

**APPROVED
MEETING MINUTES**

**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.

ii. Lakes, Fountains and Aerator Systems Proposals

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

iii. Landscaping Improvement Proposal

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

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

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

NINTH ORDER OF BUSINESS

Attorney's Report

A. Berm Maintenance Easements

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

TENTH ORDER OF BUSINESS

Engineer's Report

There being none, the next Order of Business followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests/Comments

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

TWELFTH ORDER OF BUSINESS

Audience Comments

There being none, the next Order of Business followed.

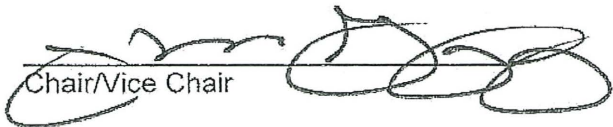
THIRTEENTH ORDER OF BUSINESS Adjournment

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