



**BEELINE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
JUNE 19, 2018  
10:30 A.M.**

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

[www.beelinecdd.org](http://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**  
June 19, 2018  
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
  - 1. April 17, 2018 Regular Board Meeting.....Page 3
- G. Old Business
  - 1. Status Report on Fire Protection System Phase 2 Improvements
- H. New Business
  - 1. Consider Resolution No. 2018-02 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 6
  - 2. Consider Resolution No. 2018-03 – Adopting a Statewide Mutual Aid Agreement.....Page 15
- I. Administrative Matters
  - 1. Capital Budget Tracking.....Page 17
  - 2. Monthly Status Report – Operations.....Page 18
  - 3. Monthly Status Report – Engineer.....Page 20
- J. Board Members Comment
- K. Adjourn

# The Palm Beach Post

Palm Beach Daily News



## PROOF OF PUBLICATION STATE OF FLORIDA

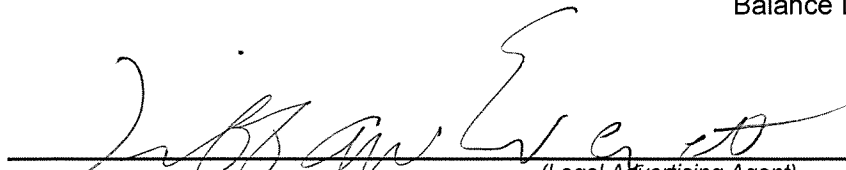
## PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 09/28/2017 and last date of Publication 09/28/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

BEELINE COMM DEV DIST  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207


Invoice/Order Number:	0000222912
Ad Cost:	\$251.12
Paid:	\$0.00
Balance Due:	\$251.12

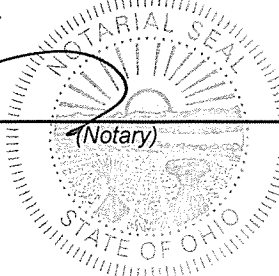
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\_\_\_\_\_  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 29th day of September, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

  
\_\_\_\_\_  
(Notary)



VICKY LEE FLANNERY  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
03-16-2022

Please see Ad on following page(s).

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**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**

0000222912-01

BEELINE COMMUNITY DEVELOPMENT DISTRICT  
 REGULAR BOARD MEETING  
 April 17, 2018

**A. CALL TO ORDER**

District Manager Peter L. Pimentel called the April 17, 2018 Regular Board Meeting of the Beeline Community Development District to order at 10:30 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. Pimentel offered proof of publication that notice of the Regular Board Meeting was published in *The Palm Beach Post* on September 28, 2017, as legally required.

**C. ESTABLISH QUORUM**

A quorum was established:

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

Also in attendance were:

District Manager	Peter L. Pimentel	Special District Services
District General Counsel	Dennis Lyles	Billing, Cochran, Lyles, Mauro & Ramsey, P.A
District Engineer	Karen Brandon	AECom Water
Landowner Rep (via phone)	William Booth	Pratt Whitney
Landowner Rep (via phone)	Joseph A. Llodra Jr.	Pratt Whitney

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no objections to the addition.

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

There were no comments from the public.

BEELINE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
April 17, 2018

**F. APPROVAL OF MINUTES**

**1. February 20, 2018**

A **motion** was made by Mr. Sillan, seconded by Mr. Simm and the **motion** carried unanimously to approve the minutes of the February 20, 2018, as presented.

**G. OLD BUSINESS**

**1. Status Report Regarding the Completion Agreement**

Mr. Pimentel reported that the Board previously approved the Completion Agreement subject to final legal review. Contained in the Board members notebooks was a copy of the Agreement executed by the landowners subject to Phase 2 of the Fire Protection System. He reported that Mr. Lyles has reviewed the final copy of the Agreement and it is now ready for Mr. Sillan's signature. No further Board action was required.

**H. NEW BUSINESS**

**1. Consider Recommendation for Award of the Fire Protection System – Phase 2**

Ms. Brandon referred to her April 10, 2018, letter of recommendation contained in the Board members notebooks. She reported that one bid was received from Johnson-Davis, Inc. in the amount of \$449,046.00 and, after reviewing the bid submittal, she recommended that the contract be awarded to Johnson-Davis, Inc. A discussion followed regarding the lack of bidders and several opinions were expressed.

A **motion** was made by Mr. Pruszynski, seconded by Mr. Sillan and the **motion** carried unanimously to award the Fire Protection System – Phase 2 contract to Johnson-Davis, Inc. in the amount of \$449,046.00.

**I. ADMINISTRATIVE MATTERS**

**1. Capital Budget Tracking Sheet**

Mr. Pimentel reported that the remaining available funds in the construction account is approximately \$401,108.43

**2. Monthly Status Report – Operations**

The monthly status reports for March and April prepared by Bishop Environmental Specialists was provided in the Board Member packets

BEELINE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
April 17, 2018

**3. Monthly Status Report – Engineer**

Ms. Brandon presented a proposal from Shenandoah Construction for a half day dive inspection of the existing drainage culvert under Commercial Drive for the fixed amount of \$1,900. Following a brief discussion, a motion was made.

A **motion** was made by Mr. Sillan, seconded by Mr. Pruszynski and the **motion** carried unanimously to approve a half day dive inspection of the existing drainage culvert under Commercial Drive for the fixed amount of \$1,900.

Mr. Llodra requested an opportunity to address the Board on behalf of Pratt Whitney to discuss a proposed modification of recorded drainage easement in order to accommodate the addition of a proposed detention area to offset the loss of area in the drainage easement. He reviewed the issue and indicated that there would be a formal submittal of the request. No Board action was taken at this time.

**J. BOARD MEMBER COMMENTS**

None

**K. ADJOURN**

A **motion** was made by Mr. Pruszynski, seconded by Mr. Sillan and carried unanimously to adjourn the meeting at 10:55 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION NO. 2018-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Beeline Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for August 21, 2018 at 10:30 a.m. in The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410, for the purpose of receiving public comments on the Proposed Fiscal Year 2017/2018 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 19<sup>th</sup> day of June, 2018.

**ATTEST:**

**BEELINE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman



Beeline  
Community Development District

**Proposed Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

# CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BEELINE BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT RECAP
- V BISHOP ASSESSMENT RECAP
- VI DEBT ASSESSMENT RECAP -  
2018 METHODODOLOGY - TABLE 1

**PROPOSED BUDGET**  
**BEELINE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR</b>	
	<b>2018/2019</b>	
<b>REVENUES</b>	<b>BUDGET</b>	
O & M Assessments		308,551
Debt Assessments		643,406
Other Revenues		80,000
Interest Income		120
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>1,032,077</b>
<b>EXPENDITURES</b>		
Supervisor Fees		9,000
Payroll Taxes - Employer		720
Fire Protection Maintenance		1,000
Signage Maintenance		1,000
Surface Water Maintenance		7,500
Engineering/Inspections		20,000
Management - General		47,268
Management - Fire Protection		4,000
Management - Signage		684
Management - Surface Water		16,524
Secretarial		4,200
Legal		22,000
Assessment Roll		5,000
Audit Fees		7,300
Arbitrage Rebate Calculation Fee		650
Telephone		2,900
Insurance		9,000
Legal Advertising		1,300
Miscellaneous Expense		3,500
Postage/Office Supplies		2,200
Dues & Subscriptions		175
Trustee Fee		3,500
Continuing Disclosure Fee		1,000
Legal - Greenberg Traurig (Reimbursed By Landowners)		3,000
Property Taxes (Reimbursed By Landowners)		70,000
Contingency - Repairs & Maintenance		10,000
Maintenance - Lakes & Canals		12,000
Management Fee - Bishop		79,000
Bishop - Insurance		7,000
Electricity		10,000
Contract Maintenance		24,000
ADT Services		1,750
Website Management		1,500
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>388,671</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$</b>	<b>643,406</b>
Bond Payments	\$	(604,800)
<b>BALANCE</b>	<b>\$</b>	<b>38,606</b>
County Appraiser & Tax Collector Fee		(12,869)
Discounts For Early Payments		(25,737)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$</b>	<b>-</b>

**DETAILED PROPOSED BUDGET**  
**BEELINE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	291,266	321,737	308,551	Expenditures Less Interest & Reimbursements
Debt Assessments	868,184	863,670	643,406	Payment To Trustee/.94
Other Revenues	92,336	69,000	80,000	Landowner Reimbursements
Interest Income	100	180	120	Estimated At \$10.00 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,251,886</b>	<b>\$ 1,254,587</b>	<b>\$ 1,032,077</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	6,400	9,000	9,000	No Change From 2017/2018 Budget
Payroll Taxes - Employer	490	720	720	8% Of Supervisor Fees
Fire Protection Maintenance	6,498	2,500	1,000	\$1,500 Decrease From 2017/2018 Budget
Signage Maintenance	0	1,000	1,000	No Change From 2017/2018 Budget
Surface Water Maintenance	5,985	7,500	7,500	No Change From 2017/2018 Budget
Engineering/Inspections	22,060	20,000	20,000	No Change From 2017/2018 Budget
Management - General	45,348	46,296	47,268	CPI Adjustment
Management - Fire Protection	7,272	7,416	4,000	\$3,416 Decrease From 2017/2018 Budget
Management - Signage	660	672	684	CPI Adjustment
Management - Surface Water	15,864	16,188	16,524	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2017/2018 Budget
Legal	21,619	22,000	22,000	No Change From 2017/2018 Budget
Assessment Roll	5,000	5,000	5,000	No Change From 2017/2018 Budget
Audit Fees	6,900	7,100	7,300	Accepted Amount For 2017/2018 Audit
Arbitrage Rebate Calculation Fee	650	650	650	No Change From 2017/2018 Budget
Telephone	2,723	2,600	2,900	\$300 Increase From 2017/2018 Budget
Insurance	6,918	10,000	9,000	Fiscal Year 2016/2017 Expenditure Was \$7,067
Legal Advertising	1,262	1,300	1,300	No Change From 2017/2018 Budget
Miscellaneous Expense	2,843	3,500	3,500	No Change From 2017/2018 Budget
Postage/Office Supplies	1,100	2,350	2,200	\$150 Decrease From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2017/2018 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2017/2018 Budget
Legal - Greenberg Traurig (Reimbursed By Landowners)	3,822	3,000	3,000	Legal - Greenberg Traurig (Reimbursed By Landowners)
Property Taxes (Reimbursed By Landowners)	65,883	66,000	70,000	Property Taxes (Reimbursed By Landowners)
Contingency - Repairs & Maintenance	6,364	10,000	10,000	No Change From 2017/2018 Budget
Maintenance - Lakes & Canals	10,820	10,000	12,000	\$2,000 Increase From 2017/2018 Budget
Management Fee - Bishop	87,000	87,000	79,000	\$6,583.33 Per Month
Bishop - Insurance	6,777	0	7,000	Bishop - Insurance
Electricity	8,675	13,000	10,000	\$3,000 Decrease From 2017/2018 Budget
Contract Maintenance	24,000	24,000	24,000	\$2,000 Per Month
ADT Services	1,590	1,750	1,750	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 384,898</b>	<b>\$ 390,917</b>	<b>\$ 388,671</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 866,988</b>	<b>\$ 863,670</b>	<b>\$ 643,406</b>	
Bond Payments	\$ (823,564)	\$ (811,850)	\$ (604,800)	2019 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 43,424</b>	<b>\$ 51,820</b>	<b>\$ 38,606</b>	
County Appraiser & Tax Collector Fee	(4,972)	(17,273)	(12,869)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(34,726)	(34,547)	(25,737)	Four Percent Of Total Assessment Roll
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 3,726</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**

BEELINE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019

OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,675	150	500	Projected Interest For 2018/2019
Debt Assessments	823,564	811,850	604,800	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 828,239</b>	<b>\$ 812,000</b>	<b>\$ 605,300</b>	
<b>EXPENDITURES</b>				
Principal Payments	265,000	210,000	290,000	Principal Payment Due On 5-1-19
Interest Payments	625,450	602,000	314,800	Interest Payments Due In 2019
Bond Redemption	0	0	500	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 890,450</b>	<b>\$ 812,000</b>	<b>\$ 605,300</b>	
<b>Excess/(Shortfall)</b>	<b>\$ (62,211)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2018 Bond Refunding Information**

Original Par Amount =	\$8,200,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2018		
Maturity Date =	May 2037		
Par Amount As Of 3/1/18 =	\$8,200,000		

**Beeline Community Development District  
Fiscal Year 2018/2019 Assessments**

**FY 2018/2019 Beeline Assessments**

	<b>Pratt Whitney (UTC)</b>	<b>Congress Ave. Properties</b>	<b>FPL</b>	<b>Total Assessment</b>
O & M Assessment	259,017.94	33,023.95	16,509.11	308,551.00
<u>Debt Assessment</u>	<u>422,610.00</u>	<u>182,881.00</u>	<u>37,915.00</u>	<u>643,406.00</u>
<b>Total Assessment</b>	<b>681,627.94</b>	<b>215,904.95</b>	<b>54,424.11</b>	<b>951,957.00</b>

Notes: Debt Assessments On Tax Roll; O & M Assessment Direct Billed. Total 2017/2018 Debt Assessment Was \$863,670.

**O & M Assessment**

<b>For All Items Except Fire Protection &amp; Management Fee - Bishop</b>			
<b>Percentages (Based On Acreage)</b>		<b>FY 2018/2019 Assessment</b>	
Pratt Whitney (UTC)	94.00%	Pratt Whitney (UTC)	209,949.94
Congress Ave. Properties	4.00%	Congress Ave. Properties	8,934.04
FPL	2.00%	FPL	<u>4,467.02</u>
<b>Total</b>	<b>100.00%</b>	<b>Total</b>	<b>223,351.00</b>

<b>For Fire Protection (Includes 6% Of Engineering)</b>			
<b>Percentages (Based On Acreage)</b>		<b>FY 2018/2019 Assessment</b>	
Pratt Whitney (UTC)	0.00%	Pratt Whitney (UTC)	0.00
Congress Ave. Properties	66.67%	Congress Ave. Properties	4,133.54
FPL	<u>33.33%</u>	FPL	<u>2,066.46</u>
<b>Total</b>	<b>100.00%</b>	<b>Total</b>	<b>6,200.00</b>

<b>For Management Fee - Bishop (See page V)</b>		
<b>Total FY 2018/2019 Management Fee - Bishop Assessment</b>		
Pratt Whitney (UTC)	49,068.00	
Congress Ave. Properties	19,956.37	
FPL	<u>9,975.63</u>	
<b>Total</b>	<b>79,000.00</b>	

<b>Total FY 2018/2019 O &amp; M Assessment</b>		
Pratt Whitney (UTC)	259,017.94	
Congress Ave. Properties	33,023.95	
FPL	<u>16,509.11</u>	
<b>Total</b>	<b>308,551.00</b>	

**Debt Assessment**

<b>Total FY 2018/2019 Debt Assessment</b>		
Pratt Whitney (UTC)	\$422,610.00	
Congress Ave. Properties	\$182,881.00	
FPL	<u>\$37,915.00</u>	
<b>Total</b>	<b>\$643,406.00</b>	

## Beeline Community Development District Bishop Assessment Recap

<b><u>Scope A - Public Water (\$0 Per Month)</u></b>	
Pratt Whitney (UTC)	\$0.00
<b><u>Scope B - Drinking Water \$0 Per Month)</u></b>	
Pratt Whitney (UTC)	\$0.00
<b><u>Scope C - Deep Well (\$1,500 Per Month)</u></b>	
Pratt Whitney (UTC)	\$0.00
<b><u>Scope D - Storm Water (\$2,250 Per Month)</u></b>	
Pratt Whitney (94%)	\$2,115.00
Congress (4%)	\$90.00
FPL (2%)	<u>\$45.00</u>
Total	\$2,250.00
<b><u>Scope E - Fire Protection (\$833.33 Per Month)</u></b>	
Pratt Whitney (0%)	\$0.00
Congress (66.67%)	\$555.58
FPL (33.33%)	<u>\$277.75</u>
Total	\$833.33
<b>Monthly Management Fee - Bishop Assessment</b>	
Pratt Whitney	<b>\$ 4,089.00</b>
Congress	<b>\$ 1,663.03</b>
FPL	<b><u>\$ 831.30</u></b>
<b>Grand Total - Monthly</b>	<b>\$ 6,583.33</b>

<b><u>Scopes A - E (\$3,750 Per Month)</u></b>	
Pratt Whitney (UTC)	\$2,115.00
Congress	\$645.58
FPL	<u>\$322.75</u>
Total	3,083.33
<b><u>Fixed Fee Percentages</u></b>	
Pratt Whitney	56.40%
Congress	29.07%
FPL	<u>14.53%</u>
Total	100.00%
<b><u>Fixed Fee Amount (\$3,500 Per Month)</u></b>	
Pratt Whitney	\$ 1,974.00
Congress	\$ 1,017.45
FPL	<u>\$ 508.55</u>
Total	\$ 3,500.00
<b>Annual Management Fee - Bishop Assessment</b>	
Pratt Whitney	<b>\$ 49,068.00</b>
Congress	<b>\$ 19,956.37</b>
FPL	<b><u>\$ 9,975.62</u></b>
<b>Grand Total - Annual</b>	<b>\$ 79,000.00</b>

**Beeline Community Development District  
Debt Assessment Recap -  
2018 Methododology - Table 1**

**Table 1 – New Assessment Rates**

<b>Product</b>	<b>Assessable Acres</b>	<b>Series 2008A Total Maximum Annual Assessment Per Landowner*</b>	<b>Series 2018 Total Maximum Annual Assessment Per Landowner*</b>	<b>Series 2008A Bond Debt Allocation Per Landowner</b>	<b>Series 2018 Bond Debt Allocation Per Landowner</b>
United Technologies Corp. (Pratt Whitney)	901.61	\$571,342	\$422,610	\$5,753,879	\$5,420,081
Congress Ave. Prop.	42.73	\$247,243	\$182,881	\$2,447,493	\$2,305,507
FPL	15.27	\$51,258	\$37,915	\$503,628	\$474,412
<b>Totals</b>	959.61	\$869,843	\$643,406	\$8,705,000	\$8,200,000

\* Grossed up to include a 4% discount for early payment of taxes and adjusted to include a 1% collection fee of the County Tax Collector and a 1% service fee of the County Property Appraiser.



**RESOLUTION NO. 2018-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE REVISED FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

**WHEREAS**, the Board of Supervisors of the Beeline Community Development District (“District”) hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

**WHEREAS**, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

**Section 1.** The above recitals are hereby adopted.

**Section 2.** That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

**PASSED, ADOPTED and EFFECTIVE** this 19<sup>th</sup> day of June, 2018.

**ATTEST:**

**BEELINE  
COMMUNITY DEVELOPMENT DISTRICT,  
FLORIDA**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# **STATEWIDE MUTUAL AID AGREEMENT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**Beeline Community Development District  
Capital Outlay Report  
As Of 5/31/2018**

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 to 71-S	2008 Bond FY 17-18 Req # 72-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	\$ 61,836.96	\$ 5,111.93	\$ 626,604.21
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	\$ 61,836.96	\$ 5,111.93	\$ 8,091,408.34
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			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Grand Total</b>	<b>\$ 8,763,406.80</b>	<b>\$ 645,457.19</b>	<b>\$ 5,971,878.44</b>	<b>\$ 373,626.26</b>	<b>\$ 482,241.11</b>	<b>\$ 178,101.35</b>	<b>\$ 261,944.17</b>	<b>\$ 146,212.21</b>	<b>\$ 138,270.68</b>	<b>\$ 401,033.67</b>	<b>\$ 61,836.96</b>	<b>\$ 5,111.93</b>	<b>\$ 8,665,713.97</b>

Total Bond Proceeds      \$8,925,050.00  
Interest Earned                \$136,995.91  
Amount Paid                    (\$8,665,713.97)  
Total Remaining                \$396,331.94

**BISHOP ENVIRONMENTAL SPECIALISTS, INC.**

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

May 1, 2018

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 storm water pump station operated without incident in April.

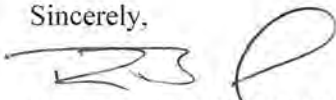
**Fire Protection Pump Station (Scope E)**

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.

The fire protection pump station operated without incident in April. BES personnel received fuel delivery for the auxiliary pump drive on April 19.

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

Sincerely,



BISHOP ENVIRONMENTAL SPECIALISTS, INC.  
Rim Bishop, President



**BISHOP ENVIRONMENTAL SPECIALISTS, INC.**

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



June 1, 2018

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.

May was a wet month, and the storm water pump station operated automatically and as designed through multiple on/off cycles. However, during a pre-hurricane season emergency generator load test, BES staff discovered that the generator controller was not indicating and would not allow the system to be started manually. Subsequent diagnosis revealed that the controller had failed. BES requested, and BCDD granted authorization to replace the unit. Replacement is in process, but the generator automatic start is working as designed.

**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.

The fire protection pump station operated without incident in May. Farmer and Irwin provided routine servicing of the system 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:** June 11, 2018

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**RE: ENGINEER'S REPORT FOR APRIL AND MAY 2018**

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

**A. Fire Protection System Improvements – Phase 2**

All five (5) easements have been approved by PBCWUD for recording. The signed and sealed easements are being transmitted to the District Attorney to proceed with recording. The PBCWUD reviewer received and approved of the stamped plans from the Fire Marshal and requested one more very minor plan modification prior to final plan approval. All comments from PBCLD's review have been responded to and we are awaiting completion of the final review, which should be no later than June 16, 2018.

The Contract Documents are being sent to Johnson-Davis this week for execution. After all required documents are returned, a Notice to Proceed will be issued.

**B. Culvert Under Innovation Drive**

Shenandoah Construction has provided their Certificate of Insurance, and they are authorized to proceed with the dive inspection of the culverts. AECOM will be on site when the inspection occurs.

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  
Rim Bishop