewing, downloading and printing the Website Materials for the District's use, and without removing Manager's copyright, trademark or other intellectual property ownership notices so long as this Agreement shall remain in effect.

The websites created by Manager and its contractors are built on and integrated with the hosting platform, and any attempt to migrate or otherwise transfer any such website to another hosting provider is a violation of this Agreement.

5. **District Materials: Publicity and Trademarks:** The District shall own the domain name, all e-mail addresses, and all website documents and e-mail content under all circumstances. In the event of termination of this Agreement for any reason, Manager will take all steps reasonably necessary for the District to transfer, or otherwise allow the District to retain the domain name and e-mail addresses.

The District grants Manager an unrestricted license (i) to use District content for the purpose of including in your website, and (ii) to display screenshots of website in marketing materials.

6. **Complete Agreement:** This Agreement shall serve as a supplement to the Management Services Agreement, and together shall represent the full and complete agreement between Manager and the District.
7. **Counterparts:** This Agreement may be executed in several counterparts (including by means of facsimile or electronically transmitted signature pages), each of which shall be deemed an original but all of which shall constitute one and the same instrument.
8. **Headings:** The headings of the sections, subsections, paragraphs, and subparagraphs hereof are provided merely for convenience of reference only, and shall not be construed as defining or limiting in any way the scope or intent of the provisions of this Agreement.
9. **Waiver:** Any waiver by Manager or the District of any breach or threatened breach hereunder shall not constitute a waiver of any provision of this Agreement or of any subsequent breach or threatened breach of the same or different kind.
10. **Severability:** Wherever possible, each provision of this Agreement shall be interpreted so as to be effective and valid to the maximum extent possible under applicable law. If any one or more of the provisions contained in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement will be construed as if the invalid, illegal or unenforceable provision was never contained herein.

IN WITNESS WHEREOF, Manager and the District have executed this Website Management Agreement on the Effective Date.

**PREMIER DISTRICT MANAGEMENT,
LLC**

**RENAISSANCE COMMUNITY
DEVELOPMENT
DISTRICT**

Signature: _____

Signature: _____

By: _____

By: _____

Date: _____

Date: _____

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT TO AMEND THE EXISTING MANAGEMENT AGREEMENT WITH PREMIER DISTRICT MANAGEMENT TO ADD GRANT ADMINISTRATION SERVICES AND ESTOPPEL ADMINISTRATION SERVICES; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Renaissance Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") has considered and desires to approve an amendment to its existing Management Agreement dated 1st of July 2019 (the "Agreement") with Premier District Management (the "Manager") relating to certain management charge;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT:

1. The Amendment to the Agreement attached hereto as Exhibit "A" is hereby approved and the Chair (or the Vice Chair in the Chair's absence) is hereby authorized to execute the Amendment on behalf of the District, which Amendment amends the Agreement to include the following items in Exhibit B (Pricing Schedule) of the Agreement:

(i) Grant administration services at \$45/hour for any staff support as requested and with approval of the Board.;

(ii) Estoppel administration services at \$150 per occurrence charged to the requester.

2. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF APRIL 2020.

ATTEST:

**RENAISSANCE
COMMUNITY DEVELOPMENT
DISTRICT**

Calvin Teague, Secretary

Chair/ Vice Chair

AMENDMENT TO AGREEMENT FOR MANAGEMENT SERVICES

THIS AMENDMENT TO AGREEMENT FOR MANAGEMENT SERVICES (this "Amendment") is made and entered into as of this 13th day of April, 2020, by and between **RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "District") and **PREMIER DISTRICT MANAGEMENT, LLC**, a Florida limited liability company (the "Manager").

WITNESSETH:

WHEREAS, the District and Manager have entered into that certain Agreement for Management Services dated July 1, 2019 ("Agreement") under which the Manager provides certain managerial services to the District; and

WHEREAS, the District and Manager desire to amend the pricing schedule attached as Exhibit "B".
site.

NOW, THEREFORE, the parties agree as follows:

1. **Recitals**. That the above recitals are true and correct and are incorporated herein.
2. **Pricing Schedule**. The pricing schedule attached as Exhibit "B" to the Agreement is hereby replaced with Exhibit "B" attached hereto and made a part hereof.
3. **Conflicts**. Except as modified hereby, the terms and conditions of the Agreement shall remain in full force and effect. To the extent of a conflict between this Amendment and the Agreement, this Amendment shall prevail.

{Remainder of page intentionally left blank. Signatures appear on next page.}

DISTRICT:

RENAISSANCE COMMUNITY

DEVELOPMENT DISTRICT

Attest:

Secretary

By: _____
Chair/ Vice Chair

Dated: _____

MANAGER:

PREMIER DISTRICT MANAGEMENT, LLC,
a Florida limited liability company

By: _____

Name: _____

Title: _____

Dated: _____

EXHIBIT B
Exhibit B
Pricing Schedule

Premier District Management will provide management services to the Renaissance Community Development District for a total base annual fee of \$68,300, excluding any reimbursable expenses. The fees are to be as follows with the understanding that if there are any changes in the scope of services then the individual charges will be adjusted accordingly. Services and costs are to be as follows:

Fees for services are identified below. These amounts are included in the annual contract price and are not in addition to the base amount.

<u>Service provided</u>	<u>Amount</u>
Management Consulting Services	49,800
Assessment Administration	7,300
Trust Fund Accounting	2,500
ADA Compliant Website	
Management	1,200
Field Services	<u>7,500</u>
Total	\$ 68,300

- Fees will be invoiced monthly at \$5,692 per month and billed at the beginning of the month services are being provided. This amount includes all services identified within this report.
- The fees will be consistent as reflected until October 1, 2020 when the Board will consider any annual adjustments for cost of living adjustments.

Additional expenses include those that are not typical services that would be provided. They are as follows:

- Special document preparation including copies more than 200 pages will be billed at \$0.35/color copy and \$0.07/black & white copies. Any additional supplies such as binders, outside services and etc. will be billed at cost.
- Postage, Federal Express, UPS or other similar costs for the District will be billed at cost.
- Financial services for refunding issues including assessment methodology reports will range from \$5,000 to \$15,000 depending on effort in preparing.
- Adjustments to Assessment Methodology reports \$5,000 which will include any short term borrowing or the renegotiation of any existing debt.
Manager shall attend regular and special meetings of the Board of Supervisors up to a total of twelve meetings and up to six hours of legal/court support per contract year at no additional charge. Attendance at meetings beyond twelve or legal/court meetings for more than six hours per contract year to be billed at \$150 per hour if such attendance is preapproved by the District.
- Grant administration services at \$45/hour for any staff support as requested and with approval of the Board.
- Estoppel administration services at \$150 per occurrence charged to the requester.



Renaissance CDD

FIELD MANAGEMENT REPORT FOR MARCH 2020

Renaissance CDD

Community Field Services – Field Management Report Site Inspection on 03/16/20

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. Most of the lakes ranked between Room for Improvement & Low Satisfactory during this month's inspection. Solitude will be informed of the issues mentioned below.

RENAISSANCE LAKE RATING SHEET FOR FIELD REPORT March 16th, 2020							
Lake Ratings				Individual Lake Ratings			
1 = Unsatisfactory				3 = Unsatisfactory			
2 = Room for Improvement				4-6 = Room for Improvement			
3 = Satisfactory				7-9 = Satisfactory			
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.
L-3	2	1	3	6	Down	N/A	Heavy Treatments observed. Compressor in pieces.
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	Down	N/A	Only Cooling fan running.
L-7	3	2	3	8	Operating	N/A	Coconuts in Lake / 2 Air Stations on Bank
L-8	2	2	3	7	Operating	N/A	
L-9	2	2	3	7	Operating	N/A	Weak boil from air station on south end
L-10	2	2	3	7	N/A	Operating	Coconuts / N. Fountain lights on
L-11	3	2	3	8	Operating	N/A	
L-12	3	2	3	8	Operating	N/A	
L-13	2	1	3	6	N/A	Operating	
					N/A	N/A	
L-15	2	2	3	7	N/A	N/A	
L-16	2	2	3	7	Down	Operating	No compressor present
L-17	3	1	3	7	Operating	N/A	
L-18	2	2	3	7	Operating	N/A	
L-19	3	2	3	8	N/A	N/A	
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	Heavy Treatments observed. Gator
O-3	3	2	3	8	N/A	Operating	
O-4	3	1	3	7	N/A	N/A	

- b. Dissolved Oxygen (DO) Tests:** Next test is scheduled for July 2020.

c. Littoral Plants:

- i. As we continue to see the water levels dropping for the next couple of months the spike rush that is no longer in water will continue to die off. This is a normal life cycle for this plant, and we will see new growth along the shorelines as we get into the rainy season.
- ii. Spike rush and pickerelweed has filled in across Lake L-13 at the cart bridge. We typically like to see open waterways so there's no water flow restrictions; we'll ask Solitude again to spray out some of the plants.

Dying Spike Rush



Spike Rush filled in across L-13



- iii. Solitude has manually removed all the alligator flag along the north side of Lake 10. No issues observed with the workmanship, jobsite was very clean.



d. Shoreline Weeds: Weeds observed this month included:

- i. Torpedo Grass in:

Low presence in Lakes: 2, 3, 5, 7-13, 15, 16 & 18.

Medium presence in Lakes: 1 & 6.

High presence in Lakes: None.

- ii. Alligator weed in Lakes: 3. High presence. Some treatment observed.

iii. Climbing Hemp Vine in Lakes:

Low presence in Lakes: 1, 3, 6-8, 10, 15, 17, 19 & 0-1.

Medium presence in Lakes: 9 & 12.

High presence in Lakes: 13.



iv. Cattails in Lakes: O-1 & O-4. Low presence. Treatments observed.

- v. Spatterdock / Lily Pads in:** Most of the lakes continue to show signs of treatment. Leaves are wilting and are starting to turn brown. Solitude needs to keep up on these treatment efforts. The presence of spatterdock is currently in the following lakes.

Low presence in Lakes: 5, 6, 7, 11, 12, 15, 16, 17, 19 & 0-3.

Medium presence in Lakes: 9, 10, 13 & 0-1.

High presence in Lakes: 1, 0-2 & 0-4.

Treated Spatterdock



- e. Submerged Weeds:** No concerns observed this month.

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

- i.** Planktonic algae: None observed.
- ii.** Filamentous algae: (All algae observed was within the littoral shelves)

- 1. Low density in Lakes: 2, 3, 5-8, 10, 12, 13, 15, 16, 19, 0-1 & 0-3.

2. Medium density in Lakes: 18.
3. High density in Lakes: 1, 17 & 0-2.

Filamentous Algae



g. Fish: No concerns observed this month.

h. Trash:

- i.** Trash along the lake banks (including coconuts) will be picked up in April while we have the dump trailer onsite for vegetation debris.



- ii.** The broken cinder blocks and rip rap is still present behind the home at 9534 Via Lago Way.



- 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.
- ii.** Lake 3: Compressor is off as it's currently in parts. We assume Solitude is currently rebuilding it.
- iii.** Lake 5: Very weak boil observed from the south air station. Solitude will be notified.
- iv.** Lake 6: Compressor is currently down as we found it unplugged during this inspection. The cooling fan was operating. We'll find out from Solitude what's going on.
- v.** Lake 7: 2 old air stations were observed along the southern bank. Solitude will be notified to remove these stations.

Lake 3 – Compressor



Lake 7 – Old Air Station



- vi.** Lake 16: Compressor missing & cabinet fan needs to be replaced. 2 air stations for this lake. Cabinet door also missing.
- j. Lake Fountains:** The following issues were observed during this inspection. Solitude will be informed of these issues.
- i.** Lake 10 North: The latest Solitude service report shows that the photocell was replaced during the last visit however the fountain lights appeared to be on again during the day.

- i. We went along Lake 18 and verified that there are only 2 shady lady trees that are on the CDD's property and that the CDD would be the responsible party to have these trees pruned. The two trees have been marked with green tape. Many of the existing wooden survey stakes in this area are now broken and are laying on the ground.



- ii. An earleaf acacia tree is growing on the south end of Lake 3 and should be removed as it's a category 1 exotic. We'll remove the tree when we're onsite next month removing the cabbage palms.
- iii. Cabbage Palm Removal Update: We are scheduled to begin removing the cabbage palms along the lake banks during the week of April 13th. All smaller to medium sized trees will be removed during this project.

Earleaf Acacia**Small Cabbage Palms**

- iv. A large dead tree was observed in the south end of Lake 16. We'll try and remove it from the lake when we're onsite next month removing the cabbage palms.
- v. The cypress tree on the south end of Lake 13 next to the fountain control box needs to get cleaned up. We'll complete this task when we're onsite next month removing the cabbage palms.

Dead tree in Lake 16**Cypress on Lake 13**

- l. Bulkheads / Rip Rap:** Besides for moderate weed growth no other concerns were observed.

m. Lake Bank Erosion:

- i.** With the lakes at their lowest levels of the year we started re-inspecting the erosion along the shorelines and found that the severity level for Lake L-7 needed to be increased from moderate to severe behind almost all the homes. A good portion of the shoreline has a drop of over two feet which is a major safety concern. Rather than repairing the few washouts along the bank the Board should hold off and repair the entire shoreline when they are able to.



- ii.** A new small washout was found forming along the north end of Lake L-13 adjacent to the tee boxes. This location has been logged into our erosion map.



- a. Preserve Maintenance: Lake & Wetlands Management is scheduled to conduct the annual maintenance of Preserves C-1 thru C-5 and Preserve Track C-4 (Reflection Isles) later this month / early April.
- b. Climbing Cassia which is a Category 1 exotic remains present in Tracts N-2, N-3, N-4, N-6, N-7, C-4 & C-5. The Cassia will be treated and cut down in Preserves C-4 & C-5 while Lake & Wetlands is conducting their maintenance event later this month. The Board may want to put together a multi-year program to start eradicating the invasive plants from Tracts N-2 thru N-7.

Climbing Cassia heavily in Tract N-7



- c. Brazilian Pepper which is a Category 1 exotic remains present in CDD Tracts C-2, C-4, C-5, N-2, N-4, N-6, N-7 & 0-4. The pepper in Preserve Tracts C-2, C-4 & C-5 will be treated in March by Lake & Wetlands.

Red Lines = Brazilian Pepper Locations / Yellow Lines = Cassia Locations



- d. Conservation Track at Reflection Isles: No new concerns observed in this area. Access to the conservation area is extremely difficult as you can only get to it by foot.
- e. Morning Glory which is a Category 2 exotic remains present on the west side of Conservation Area C-4. The vines will be treated during the preserve maintenance event later this month.
- f. Track N-8: This area is scheduled to have its semi-annual brush clean-up completed during the week of March 23rd.



3. CDD Perimeter Fences:

- a. Palomino Landscaping Maintenance: Juniper Landscaping started the landscape maintenance this month. Grass cutting is going well however they aren't keeping up with removing the new cabbage palm growth. Removing the cabbage palms isn't part of the regular maintenance contract so we have asked Juniper to provide a proposal to eradicate the palms.
- b. Trash along the berm was removed earlier this month. We ended up filling 7 bags of trash and removed several miscellaneous large items totaling 200 pounds. The only items that remain on the berm are several large utility cables which are partially buried and several large pieces of rebar. We'll be reaching out to the County to inform them of these items and to see if they can remove them.



- c. The two oak trees along Palomino that were severely leaning over have been cut down and removed by Juniper.

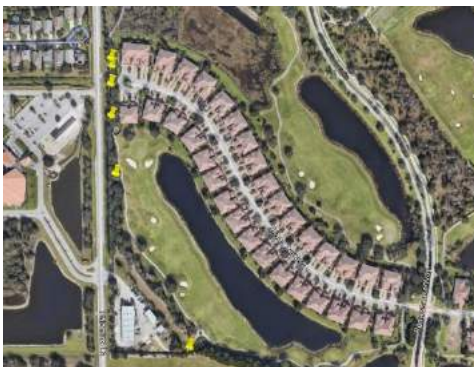
- d. We were informed by Nick Cristaldi that a homeowner on the west side of Palomino Lane was concerned that kids are entering into the CDD's preserve and are fishing in the two ponds in that area. There is a locked gate at the entrance to this area however Nick didn't know who had the key, so we went ahead and replaced it with a combination lock. This will keep vehicles out of the area however the perimeter fence stops shortly after the gate and people can still walk around it to access the property.



- e. Multiple new washouts were observed along the Palomino berm that should be filled in. It appears that someone may have turned on the irrigation zones along the berm and where there are broken irrigation heads has caused these new washouts to form. These areas have been logged with green little flags and we have informed Juniper of this issue.



- f. Damaged Fence: All damaged fence locations along Palomino Lane & Penzance Blvd. are scheduled to be repaired by Sunstate Fence later this week. All repair areas currently have pink ribbons tied to them.



- g. Climbing Cassia, Balsam Apple & Brazilian Pepper were observed again heavily growing within the interior landscape berm along the northern perimeter fence adjacent to Lake 6.

4. CDD Perimeter Wall:

- a. I-75 Landscape Maintenance: No issues observed this month with the mowing.
- b. The two trees on the southern portion of the I-75 berm that were dying have been cut down and removed by Juniper.



- c. Vines were observed growing on both side of the perimeter wall. We'll inform Juniper that they need to remove the ones from the exterior side as it should be part of the ongoing maintenance service. If the Board doesn't want the vines growing on the interior side of the wall, we can remove them.



5. Front Entrance Landscaping:

- a. Juniper has replaced all the dead muhly grass earlier this month. Upon inspection all the plants looked alive and well.
- b. Juniper reported to us earlier this month that another irrigation blowout had occurred on the mall loop berm. Juniper believes that they have resolved the problem by installing rods into the ground and securing the pvc pipes to them. This will prevent the pipes from moving when the zones are operating and potentially causing them to snap. Pictures are on the following page.

West End New Muhly Grass**PVC Pipe with Metal Rod**

6. Storm Water Drainage System:

- a. **Water Control Structures (WCS):** No new concerns were observed this month.
- b. **Overflow Weirs:** No concerns observed this month. All weirs found were free of debris.

WCS on Lake 0-4**Weir on Lake 0-1**

- c. **Catch Basins:** Major issues that we came across are listed below.
 - i. While inspecting the catch basins behind Triana Terrace we found two basins still with the filter fabric in them from the construction phase. The fabric should be removed to allow the basins to work at their fullest capacity.



- ii. A couple of the catch basins along the drainage swale at the end of Terabella Way are completely covered and should be exposed.

Semi-Exposed Catch Basin



Buried Catch Basin



- d. **Roadway Inlets:** Basins that were visually looked at only, had minimal trash in them. No concerns to address.
 - e. **Headwalls:** The headwall / drain inlet on the north end of Lake L-10 behind 9506 Via Lago Way is 95% filled with silt. The dirt around the headwall should be excavated.
 - f. **Drainage Pipe Inlets:** No concerns observed; all pipes submerged.
 - g. **Culverts:** No concerns observed.
 - h. **Drainage Swales / Dry Detention Ponds:** No concerns observed.
 - 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:**
- a. The streetlight just past the guard house is still leaning over and needs to be looked at by LCEC. The pole number is 5-6311-1455.
 - b. One of the culvert pipes that runs underneath Palomino Drive is over 75% clogged with silt. We'll report this to the County.



8. Residential Complaints / Concerns / Work Order Requests: Resident concerns or complaints for the past three months for FY 2020:

Reported Date:	Notified By:	Address	Issue	Action	Follow Up Action
11/13/2019	John Huether	Unknown	Reported concerns regarding the lily pads within the lakes and wanted to know if they are being treated on a regular basis.	Informed John that Solitude treats the lakes 48 times per year and that all concerns observed during our 11/13/19 site inspection will be sent to Solitude.	Monitor lake conditions.
11/20/2019	Glenn Hammer	N/A	Reported broken irrigation pipe within the new plant bed on the exterior berm - front entrance	Reported the issue to Nick and asked if the onsite crew can repair the line, fill the washout and put down new pine straw.	Washout was repaired.
11/21/2019	Ellie Caccamise	N/A	Reported that the fountain in Lake 10 North has stopped working.	Solitude found that the fountain is running at high amps and a capacitor needs to be replaced.	Capacitor was replaced and the fountain came back online.
2/17/2020	Dick Platt	N/A	Reported algae issue in Lake 12.	Reported the issue to Solitude on 2/17/20.	Technician is scheduled to be onsite on 2/19/20.
2/17/2020	Nick Cristaldi	Maintenance Facility	Informed us that a homeowner on the west side of Palomino Lane informed him that people are accessing the CDD property over there to fish in the lakes. Old lock on gate that no one has the key for.	Removing the old lock and replacing it with a new chain and combo lock. Combination will be given to Nick to have on hand.	Task completed.
2/18/2020	Albert Palmer	Juniper	Reported another irrigation washout on the Mall Loop berm.	Instructed Juniper to repair the irrigation pipe and to fill in the washout.	Monitor the area for additional irrigation issues.

9. Fish/Wildlife Observations:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Bass | <input 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 checked="" type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Ibis |
| <input type="checkbox"/> Woodstork | <input type="checkbox"/> Otter | <input checked="" 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:

- a. Inform Solitude of any lake management concerns. Task completed on 1/29/20.
- b. Inform Solitude of any aerator maintenance issues. Task completed on 1/29/20.
- c. Inform Juniper of all landscaping concerns. Task completed on 1/29/20.
- d. Contact the County regarding removing the utility cables and rebar from the Palomino berm.
- e. Inform the County regarding the clogged culvert on Palomino Lane.

11. Maintenance Task List for the Board to Consider:

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- a. Prune or remove all the cabbage palms growing on the lake banks. Task pending until April when the course is closed.
- b. Remove the large tree branch from Lake 2. Remove the dead palm tree laying on the Lake 19 bank behind 12860 Terabella Way. Remove the earleaf acacia tree is growing on the south end of Lake 3. Remove the large dead tree in the south end of Lake 16. Task pending until April when the course is closed and when we have the dump trailer onsite.
- c. Prune the cypress tree next to the fountain control panel on Lake 13. Prune the shrubs around the fountain control panel for Lake 0-3. Task pending until April when the course is closed.
- d. Remove the vegetation debris off the catch basin on the SE corner of Lake 19. Task pending until April when the course is closed.
- e. 1/28/20: Conduct a clean-up around the lakes for trash and coconuts. Task pending until April when the course is closed and when we have the dump trailer onsite.
- f. 1/28/20: Conduct a vegetation clean-up within Track N-8 (behind Terabella Way). **Task scheduled to be completed during the week of March 23rd.**
- g. 1/28/20: Conduct a trash clean-up along the Palomino berm. **Task completed.**
- h. 3/16/20: Remove the vines growing on the interior side of the perimeter wall.
- i. 3/16/20: Remove the filter fabric from the 2 catch basins behind Triana Terrace.
- j. 3/16/20: Expose the catch basin grates within the drainage swale behind Terabella Way.