BEELINE
COMMUNITY DEVELOPMENT DISTRICT

PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 17, 2026
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
Special District Services Inc. – Conference Room
2505 Burns Road
Palm Beach Gardens, Florida 33410
Zoom Meeting https://us02web.zoom.us/j/88592727450
Meeting ID: 885 9272 7450
REGULAR BOARD MEETING
November 17, 2026
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. July 21, 2026 Regular Board Meeting & Public Hearing.……Page 2
G. Old Business
   1. Update on Sign Damage
H. New Business
   1. Consider Approval of Proposal for Corporate Park Sign Repair……..Page 5
   2. Consider Resolution No. 2026-04 – Goals and Objectives Annual Report……..Page 13
   3. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget……Page 16
I. Administrative Matters
   1. Monthly Status Report – Operations…….Page 21
J. Board Member Comment
K. Adjourn

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Beeline Comm Dev Dist
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 10/09/2026
WPB palmbeachpost.com 10/09/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/09/2026

Legal Clerk

Notary, State of WI, County of Brown
9.19.29

My commission expires

Publication Cost:	$218.30	
Tax Amount:	$0.00	
Payment Cost:	$218.30	
Order No:	12687970	# of Copies:
Customer No:	731065	1
PO #:	26/27 meet schedule	

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Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 of Special District Services, Inc., 2505 Burns Road, Palm Beach Gardens, Florida 33410 at 10:30 a.m on the following dates:

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027

The purpose of the meetings is to conduct any 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 ensure 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
No.12687970 Oct. 9, 2026

BEELINE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 21, 2026

A. CALL TO ORDER

The July 21, 2026, Regular Board Meeting of the Beeline Community Development District (the "District") was called to order at 10:30 a.m. in the Conference Room of The Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Palm Beach Post* on July 1, 2026, and July 8, 2026, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors:

Chair	John Sillan	Present
Vice-Chair	Antonio Upia	Present
Supervisor	Ian Hunt	Present
Supervisor	Robert Simm	Present
Supervisor	Jack Harris, Jr.	Present

Also in attendance were:

District Manager	James Candela	Special District Services, Inc.
District Counsel	Michael Pawelczyk (via phone)	Billing, Cochran, Lyles, Mauro & Ramsey, PA

Also present was David Plum, who was sworn in as a Board Member at the meeting.

D. CONSIDER RESIGNATION AND APPOINTMENT TO BOARD VACANCY

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and passed unanimously accepting Mr. Sillan's resignation and appointing David Plum to fill the Board vacancy.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

F. ELECTION OF OFFICERS

A **motion** was made by Mr. Harris, seconded by Mr. Upia and passed unanimously electing Robert Simm as the District's Chairman.

A **motion** was made by Mr. Harris, seconded by Mr. Upia and passed unanimously electing Antonio Upia as the District's Vice Chairman.

A **motion** was made by Mr. Harris, seconded by Mr. Upia and passed unanimously electing James Candela as the District's Secretary/Treasurer.

A **motion** was made by Mr. Harris, seconded by Mr. Upia and passed unanimously electing Ian Hunt, John Harris, Jr. and David Plum as the District's Assistant Secretaries.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. April 21, 2026, Regular Board Meeting

A **motion** was made by Mr. Harris, seconded by Mr. Hunt and unanimously passed approving the minutes of the April 21, 2026, Regular Board Meeting, as presented.

Mr. Candela then recessed the Regular Board Meeting and opened the Public Hearing.

J. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Palm Beach Post* on July 1, 2026, and July 8, 2026, as legally required.

2. Receive Public Comment on the Fisal Year 2026/2027 Final Budget

There was no public comment on the Fiscal Year 2026/2027 Final Budget.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **motion** was made by Mr. Simm, seconded by Mr. Upia and passed unanimously adopting Resolution No. 2026-02, as presented.

Mr. Candela then closed the Public Hearing and reconvened the Regular Board Meeting.

K. OLD BUSINESS

There were no old business items.

L. NEW BUSINESS

1. Discussion Regarding Sign Repair

Mr. Candela presented the Board with a quote from Baron Sign Manufacturing totaling $73,392.02 to repair and relocate the damaged District sign on the corner of Beeline Highway and Innovation Drive.

Mr. Candela informed the Board that he was seeking a lower quote from Baron Sign Manufacturing and had also contacted a different sign company, Signarama, to obtain a quote from them.

After discussion, a **motion** was made by Mr. Harris, seconded by Mr. Hunt increasing the current not to exceed amount of $15,000 to $35,000 to get the sign repaired. That **motion** passed unanimously.

2. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Hunt, seconded by Mr. Harris and passed unanimously adopting Resolution No. 2026-03, as presented.

M. ADMINISTRATIVE MATTERS

1. Monthly Status Report – Operations

N. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

O. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:50 a.m. on a **motion** made by Mr. Simm, seconded by Mr. Harris and passed unanimously.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

Beeline Corporate Park

Bee Line Hwy and Innovation Dr

Project Manager: Matt Nemic
Designer: DK
May 18, 2026

17210 Innovation Dr, Jupiter FL 33478
www.baronsign.com

BARON SIGN MANUFACTURING

Design & Manufacturing
Interior / Exterior

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Sign Plan:

1. ST-01

BARON SIGN MANUFACTURING
Concept to Completion

DRAWING INFO	CLIENT NAME	PROJECT	CUSTOMER APPROVAL
Project MGR: Matt Nemic Designer: DK Design Time: 3h Date: 05/19/26	Beeline Corporate Park	Repair and Re-install Beeline and Innovation Drive	Please verify colors, spelling, and layout prior to signing: _____ Date _____

REVISIONS

Version	Time	Date	Intls.
1	5min	05.27.26	DK
2	2h30min	07.28.26	DK

ELECTRICAL NOTES (L.E.D.):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER NEC 600.4. 600.3 IS DESIGNED TO UL #48 PER F.S. 553-19
ALL WIRING INSIDE LETTERS WILL BE 12V - CLASS 2 18GA / LOW VOLTAGE WIRING.
ALL PRIMARY WIRING WILL BE #12 TWHN HIGH TENSION PER NEC 600.12 (C).
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6' OF SIGN LOCATION PER NEC 2020

UL LISTED

* Due to varying sizes of raw material, sizes may vary.

SHEET NO: 2

www.BaronSign.com
Tel: (561)863-7446 Fax: (561)848-2270
17210 Innovation Dr
Jupiter, FL 33478

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Design Department\Designs\PROJ-2026-0110\TSK-2026-0110-01\
Beeline Corporate Park - Repair and re-install_TSK-2026-0110-01.cdr

General Specs:

Faces:

1. 1/8" Thick aluminum faces painted to match color **C01**.
2. Digitally-printed and computer cut opaque media applied to the first surface.
3. **Interchangeable Panels:** 1/8" Thick aluminum panels, painted to match color **C01** and digitally-printed opaque media applied to the first surface.

Structure:
(TBD)

Base and Footer as per engineering plans.
Base painted to match color **C02**.

Sign Area: 100 Sq.Ft. per face.

Font: Trajan Pro.
Trajan Pro Semibold

QTY (1)

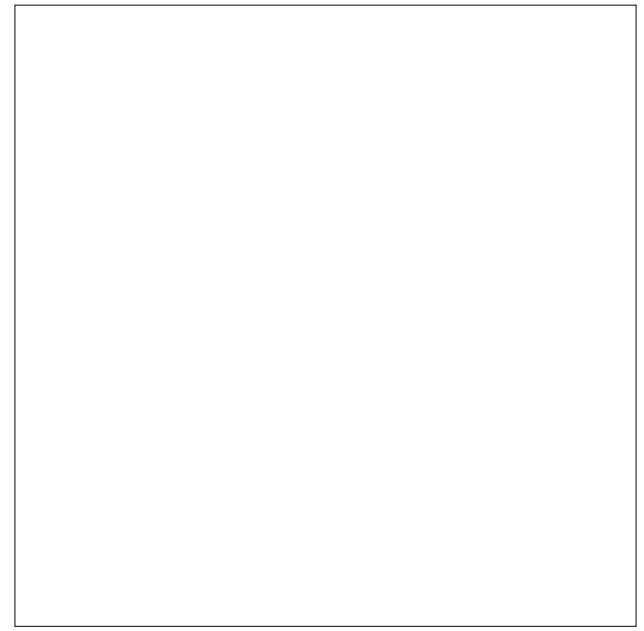
NOTE:
Printed background will have seams.

Colors:

- C01 White **(TBD)**
- C02 Ruby Red **(TBD)**
- C03 Satin Gold **(TBD)**
- C04 Black **(TBD)**



1 **Face 1 to 4**
Scale: 1/2"=1'-0"



2 **Top View**
Scale: 1/2"=1'-0"



3 **Panels**
Scale: 1/2"=1'-0"

BARON SIGN MANUFACTURING
Concept to Completion

DRAWING INFO	CLIENT NAME	PROJECT	CUSTOMER APPROVAL
Project MGR: Matt Nemic Designer: DK Design Time: 3h Date: 05/19/26	Beeline Corporate Park	Repair and Re-install Beeline and Innovation Drive	Please verify colors, spelling, and layout prior to signing: _____ Date _____

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JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6' OF SIGN LOCATION PER NEC 2020

UL LISTED

* Due to varying sizes of raw material, sizes may vary.

SHEET NO: 4

www.BaronSign.com
Tel: (561)863-7446 Fax: (561)848-2270
17210 Innovation Dr
Jupiter, FL 33478

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Design Department\Designs\PROJ-2026-0110\TSK-2026-0110-01\
Beeline Corporate Park - Repair and re-install_TSK-2026-0110-01.cdr

BARON SIGN MANUFACTURING

Baron International LLC
17180 Innovation Drive
Jupiter, FL 33478

estdept@baronsign.com
License: EC13009604
FEIN: 37-1904753

Evan Sullivan
Office: 561-421-8971, ext: 1041

Project Name: Beeline Entry Sign - Jupiter, FL

	Product		Size	Type	Qty	Unit	Taxed Unit	Amount
	All pricing includes installation and design.							
1	**ST-01:** Monument Sign	Removal, refurbishment and installation of existing monument sign. New aluminum faces, painted, w/ vinyl graphics. Aluminum tenant panels mechanically-fastened. Non-illuminated. ***NEW FOOTER REQUIRED***	144" x 120" x 120"	AMIX	1	$ 51,125.96	$ 54,704.78	$ 54,704.78
2	**New Footer**	2500 PSI concrete footer. ***FOOTER SIZE MAY CHANGE ONCE THE SIGN IS ENGINEERED***		FOOTER	1	$ 4,858.06	$ 5,198.12	$ 5,198.12
3								
	Please note: Regarding monuments, or other ground mounted signs, which go through permitting, this is a pre-engineering estimate. It may be subject to a change order after sign has been engineered for Florida wind loads.				0			

Mobilization - includes **3** travels to site for installation; additional travels will be charged **$84.15**	$ 84.15			3		$ 84.15	$ 252.45
Permit estimated at $150.00; actual will be charged at final billing	$ 150.00			1		$ 150.00	$ 150.00
Permit Procurement & Inspection	$ 500.00			1		$ 500.00	$ 500.00
Permit Drawing	$ 450.00			1		$ 450.00	$ 450.00

Price subject to change pending site survey results, material change, or sizing.

Sales Tax has been included

Total H **$ 61,255.35**

P95 - Matte acrylic (black or white)	CH - Channel letter, facelit
P99 - Non-glare clear acrylic	RCH - Reverse channel letter, halo lit
TFA - Thermoformed acrylic	NCH - Non-lit channel letter
AC125 - 1/8" acrylic	C(A, Br) - Cast (Aluminum or Bronze)
AC250 - 1/4" acrylic	V - Vinyl
A063 - 1/16" aluminum	S - Sintra PVC sheet
A125 - 1/8" aluminum	LDPE - Low density polyethylene
A25 - 1/4" aluminum	ACM - Aluminum composite material
A50 - 1/2" aluminum	AMIX - Mixture of materials

Prices supported for 30 days from date submitted.

Typical installation/delivery is 6-8 weeks after final layout approval and receipt of permit if necessary. Rush orders can be accommodated for an additional charge. Please allow sufficient production time.

Bids under $10,000.00 will be handled with a Purchase Order or Standard Invoicing. NO AIA CONTRACTS.

Quote Date **8/24/2026**
Revision Date
Revision Date
Revision Date
Revision Date
Revision Date
Revision Date

B-2026-0058

Bid as per plans:
Addendum number:
Specification section:
Changes to specification after bid date may require new price confirmation.

Changes in sales tax during the duration of project will be added. Payment terms: 50% due at first draw for materials. Payment for materials purchased at each monthly draw to be paid within 30 days.

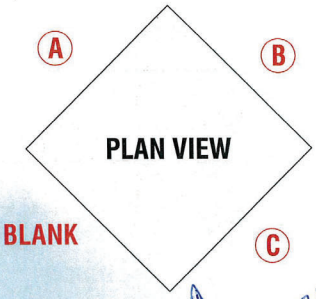
BEELINE CORPORATE PARK - *Innovation Way & Beeline Hwy., Jupiter, FL.*

MAIN 4 SIDED CABINET TO BE OF .090 ALUMINUM OVER 2" X 2" 3/16" ALUMINUM ANGLE FRAMING W/ CROSS MEMBERS AS REQUIRED. PRIME COATED & FINISHED WHITE ACRYLIC POLYURETHANE W/ PAINTED LOGO BAND COLUMN & TENANT DIVIDERS.

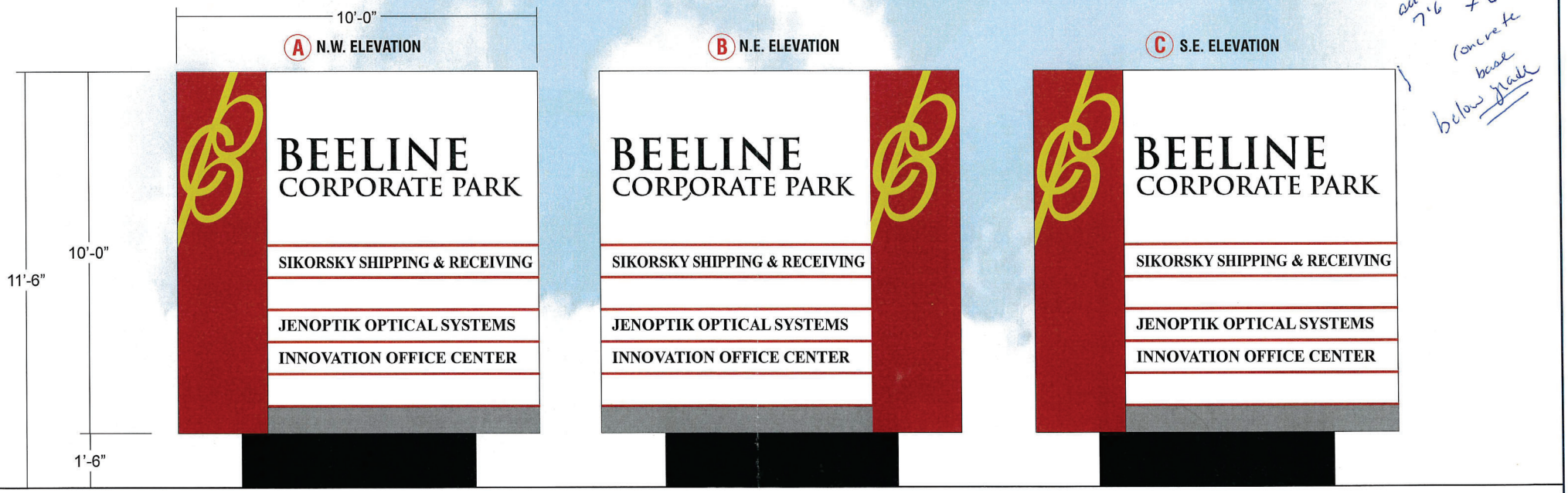
TENANT COPY & "BEELINE CORPORATE PARK" TO BE CUT PREMIUM BLACK VINYL.

BASE OF .090 ALUMINUM OVER 1 1/2" X 1 1/2" X 3/16" ALUM. ANGLE FRAME. FINISHED BLACK ACRYLIC POLYURETHANE.

ESTIMATED 12" DIA STEEL TUBE SUPPORT & CAISSON FOUNDATION AS PER ENGINEERING REQUIREMENTS.



add 7'6" x 7'6" x 6" concrete base below grade



4-SIDED (CUBE) MONUMENT SIGN LAYOUTS SCALE: 3/8"=1'-0"

FERRIN SIGNS
Flamingo SIGNS
Divisions of Gardner signs

945 26th St,
West Palm Beach, FL 33407
561.802.4242

FLORIDA
4444 SE Commerce
Stuart, FL 34997
772.220.7377

MICHIGAN
1087 Naughton Dr
Troy, MI 48083
248.689.9100

OHIO
3800 Airport Hwy
Toledo, OH 43615
419.385.6669

www.ferrinsigns.com

JOB INFORMATION		DESIGN INFORMATION	
CLIENT:	BEELINE CORPORATE PARK	SCALE:	AS NOTED
PROJECT:	4-SIDED (CUBE) MONUMENT SIGN REPLACE	DESIGNER:	C. COOPER
LOCATION:	INNOVATION WAY & BEELINE HWY, JUPITER	DATE:	10/19/26
		REVISIONS:	
COUNTY:			
SALESPERSON:	A. SCHEELE	FILE:	BEELINE CORPORATE CENTER JUPITER

CLIENT AUTHORIZATION

SIGNED BY: DATE:

COLOR SPECIFICATIONS

NOTE: ALL ELECTRICAL WORK COMPLIES WITH NEC 2020

All electrical components are U.L Listed. Sign grounding & bonding as per NEC 2020 - 600.7
Min. 20 Amp disconnect switch per NEC 600.7
Min. 1/2" conduit, Astronomical Time Clock per FBC 405.2.2.1 & Conforms to the requirements of the 8th Edition of FBC 2023
Section 1620 HVHZ & 3107
Ultimate Design Wind = 180 MPH
Risk Catergory = III Exposure

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FERRIN SIGNS

Flamingo SIGNS
Stuart, FL

Divisions of Gardner signs
Troy, MI • Toledo, OH

945 26th St., West Palm Beach, FL
561.802.4242

Proposal

Date
10/29/2026

Name / Address	Ship To
Assessment Methodology Consultant Special District Services, Inc. 2501 A Burns Road Palm Beach Gardens, FL 33410	Beeline Corporate Park Innovation Way & Beeline Hwy Jupiter, FL

Customer Contact	Customer Phone	Customer E-mail	Rep
James Candela	561-630-4922 x 240	jcandela@sdsinc.org	Andria

Description		Total
In response to your request, we are please to submit the following proposal:		
Removal of existing damaged sign to grade only. Does not include removing any footers or concrete pad.	$	6,000.00
Manufacture (1) main 4 sided cabinet to be of .090 aluminum cover over 2" x 2" 3/16" aluminum angle framing with cross members as required. Prime coated and finished white acrylic polyurethane with painted logo band column and tenant dividers. Tenant copy & "Beeline Corporate Park" to be cut premium black vinyl as per attached drawing.	$	30,990.00
Installation (including (1) 90"X90"X6" concrete pad)	$	16,990.00
Permit to be billed at cost on final invoice		
Permit acquisition fee	$	350.00
Engineering fees	$	350.00
Final Inspection Fee	$	400.00
Customer Deposit: $29,294.35		
We sincerely hope this proposal meets with your approval and that we may be favored with your order.		
Approval Signature: Date		

All prices are subject to applicable sales tax.
Prices may be good for only 30 days due to market conditions.
50% advanced deposit due at signing. Balance due upon completion of project.
If installation is delayed by client, project will be due in full, less install cost, upon shop completion.
Electrical service must be accessible within 5' of hook up on day of install or add'l trip fees will be incurred.
Gardner Signs, LLC retains all rights of ownership until project is paid in full.

Subtotal	**$**	**55,080.00**
6.5% Sales Tax	**$**	**3,508.70**
Total	**$**	**58,588.70**

Mail to:
945 26th St, West Palm Beach, FL 33407
or call for ACH info 561-802-4242

We Accept: VISA mastercard AMERICAN EXPRESS
There will be a 3% Convenience Fee added to all credit card payments.

FERRIN SIGNS
945 26th St., West Palm Beach, FL
561.802.4242
Flamingo SIGNS Stuart, FL
Divisions of Gardner signs Troy, MI • Toledo, OH

Overview Installation Agreement

Customer Name: Beeline Corporate Park

Address: Innovation Way and Beeline Hwy., Jupiter, FL

Free standing signs **Initials**

1. **Public Utilities** – Ferrin Signs will call in underground locates for all major utilities (Electric, Water, Gas, Fiber Optics) _____

2. **Private Utilities** – There are some underground utilities/private utilities that are your responsibility to identify. The locators for Public Utilities do NOT mark these. Prior to installation of your sign, it is important for you to Mark the ground for all non-public utilities. These utilities include, but are not limited to: _____
   a. Sprinkler heads and underground irrigation lines
   b. Underground water lines that feed a swimming pool, fountain or other structure.
   c. Underground electric lines that might supply power to walkway lighting, street Lights, lamp posts, landscape lighting, etc.
   d. Any private gas lines or sewer lines that feed off the public utility lines onto your Property
   e. Any other non-public utilities

3. **Sign location** – It is your responsibility to mark the location of your sign. This can be done with your sales representative prior to installation. _____

4. **Landscaping clearance prior to installation** – To provide room for proper installation of your sign, all vegetation must be cleared out 2' of all sides of the sign location. _____

5. **New Primary Power** – Primary power for your sign needs to run to the new sign location by a licensed electrician under a separate permit. This power needs to be in place prior to the sign installation or you will be billed an additional trip charge to make connection. As per NEC, you are required to have a battery backup time clock and a dedicated circuit for your sign. _____

6. **Existing Primary Power –** If the power for your signs is existing, it needs to be in Proper working order prior to your sign installation. If the power needs to be repaired After your sign is installed and requires a return trip, you will be billed an additional Trip charge. As per NEC, you are required to have a battery backup time clock and a dedicated circuit for your sign. _____

7. **Landscape requirements for new signs** – Many municipalities have landscape/ Irrigation requirements for signs. Your sales representative can provide you with These requirements. You must install any required landscaping within 30 days of The sign installation. _____

8. **Permitting** – Permitting costs are additional as noted on your contract. Permits Are active for six months from the date of issuance. If the requirements for electrical Service or landscaping as laid out in this agreement are not met before the Permit expires; you will be responsible for permit renewal costs. _____
Once the permit is issued, sign production will begin; please note that each sign has a different fabrication timeline.

9. **Installation of Sign(s)** – To ensure everyone's safety and allow us to complete the Work efficiently, please keep all vehicles or any obstructions clear of the sign installation area. This gives our crew the space they need to work safely and avoids any potential damage to vehicles or equipment. We appreciate your cooperation in helping us get the job done quickly and safely. _____
If at the time of installation there is a vehicle or any obstruction causing delays in the installation, where we would require a return trip to the site an additional trip charge would be required. The cost is based on a time and material basis and will be on the final invoice.

10. **Site Conditions and Damage Waiver** – Customer acknowledges that installation, service, or removal of signage may require the use of vehicles, equipment, or tools on or around the property. While reasonable care will be taken, Gardner Signs dba Ferrin Signs, shall not be held responsible for any damage to grass, landscaping, driveways, sidewalks or other surfaces resulting from the performance of work under this agreement. The customer accepts all responsibility for restoring or repairing such area if desired. _____

X_____ _____
Customer's Signature Date

X_____

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beeline Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on August 20, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of November, 2026.

ATTEST:	**_____ COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 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 2025/2026 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 17th day of November, 2026.

ATTEST:

BEELINE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Beeline
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O & M Assessments	329,079	**250,779**	250,779
Utility Fee Income	0	**80,403**	80,403
Debt Assessments	643,406	**643,689**	643,689
Other Revenues	0	**0**	0
Interest Income	0	**0**	0
Total Income	**$ 972,485**	**$ 974,871**	**$ 974,871**
EXPENDITURES			
Supervisor Fees	7,000	**2,600**	2,600
Payroll Taxes - Employer	560	**199**	199
Signage Maintenance	1,000	**0**	0
Surface Water Maintenance	7,500	**6,000**	4,988
Engineering/Inspections	12,000	**5,000**	1,780
Management - General	54,912	**54,912**	54,912
Management - Signage	756	**756**	756
Management - Surface Water	19,176	**19,176**	19,176
Secretarial	4,200	**4,200**	4,200
Legal	19,000	**8,750**	8,750
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	5,000	**5,000**	5,000
Arbitrage Rebate Calculation Fee	650	**650**	650
Insurance	8,200	**7,467**	7,467
Legal Advertising	1,700	**1,700**	635
Miscellaneous Expense	2,800	**2,200**	1,756
Postage/Office Supplies	1,300	**1,275**	1,218
Dues & Subscriptions	175	**175**	175
Trustee Fee	3,500	**3,500**	3,500
Contingency - Repairs & Maintenance (Pump Repairs, Etc.)	25,000	**8,000**	4,899
Maintenance - Lakes & Canals	26,000	**24,500**	22,870
Management Fee - Bishop	69,000	**69,000**	63,250
Bishop - Insurance	9,300	**10,750**	10,750
Electricity	8,100	**5,085**	5,085
Contract Maintenance	33,000	**33,000**	33,000
Security Services	2,250	**0**	0
Website Management	2,000	**2,000**	2,000
Total Expenditures	**$ 329,079**	**$ 280,895**	**$ 264,616**
FY 2025/2026 Excess Of Revenues Over Expenditures	**$ 643,406**	**$ 693,976**	**$ 710,255**
Bond Payments	(604,800)	**(611,493)**	(611,493)
Balance	**$ 38,606**	**$ 82,483**	**$ 98,762**
County Appraiser & Tax Collector Fee	(12,869)	**(7,447)**	(7,447)
Discounts For Early Payments	(25,737)	**(25,736)**	(25,736)
EXCESS/ (SHORTFALL)	**$ -**	**$ 49,300**	**$ 65,579**

Fund Balance As Of 9/30/2025	$159,436
FY 2025/2026 Activity	$49,300
Projected Fund Balance As Of 9/30/2026	$208,736

AMENDED FINAL BUDGET

BEELINE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,500	**17,650**	17,535
Debt Assessments	604,800	**611,493**	611,493
Total Revenues	**$ 606,300**	**$ 629,143**	**$ 629,028**
EXPENDITURES			
Principal Payments	380,000	**380,000**	380,000
Interest Payments	222,600	**229,600**	229,600
Bond Redemption	3,700	**0**	0
Total Expenditures	**$ 606,300**	**$ 609,600**	**$ 609,600**
FY 2025/2026 Excess Of Revenues Over Expenditures	**$ -**	**$ 19,543**	**$ 19,428**

Fund Balance As Of 9/30/2025	$408,888
FY 2025/2026 Activity	$19,543
Projected Fund Balance As Of 9/30/2026	$428,431

Notes

Reserve Fund Balance = $182,460*. Revenue Fund Balance = $245,971*.

Revenue Fund Balance Used To Make 11/1/2026 Interest Payment Of $107,200.

* Approximate Amounts

Series 2018 Bond Refunding Information

Original Par Amount =	$8,200,000	Annual Principal Payments Due:
Interest Rate =	4.00%	May 1st
Issue Date =	March 2018	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/26 =	$5,360,000	

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

September 1, 2026

Todd Wodraska
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Wodraska:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD ball park storm water pump station 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 and 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.

The system operated as designed throughout the previous month. BES staff periodically lubricated the gate guides, reducing friction and avoiding the operating motor overloads witnessed earlier. There have been no motor overloads since the current lubrication regimen was implemented, though excess operational friction is observed periodically.

On August 14, area lightning disrupted the station's electrical and control systems. Consequently, no pump activated when interior water level reached the 22.5 ft. elevation set point. Observing SCADA, staff recognized that the water level had reached 22.7 ft., and a technician was dispatched. The technician reset the control system, the pump and gate activated, and resumed normal automatic operation.

Minor scheduled maintenance was performed on the emergency generator on August 24. BES will forward the technician's report to BCDD when it is received.

Finally, as noted earlier, BES also recommends that BCDD consult with its engineer to determine whether the water level monitoring hardware and software should be updated. BES has already discussed this with the engineer who in turn asked BES to engage CC Control for a recommendation. BES staff believes that this evaluation requires expertise that BES lacks, so the engineer's guidance is needed.

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

October 1, 2026

Todd Wodraska
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Wodraska:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD ball park storm water pump station 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 and 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.

The system operated as designed throughout the previous month. BES staff periodically lubricated the gate guides, reducing friction and avoiding the operating motor overloads witnessed earlier. There have been no motor overloads since the current lubrication regimen was implemented, though excess operational friction is observed periodically.

Likely related to a transient electrical surge, SCADA system transmission was interrupted on September 18 and restored on September 22. This affected only the ability to remotely monitor and control pump and gate operations, not operations themselves. Pumps started and stopped in accordance with water level settings.

BES ordered additional gate lubricant on September 22.

Finally, as noted earlier, BES also recommends that BCDD consult with its engineer to determine whether the water level monitoring hardware and software should be updated. BES has already discussed this with the engineer who in turn asked BES to engage CC Control for a recommendation. BES staff believes that this evaluation requires expertise that BES lacks, so the engineer's guidance is needed.

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

November 1, 2026

Todd Wodraska
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Wodraska:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD ball park storm water pump station 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 and 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.

The system operated as designed throughout the previous month. BES staff periodically lubricated the gate guides, reducing friction and avoiding the operating motor overloads witnessed earlier. There have been no motor overloads since the current lubrication regimen was implemented, though excess operational friction is observed periodically.

BES received confirmation that BCDD has directed its engineer to determine whether the water level monitoring hardware and software should be updated. BES staff is standing by to support the engineer's evaluation.

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

Sincerely,

BISHOP ENVIRONMENTAL SPECIALISTS, INC.
Rim Bishop, President