



**BEELINE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 17, 2017
10:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.beelinecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
BEELINE COMMUNITY DEVELOPMENT DISTRICT
The Oaks Center
2501 Burns Road, Suite A
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
October 17, 2017
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 5
 - 2. Annual Audit – Consider and Approve 2-Year Renewal Option – Grau & Associates.....Page 10
 - 3. Discussion Regarding Refunding
 - 4. Discussion Regarding the Design/Project Implementation of Variable Speed Drives for Ball Field Lift Pumps
- I. Administrative Matters
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- J. Board Members Comments
- K. Adjourn

Palm Beach Post, The
Sept. 28, 2017
Miscellaneous Notices

BEELINE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018
REGULAR MEETING SCHEDULE NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Beeline Community Development District will hold Regular Meetings in the Conference Room at The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410 at 10:30 a.m. on the following dates: October 17, 2017 November 21, 2017 December 19, 2017 January 16, 2018 February 20, 2018 March 20, 2018 April 17, 2018 May 15, 2018 June 19, 2018 July 17, 2018 August 21, 2018 September 18, 2018 The purpose of the meetings is to conduct any all business coming before the Board. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meeting should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting. Meetings may be cancelled from time to time without advertised notice. BEELINE COMMUNITY DEVELOPMENT DISTRICT www.beelinecdd.org 9-28/2017

BEELINE COMMUNITY DEVELOPMENT DISTRICT
 REGULAR BOARD MEETING
 September 19, 2017

A. CALL TO ORDER

District Manager Todd Wodraska called the September 19, 2017, Regular Board Meeting of the Beeline Community Development District to order at 10:31 a.m. in the Conference Room of The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Mr. Wodraska offered proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

A quorum was established:

Chair	John Sillan	Present
Vice-Chair	William Howden	Present
Supervisor	Joseph Pruszynski	Present
Supervisor	Robert Simm	Present
Supervisor	Jack Harris	Present

Also in attendance were:

District Managers	Peter Pimentel	Special District Services
District Managers	Todd Wodraska	Special District Services
General Counsel	Dennis Lyles	Billing, Cochran, Lyles, Mauro & Ramsey, P.A
District Engineer	Karen Brandon	AECOM
	Ed Bulleit	MBS Securities

D. ADDITIONS OR DELETIONS TO THE AGENDA

None

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

F. APPROVAL OF MINUTES

1. August 29, 2017, Regular Board Meeting

BEELINE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
September 19, 2017

A **motion** was made by Mr. Pruszynski, seconded by Mr. Sillan and the **motion** carried unanimously to approve the minutes of the August 29, 2017, Regular Board Meeting, as presented.

G. OLD BUSINESS

Mr. Wodraska reported that the CDD stormwater system operated as planned during Hurricane Irma and credited Bishop Environmental Services and the Pratt Whitney operations for their work and communication during the storm. Mr. Simm stated that there were no major issues on the site.

H. NEW BUSINESS

1. Discussion Regarding Refunding the Bonds

Mr. Bulleit of MBS Securities gave a general overview of the conditions in the bond market and stated that the CDD bonds would likely be eligible for a refinancing that could save the CDD money with lower interest rates and getting an investment grade rating. He explained that MSRB rules prohibit his firm from performing any analysis without an approved contract.

A **motion** was made by Mr. Howden, seconded by Mr. Harris and the **motion** carried unanimously to engage MBS Capital Markets LLC in order to perform an analysis of the potential cost savings related to refunding the 2008A bonds.

I. ADMINISTRATIVE MATTERS

1. Capital Budget Tracking

Mr. Wodraska reported there is currently \$399,407 remaining in the construction account.

2. Monthly Status Report – Engineer

Mrs. Brandon reported that the Phase I easement for the fire protection system improvements needs to be approved by the Palm Beach County Commission, which is going through the County's process. The Phase II improvements need some surveying work to be performed and recommended the Board authorize getting a survey. There was a brief discussion about the process and timing of the project

A **motion** was made by Mr. Pruszynski, seconded by Mr. Harris and the **motion** carried unanimously to authorize the District Engineer to engage a surveyor for the Phase II fire protection system improvements for a not-to-exceed amount of \$5,000, and to authorize staff to proceed with moving forward with bidding the contract for the Phase II work.

BEELINE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
September 19, 2017

3. Monthly Status Report – Operations

The monthly status report was provided in the Board Member package by Bishop Environmental Services.

J. BOARD MEMBER COMMENTS

Mr. Lyles explained that the CDD will need to enter into a Completion Agreement with Congress Avenue Properties to ensure they will complete the project if the CDD does not have enough money to cover the entire project.

K. ADJOURNMENT

A **motion** was made by Mr. Pruszynski, seconded by Mr. Harris and carried unanimously to adjourn the meeting at 11:07 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2017-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BEELINE COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL
YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT
TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors of the Beeline Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 16th day of October, 2017.

ATTEST:

**BEELINE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Beeline
Community Development District

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

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- I AMENDED FINAL OPERATING FUND BUDGET
- II AMENDED FINAL DEBT SERVICE BUDGET

AMENDED FINAL BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
O & M Assessments (Includes Utility Assessments)	311,959	291,266	291,266
Debt Assessments	868,165	868,184	868,184
Other Revenues	63,500	82,136	82,136
Other Revenues - Refund Of Cash Bond	0	10,000	10,000
Interest Income	180	100	97
Total Income	\$ 1,243,804	\$ 1,251,686	\$ 1,251,683
EXPENDITURES			
Supervisor Fees	9,000	6,400	6,400
Payroll Taxes - Payroll	720	490	490
Fire Protection Maintenance	2,500	7,500	6,498
Signage Maintenance	1,000	0	0
Surface Water Maintenance	7,500	7,500	5,985
Engineering/Inspections	17,750	25,000	20,670
Management - General	45,348	45,348	45,348
Management - Fire Protection	7,272	7,272	7,272
Management - Signage	660	660	660
Management - Surface Water	15,864	15,864	15,864
Secretarial	4,200	4,200	4,200
Legal	22,000	23,000	20,849
Assessment Roll	5,000	5,000	5,000
Audit Fees	6,900	6,900	6,900
Arbitrage Rebate Calculation Fee	650	650	650
Telephone	2,400	2,900	2,723
Insurance	14,000	6,918	6,918
Legal Advertising	1,300	1,500	1,262
Miscellaneous	3,500	3,500	2,843
Postage	650	250	232
Office Supplies	1,750	925	868
Dues & Subscriptions	175	175	175
Trustee Fees	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	1,000	1,000
Legal - Greenberg Traurig (Reimbursed By Landowner)	500	3,622	3,622
Property Taxes (Reimbursed By Landowner)	63,000	65,883	65,883
Contingency - Repairs & Maintenance	10,000	10,000	6,364
Management Fee - Bishop	87,000	93,777	93,777
Electricity	11,000	9,500	8,675
Maintenance Lake & Canals	2,500	10,820	10,820
Contract Maintenance	24,000	24,000	24,000
ADT Services	1,500	1,590	1,590
Website Management	1,500	1,500	1,500
Total Expenditures	\$ 375,639	\$ 397,144	\$ 382,538
FY 2016/2017 Excess Of Revenues Over Expenditures	\$ 868,165	\$ 854,542	\$ 869,145
Bond Payments	\$ (816,075)	\$ (823,564)	\$ (823,564)
Balance	\$ 52,090	\$ 30,978	\$ 45,581
County Appraiser & Tax Collector Fee	(17,363)	(10,024)	(10,024)
Discounts For Early Payments	(34,727)	(34,727)	(34,727)
NET EXCESS/ (SHORTFALL)	\$ -	\$ (13,773)	\$ 830

Fund Balance As Of 9/30/2016	
FY 2016/2017 Activity	
Projected Fund Balance As Of 9/30/2017	

\$76,290
(\$13,773)
\$62,517

Note: Fund Balance Includes FP&L Security Deposits (\$16,765)

AMENDED FINAL BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Interest Income	150	3,980	3,969
Debt Assessments	815,925	823,564	823,564
Total Revenues	\$ 816,075	\$ 827,544	\$ 827,533
EXPENDITURES			
Principal Payments	195,000	195,000	195,000
Extraordinary Principal Payments	0	70,000	70,000
Interest Payments	621,075	625,450	625,450
Total Expenditures	\$ 816,075	\$ 890,450	\$ 890,450
FY 2016/2017 Excess Of Revenues Over Expenditures	\$ -	\$ (62,906)	\$ (62,917)

Fund Balance As Of 9/30/2016	\$1,197,645
FY 2016/2017 Activity	(\$62,906)
Projected Fund Balance As Of 9/30/2017	\$1,134,739

Notes

Reserve Fund Balance = \$720,674*. Revenue Fund Balance = \$414,040*.

Revenue Fund Balance Used To Make 11/1/2017 Interest Payment Of \$304,675.

* Approximate Amounts

Series 2008 Bond Information

Original Par Amount =	\$10,116,000	Annual Principal Payments Due:
Interest Rate =	7.00%	May 1st
Issue Date =	March 2008	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/17 =	\$8,705,000	

October 17, 2017

RE: Beeline Community Development District Auditor Renewal

At the November 18, 2014 Beeline Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2014, 9-30-2015 and 9-30-2016 year end audits of the District with an option to perform the 9-30-2017 and 9-30-2018 audits.

The fees for the 9-30-2014 audit were \$6,500. The fees for the 9-30-2015 audit were \$6,700. And the fees for the 9-30-2016 audit were \$6,900. The proposed fees for the 9-30-2017 audit is \$7,100, which is the budgeted amount for audit fees for Fiscal Year 2017/2018. The proposed fee for the 9-30-18 audit is \$7,300.

Grau & Associates has been the district auditor for the past fourteen years. Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2017 and 9-30-2018 audits for Grau & Associates.

Special District Services, Inc.

**Beeline Community Development District
Capital Outlay Report
As Of 8/31/2017**

Infrastructure Component	Estimated Cost	2008 Bond FY 07-08 Req # 1-S to 6-S	2008 Bond FY 08-09 Req # 7-S to 17-S	2008 Bond FY 09-10 Req # 18-S to 28-S	2008 Bond FY 10-11 Req # 29-S to 38-S	2008 Bond FY 11-12 Req # 39-S to 42-S	2008 Bond FY 12-13 Req # 43-S to 49-S	2008 Bond FY 13-14 Req # 50-S to 54-S	2008 Bond FY 13-14 Req # 55-S to 62-S	2008 Bond FY 15-16 Req # 63-S to 66-S	2008 Bond FY 16-17 Req # 67-S	2008 Bond FY 16-17 Req # 68-S	2008 Bond FY 16-17 Req # 69-S	2008 Bond FY 16-17 Req # 70-S	2008 Bond FY 16-17 Req # 71-S	Total Paid
Total PBC Water & Wastewater Utilities	\$ 5,527,291.00	\$ -	\$ 5,512,753.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 5,512,753.74
Water Main Replacement	\$ 425,000.00	\$ 425,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 425,000.00
Fire Protection System Improvements	\$ 445,883.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,342.40	\$ 370,449.77						\$ 409,792.17
Electrical Improvements To C.S. #1	\$ 155,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
Electric Submersible Pumps/Installation	\$ 285,000.00	\$ -	\$ -	\$ -	\$ -	\$ 126,095.00	\$ 225,682.97	\$ 66,817.23	\$ 17,171.45	\$ -						\$ 435,766.65
Abandonment Of Deep Injection Well	\$ 350,000.00	\$ -	\$ -	\$ 3,244.00	\$ 224,026.44	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 227,270.44
Abandonment Of Production Wells	\$ 42,000.00	\$ 28,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 28,800.00
Demolition Of Water & Wastewater Treatment Plants	\$ 450,000.00	\$ -	\$ 7,400.00	\$ 197,421.96	\$ 220,599.17	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 425,421.13
Professional Services & Permitting	\$ 430,577.00	\$ 58,983.18	\$ 68,983.67	\$ 114,069.71	\$ 37,615.50	\$ 52,006.35	\$ 36,261.20	\$ 79,394.98	\$ 81,756.83	\$ 30,583.90	\$ 14,379.63	\$ 12,631.50	\$ 27,950.00	\$ 4,083.08	\$ 2,792.75	\$ 621,492.28
Sub Total	\$ 8,110,751.00	\$ 512,783.18	\$ 5,589,137.41	\$ 314,735.67	\$ 482,241.11	\$ 178,101.35	\$ 261,944.17	\$ 146,212.21	\$ 138,270.68	\$ 401,033.67	\$ 14,379.63	\$ 12,631.50	\$ 27,950.00	\$ 4,083.08	\$ 2,792.75	\$ 8,086,296.41
10% Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
Additional Infrastructure Improvements							\$ -	\$ -	\$ -	\$ -						\$ -
Gravity Sewer Manhole Improvements	\$ 116,000.00		\$ 86,311.03	\$ 58,890.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 145,201.62
8 inch Water Line Replacement	\$ 300,000.00		\$ 296,430.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 296,430.00
Fire Protection Pump Station Access Road Paving	\$ 83,000.00	\$ 87,263.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 87,263.26
Professional Services and Permitting	\$ 121,260.00	\$ 45,410.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 45,410.75
PBC Reimbursement of Engineering Fees (50% of PBC)	\$ (26,936.55)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
Sub Total	\$ 593,323.45	\$ 132,674.01	\$ 382,741.03	\$ 58,890.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 574,305.63
Contingency	\$ 59,332.35			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
							\$ -	\$ -	\$ -	\$ -						\$ -
Grand Total	\$ 8,763,406.80	\$ 645,457.19	\$ 5,971,878.44	\$ 373,626.26	\$ 482,241.11	\$ 178,101.35	\$ 261,944.17	\$ 146,212.21	\$ 138,270.68	\$ 401,033.67	\$ 14,379.63	\$ 12,631.50	\$ 27,950.00	\$ 4,083.08	\$ 2,792.75	\$ 8,660,602.04

Total Bond Proceeds \$8,925,050.00
Interest Earned \$134,959.57
Amount Paid (\$8,660,602.04)
Total Remaining \$399,407.53

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

3 St. Giles Road, Palm Beach Gardens, FL 33418
(561) 310-4529

October 1, 2017

Peter Pimentel
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Pimentel:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD fire booster/storm water facilities progress report.

Storm Water Pump Station (Scope D)

BES personnel have monitored as described in approved Scope D and continue recording canal levels on both the intake and discharge side of the pump station as well as pump/gate operation elapsed time readings. BES has performed weekly functional and load testing for gates, pumps and the emergency generator and is monitoring system telemetry for operational status changes. Monthly pump run time data for the storm water pumps was reported to BCDD and to Pratt Whitney personnel.

The security camera is now operating and reporting as originally designed. BES followed up with BCDD's engineer relating to the proposed installation of an emergency generator receptacle and variable frequency drive units. Working around a malfunctioning gate no. 2 actuator motor, BES pumped down the system and prepped the station for Hurricane Irma impacts. The station otherwise functions properly, and on September 26, the actuator motor was replaced and is now functioning on automatic.

The accumulation of weeds at the intake has decreased to nearly zero, requiring minimal manual bar screen cleaning before and after Irma.

Fire Protection Pump Station (Scope E)

BES personnel have monitored as described in approved Scope E, noting observations in the operations log book. Monthly testing of the backup fire booster pump continues. BES continued housekeeping of the building interior. Farmer and Irwin provided routine system servicing during the month.

If you require additional information, please do not hesitate to call.

Sincerely,



BISHOP ENVIRONMENTAL SPECIALISTS, INC.
Rim Bishop, President



MEMORANDUM

TO: The Board of Supervisors
Beeline Community Development District

FROM: Karen D. Brandon, P.E., District Engineer *KDB*

DATE: October 10, 2017

RE: ENGINEER'S REPORT FOR SEPTEMBER 2017

The following is a summary of activities and communications that were of significance during the past month:

A. Fire Protection System Improvements – Phase 1

There has been no further update on the FPL easements, which are required to go before the PBC Board of County Commissioners for approval of revised easement language. This is the only outstanding item remaining in order to close out the PBCWUD Phase 1 permit.

B. Fire Protection System Improvements – Phase 2

FRS Surveying is preparing the Utility Easement Sketches and Legal Descriptions to be submitted to PBCWUD for review. The Bid documents are being finalized this week.

C. Control No. 1 Pump Station Variable Frequency Drives (VFDs) – The electrical engineer,

Smith Engineering Consultants has been authorized to begin design work with CC Controls. They are in the process of scheduling a site visit.

Should you have any questions or comments, please feel free to contact me for more detailed information on the above.

cc: Peter Pimentel
Todd Wodraska