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**MINUTES OF MEETING**  
**RENAISSANCE**  
**COMMUNITY DEVELOPMENT DISTRICT**

5 The Continued Regular Meeting of the Board of Supervisors of the Renaissance Community  
6 Development District was held on Monday, May 6, 2019 at 1:00 p.m. at The Club at Renaissance, 12801  
7 Renaissance Way, Fort Myers, Florida 33912.

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9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Mr. Cusmano called the meeting to order and conducted roll call.

11 Present and constituting a quorum were:

12	John Gnagey	Board Supervisor, Chairman
13	John Bartz	Board Supervisor, Vice Chairman
14	Doug Dickey	Board Supervisor, Assistant Secretary
15	Glen Hammer	Board Supervisor, Assistant Secretary
16	Richard Platt	Board Supervisor, Assistant Secretary

17 Also present were:

18	Paul Cusmano	District Manager, DPF Management & Consulting LLC
19	Mark McCleary	District Engineer, Community Engineering Services
20	Patricia Comings-Thibault	DPFG Management & Consulting LLC
21	Calvin Teague	Premier District Management
22	Justin Faircloth	Inframark Management Services

23  
24 *The following is a summary of the discussions and actions taken at the May 6, 2019 Renaissance CDD*  
25 *Board of Supervisors Continued Regular Meeting.*

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27 **SECOND ORDER OF BUSINESS – Audience Comments**

28 There being none, the next item followed.

29 **THIRD ORDER OF BUSINESS – Consent Agenda**

30 A. Exhibit 1: Approval of the Revised Minutes of the November 12, 2018 Meeting

31 The Board requested these amendments: Line 114 – change Mr. Ackert to Mr. Bartz; add  
32 additional information concerning the writing of an RFP; Line 91 – add additional information  
33 concerning discussions on the extension of the District Manager’s contract, deliberation on the Board’s  
34 rebidding on the contract, and on discussions resulting in DPF redrafting a new RFP; and Line 90 –  
35 correct forms to firms.

36 B. Exhibit 2: Approval of the Minutes of the April 8, 2019 Meeting

37 The Board requested these amendments: Line 25 & 27 – suggestion to amend citizen’s name;  
38 Line 67 – remove concept of recommendations; Line 97 – Mr. Platt contests summary of process; Line  
39 111-114 – alter adjournment to meeting continuation; and Line 75 – clarification that the \$40,000.00 cost  
40 for landscaping maintenance concerns the South East and East Perimeter Berm.

41 C. Exhibit 3: Acceptance of the March 2019 Financial Statements

42 On a MOTION by Mr. Bartz, SECONDED by Mr. Dickey, WITH ALL IN FAVOR, the Board accepted  
43 the March 2019 Financial Statements for the Renaissance Community Development District.

44 At this time, Mr. Platt suggested Mr. Bartz discuss the Matrix (formerly 5<sup>th</sup> order of business,  
45 agenda item a, sub item 1, exhibit 8)

46 ➤ Matrix Review for District Management Service (RFP)

47 1. Exhibit 8: Matrix Breakdown

48 2. Exhibit 9: RFP Proposals Submitted

49 Supervisor Bartz explained in detail the Matrix Breakdown. Upon completion of their discussion,  
50 the Board requested an interview with the representatives of DPFPG, Premier, and Inframark individually,  
51 wherein the recording audio for the meeting was turned off for privacy.

52 After interviews were held, the Board requested the reopening of the meeting, upon which their  
53 decision was announced: the Board voted in favor to dismiss DPFPG with an end of management date of  
54 July 10, 2019 with Premier's selection for district management services henceforth. After the Board's  
55 motion solidifying this decision, the Board requested Premier submit their contract for review to District  
56 Attorney Mr. Hart.

57 On a MOTION by Mr. Platt, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board accepted  
58 Premier District Management's Proposal for District Management Services, pending Mr. Hart's review,  
59 for the Renaissance Community Development District.

60 **FOURTH ORDER OF BUSINESS – Business Matters**

61 D. Exhibit 4: Lee County Number of Registered Voters for Renaissance – 439

62 E. Exhibit 5: ADA Compliance Presentation

63 After Ms. Comings-Thibault's presentation concerning ADA Compliance, documentation  
64 requirements, and cost involved to attain and maintain ADA Compliance, Exhibit 5 was tabled until  
65 further notice.

66 F. Exhibit 6: Review of the FY 2019-2020 Proposed Budget

67 G. Exhibit 7: Consideration and Adoption of Resolution 2019-05 Approving the Proposed FY 2019-  
68 2020 Budget & Setting the Public Hearing

69 On a MOTION by Mr. Dickey, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board  
70 adopted Resolution 2019-05 Approving the Proposed FY 2019-2020 Budget & Setting the Public Hearing  
71 for August 12, 2019 at 11:30 a.m. for the Renaissance Community Development District.

72 **FIFTH ORDER OF BUSINESS – Staff Reports**

73 A. District Manager

74 ➤ Lake #7 Compressor/Aerator Proposals

75 a. Florida Fountain

76 i. Exhibit 10: Aerator Cost

77 ii. Fountain Cost

78 b. Solitude

79 i. Exhibit 11: Aerator Cost

80                   ii.     Fountain Cost

81                             After discussion of the maintenance, and failure, of the Lake #7 aerators and related  
82 materials, Mr. Platt suggested Mr. Cusmano renegotiate the terms, materials, and cost of Solitude's  
83 proposals whereas Mr. Bartz requested a timeframe for actions pertaining to the proposed repairs.

84 On a MOTION by Mr. Platt, SECONDED by Mr. Bartz, WITH ALL IN FAVOR, the Board authorized  
85 Mr. Cusmano's efforts to renegotiate the Lake #7 Compressor/Aerator Proposal from Solitude and Mr.  
86 Platt's execution the Revised Lake #7 Compressor/Aerator for the Renaissance Community Development  
87 District.

- 88                   ➤ Lake Equipment Maintenance
- 89           B. District Attorney
- 90           C. District Engineer (Engineer to Supply)
- 91                   ➤ Pond/Wetland Boundary Review
- 92                   ➤ Project Wall Location
- 93                   ➤ Pond Erosion
- 94                   ➤ Common Area Responsibility
- 95           D. Supervisor Updates
- 96                   ➤ Tree Pruning and Clean Up (GH)
- 97                   ➤ Exhibit 12: Contract for Davey Tree Ratified

98 On a MOTION by Mr. Dickey, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board  
99 ratified the contract for Davey Tree for the Renaissance Community Development District.

100     **SIXTH ORDER OF BUSINESS – Public Comments**

101                   There being none, the next item followed.

102     **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

- 103           A. Exhibit 13: General and Procedural Rules – Renaissance CDD (RP)

104     **EIGHTH ORDER OF BUSINESS – Adjournment**

105                   Mr. Cusmano asked for final questions, comments, or corrections before adjourning the meeting.  
106 There being none, Mr. Gnagey made a motion to adjourn the meeting.

107 On a MOTION by Mr. Gnagey, SECONDED by Mr. Bartz, WITH ALL IN FAVOR, the Board  
108 adjourned the meeting for the Renaissance Community Development District.

109     *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
110 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
111 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

112

113     **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
114 **meeting held on \_\_\_\_\_.**

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Paul Alcorn  
Signature

John Bartz  
Signature

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Paul Alcorn  
Printed Name

John Bartz  
Printed Name

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118 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman