



**BEELINE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
LANDOWNERS' MEETING &  
REGULAR BOARD MEETING  
NOVEMBER 17, 2020  
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  
**VIDEO ACCESS: <https://us02web.zoom.us/j/81315843250>**  
**PHONE ACCESS: 929-436-2866 MEETING ID: 813 1584 3250**  
**LANDOWNERS' MEETING**  
November 17, 2020  
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chair for Landowners Meeting
- F. Election of Secretary for Landowners Meeting
- G. Approval of Minutes
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- H. Election of Supervisors
  - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 7
  - 2. Nomination of Candidates
  - 3. Casting of Ballots.....Page 8
  - 4. Ballot Tabulations
  - 5. Certification of the Results
- I. Landowners' Comments
- J. Adjourn

**Palm Beach Post, The**  
Oct. 21, 2020  
Miscellaneous Notices

BEELINE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LANDOWNERS' MEETING & REGULAR BOARD MEETING NOTICE IS HEREBY GIVEN that the Beeline Community Development District (the "District") will hold a Landowners' Meeting and Regular Board Meeting at 10:30 a.m., or as soon thereafter as can be heard, on November 17, 2020, in the Conference Room at The Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410. The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors for the Beeline Community Development District. The purpose of the Regular Board Meeting is to conduct any business to come before the Board. Copies of the Agendas for these 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 at least five (5) days prior to the date of these meetings. From time to time one or more Supervisors may participate in the Regular Board Meeting by telephone; therefore, at the location of the meeting there will be a speaker telephone present so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued as found necessary to a time and place specified on the record. 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 these meetings 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 these particular meetings. Meetings may be cancelled from time to time without advertised notice. BEELINE COMMUNITY DEVELOPMENT DISTRICT [www.beelinecdd.org](http://www.beelinecdd.org) 10-21, 10-28/2020



### SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

#### 1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by Landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

#### 2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

#### 3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

#### 4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) positions. Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

#### 5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being sub-mitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

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#### Corporate Office

The Oaks Center  
2501A Burns Rd  
Palm Beach Gardens, FL 33410  
Direct: 561.630.4922

#### Contact Information

Toll Free: 877.737.4922  
Fax: 561.630.4923  
Web: [www.sdsinc.org](http://www.sdsinc.org)

#### Miami Branch

Crexent Business Center  
6625 Miami Lakes Drive, Ste. 374  
Miami Lakes, FL 33014  
Direct: 305.666.6666

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- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
  - c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

## 6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board Supervisor(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

## 7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections\*, the two (2) candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

\*At the final landowner election (*after the 6<sup>th</sup> or 10<sup>th</sup> year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two {2} supervisors are elected by General Election).

## 8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage (or lot parcels) for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

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9. Recessing of the Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

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BEELINE COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING  
NOVEMBER 20, 2018  
**NO QUORUM**

**A. CALL TO ORDER**

District Manager Todd Wodraska called the November 20, 2018, Landowners' Meeting of the Beeline Community Development District to order at 11:05 a.m. in the Conference Room at The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410.

**B. PROOF OF PUBLICATION**

Mr. Wodraska presented proof of publication that notice of the Landowners' Meeting was published in *The Palm Beach Post* on October 24, 2018, and October 31, 2018, as required by law.

**C. ESTABLISH QUORUM**

There was no quorum as no landowners, nor proxy holders, were present.

Also in attendance were: District Managers Todd Wodraska of Special District Services, Inc.; District Counsel Dennis Lyles of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Karen Brandon of AECOM, and Robert Simm, William Howden, John Harris and Joseph Pruszynski.

**D. CONSIDER ADOPTION OF ELECTION PROCEDURES**

**E. ELECTION OF CHAIR FOR LANDOWNERS' MEETING**

**F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING**

**G. APPROVAL OF MINUTES**

**1. November 18, 2014, Landowners' Meeting**

**H. ELECTION OF SUPERVISORS**

**1. Determine Number of Voting Units Represented or Assigned by Proxy**

**2. Nomination of Candidates**

**3. Casting of Ballots**

**4. Ballot Tabulations**

BEELINE COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING  
NOVEMBER 20, 2018  
**NO QUORUM**

**5. Certification of the Results**

**I. LANDOWNERS' COMMENTS**

**J. ADJOURN**

Since there was no quorum the meeting never took place.

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Secretary

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Chairman



LANDOWNER PROXY  
BEELINE COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Beeline Community Development District** to be held on November 17, 2020 at 10:30 a.m. in the Conference Room at The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description\***

**# of Acres**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

**TOTAL NUMBER OF AUTHORIZED VOTES: \_\_\_\_\_**

**Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.**

**If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)**

**BALLOT**

**BALLOT # \_\_\_\_\_**

**BEELINE  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

**ELECTION OF BOARD SUPERVISORS**

**NOVEMBER 17, 2020**

The undersigned certifies that he/she is the owner (\_\_\_\_) or duly authorized **representative of lawful proxy of an owner** (\_\_\_\_) of land in the **Beeline Community Development District**, constituting \_\_\_\_\_ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

**Name of Candidate**

**Number of Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Street Address or Tax Parcel Id Number for your Real Property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGENDA**  
**BEELINE COMMUNITY DEVELOPMENT DISTRICT**

The Oaks Center  
2501 Burns Road, Suite A

Palm Beach Gardens, Florida 33410

**VIDEO ACCESS: <https://us02web.zoom.us/j/81315843250>**

**PHONE ACCESS: 929-436-2866 MEETING ID: 813 1584 3250**

**REGULAR BOARD MEETING**

November 17, 2020

10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 10
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. October 20, 2020 Regular Board Meeting .....Page 12
- J. Old Business
  - 1. Update on Fire and Water Systems
- K. New Business
  - 1. Consider Resolution No. 2020-04 – Adopting a Fiscal Year 2019/2020 Amended Budget.....Page 15
  - 2. Consider Resolution No. 2020-05 – Ratifying Actions Taken Pursuant to EO No. 20-69.....Page 20
- L. Administrative Matters
  - 1. Capital Budget Tracking.....Page 24
  - 2. Monthly Status Report – Operations.....Page 25
  - 3. Monthly Status Report – Engineer.....Page 26
- M. Board Members Comment
- N. Adjourn

# The Palm Beach Post

Palm Beach Daily News | LOCALIQ

## PROOF OF PUBLICATION STATE OF FLORIDA

### PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, 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 - PublicNotice was published in said newspaper on: first date of Publication 10/12/2020 and last date of Publication 10/12/2020. 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: 0000599715  
Ad Cost: \$247.68  
Paid: \$0.00  
Balance Due: \$247.68

Signed

*Teal Pontarelli*  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 13th day of October, 2020 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

*Donna Taylor*  
(Notary)



Please see Ad on following page(s).

Invoice/Order Number: 0000599715  
Ad Cost: \$247.68  
Paid: \$0.00  
Balance Due: \$247.68

**BEELINE COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021  
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 20, 2020  
November 17, 2020  
December 15, 2020  
January 19, 2021  
February 16, 2021  
March 16, 2021  
April 20, 2021  
May 18, 2021  
June 15, 2021  
July 20, 2021  
August 17, 2021  
September 21, 2021

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](http://www.beelinecdd.org)  
10-12/2020

0000599715-01

**BEELINE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 20, 2020**

**A. CALL TO ORDER**

District Manager Todd Wodraska called the October 20, 2020, Regular Board Meeting of the Beeline Community Development District to order at 10:33 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 presented proof of publication that notice of the Regular Board Meeting was published in *The Palm Beach Post* on October 5, 2020, 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, Jr.	Present

Also in attendance were:

District Manager	Todd Wodraska	Special District Services
District General Counsel	Dennis Lyles	Billing, Cochran, Lyles, Mauro & Ramsey, P.A
District Engineer	Karen Brandon	AECOM

**\*NOTE:** This meeting was conducted via ZOOM and held virtually due to the COVID-19 pandemic.

**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 for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. August 18, 2020 Regular Board Meeting**

A **motion** was made by Mr. Pruszynski, seconded by Mr. Sillan, and unanimously passed to approve the minutes of the August 18, 2020 Regular Board Meeting, as presented.

## **G. OLD BUSINESS**

### **1. Update on Fire and Water Systems**

Ms. Brandon reported that the contractor, Johnson Davis, has continued to have difficulty passing the pressure testing of the 4 sections of fire mains, which has held up the approvals for the project close out from Palm Beach County. Once PBCWUD has approved the pressure test results, and the permit issue resolved, Johnson-Davis will schedule the final flushing and testing to be witnessed by the Fire Marshal, all final connections, caps and plugs, and final restorations, including the fire pump demolition and fuel tank removal.

## **H. NEW BUSINESS**

### **1. Consider Approval of Amendment 6 to Work Authorization for Fire Protection System Improvements for Additional CEI Services for AECOM**

Ms. Brandon presented and reviewed the amendment in the amount of \$10,500, which is necessary due to contractor delays in completing the project and are described in Attachment A of the amendment.

A **motion** was made by Mr. Howden, seconded by Mr. Sillan, and unanimously passed to approve Amendment 6 to Work Authorization for Fire Protection System Improvements for Additional CEI Services for AECOM, as presented.

## **I. ADMINISTRATIVE MATTERS**

### **1. Capital Budget Tracking**

Mr. Wodraska referred to the Capital Outlay Report contained in the Board Members notebooks noting that there remains \$10,290.39 in the construction account.

### **2. Monthly Status Report – Operations**

The Monthly Operations Report was contained in the Board Members notebooks.

### **3. Monthly Status Report – Engineer**

The Monthly Engineering Report was contained in the Board Members notebooks.

## **K. BOARD MEMBER COMMENTS**

It was noted the next meeting is scheduled for November 17, 20 at 10:30 a.m. and is also a Landowners meeting.

**L. ADJOURN**

A **motion** was made by Mr. Howden, seconded by Mr. Sillan and carried unanimously to adjourn the meeting at 10.59 a.m.  
a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair



**RESOLUTION NO. 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
BEELINE COMMUNITY DEVELOPMENT DISTRICT  
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL  
YEAR 2019/2020 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 2019/2020 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 17<sup>th</sup> day of November, 2020.

**ATTEST:**

**BEELINE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Beeline  
Community Development District

**Amended Final Budget For  
Fiscal Year 2019/2020  
October 1, 2019 - September 30, 2020**

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**AMENDED FINAL BUDGET**  
**BEELINE COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2019/2020 BUDGET 10/1/19 - 9/30/20	AMENDED FINAL BUDGET 10/1/19 - 9/30/20	YEAR TO DATE ACTUAL 10/1/19 - 9/29/20
<b>REVENUES</b>			
O & M Assessments	297,291	323,049	323,049
Debt Assessments	643,406	643,537	643,537
Other Revenues	79,000	82,757	82,206
Other Revenues - Capital	0	100,000	73,000
Interest Income	24	0	0
<b>Total Income</b>	<b>\$ 1,019,721</b>	<b>\$ 1,149,343</b>	<b>\$ 1,121,792</b>
<b>EXPENDITURES</b>			
Supervisor Fees	8,000	5,400	5,400
Payroll Taxes - Employer	640	413	413
Fire Protection Maintenance	1,000	6,313	6,313
Signage Maintenance	1,000	0	0
Surface Water Maintenance	7,500	5,985	5,985
Engineering/Inspections	18,000	15,000	13,096
Management - General	48,168	48,168	48,168
Management - Signage	696	696	696
Management - Surface Water	16,836	16,836	16,836
Secretarial	4,200	4,200	4,200
Legal	22,000	13,765	13,765
Assessment Roll	5,000	5,000	5,000
Audit Fees	7,400	4,800	4,800
Arbitrage Rebate Calculation Fee	650	650	650
Telephone	3,100	5,206	5,206
Insurance	9,000	7,275	7,275
Legal Advertising	1,400	1,500	1,021
Miscellaneous Expense	3,300	3,300	2,613
Postage/Office Supplies	2,000	1,035	1,004
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	0	0
Legal - Greenberg Traurig (Reimbursed By Landowners)	2,000	8,500	7,949
Property Taxes (Reimbursed By Landowners)	70,000	74,258	74,258
Contingency - Repairs & Maintenance	10,000	10,000	8,579
Contingency - Repairs & Maintenance - Control Structure Repairs	0	15,900	15,900
Maintenance - Lakes & Canals	14,000	25,070	25,070
Management Fee - Bishop	69,000	87,000	87,000
Bishop - Insurance	7,000	7,168	7,168
Electricity	12,000	9,469	9,469
Contract Maintenance	24,000	24,000	24,000
ADT Services	1,750	1,750	1,464
Security Services	0	1,172	1,172
Capital Outlay - FPS Phase II	0	129,055	29,055
Website Management	2,000	2,000	2,000
<b>Total Expenditures</b>	<b>\$ 376,315</b>	<b>\$ 544,559</b>	<b>\$ 439,200</b>
<b>FY 2019/2020 Excess Of Revenues Over Expenditures</b>	<b>\$ 643,406</b>	<b>\$ 604,784</b>	<b>\$ 682,592</b>
Bond Payments	(604,800)	(611,493)	(611,493)
<b>Balance</b>	<b>\$ 38,606</b>	<b>\$ (6,709)</b>	<b>\$ 71,099</b>
County Appraiser & Tax Collector Fee	(12,869)	(7,447)	(7,447)
Discounts For Early Payments	(25,737)	(25,736)	(25,736)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (39,892)</b>	<b>\$ 37,916</b>

Fund Balance As Of 9/30/2019	\$127,723
FY 2019/2020 Activity	(\$39,892)
Projected Fund Balance As Of 9/30/2020	\$87,831

**Notes**  
Amended Budget For Capital Outlay - FPS Phase II Is For The Estimated Cost Of Project  
Fund Balance Includes FP&L Security Deposits (\$17,320)  
Capital Fund Bank Balance As Of 9/30/20: \$10,290

**AMENDED FINAL BUDGET**  
**BEELINE COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2019/2020 BUDGET 10/1/19 - 9/30/20	AMENDED FINAL BUDGET 10/1/19 - 9/30/20	YEAR TO DATE ACTUAL 10/1/19 - 9/29/20
<b>REVENUES</b>			
Interest Income	500	3,028	3,028
Debt Assessments	604,800	611,493	611,493
<b>Total Revenues</b>	<b>\$ 605,300</b>	<b>\$ 614,521</b>	<b>\$ 614,521</b>
<b>EXPENDITURES</b>			
Principal Payments	300,000	300,000	300,000
Interest Payments	303,000	309,000	309,000
Bond Redemption	2,300	0	0
<b>Total Expenditures</b>	<b>\$ 605,300</b>	<b>\$ 609,000</b>	<b>\$ 609,000</b>
<b>FY 2019/2020 Excess Of Revenues Over Expenditures</b>	<b>\$ -</b>	<b>\$ 5,521</b>	<b>\$ 5,521</b>

Fund Balance As Of 9/30/2019	\$327,085
FY 2019/2020 Activity	\$5,521
Projected Fund Balance As Of 9/30/2020	\$332,606

**Notes**

Reserve Fund Balance = \$154,032\*. Revenue Fund Balance = \$178,574\*.

Revenue Fund Balance Used To Make 11/1/2020 Interest Payment Of \$148,500.

\* 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 9/30/20 =	\$7,425,000	

## RESOLUTION 2020-05

### **A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC**

**WHEREAS**, the COVID-19 pandemic has significantly impacted the Beeline Community Development District (the “District”) and those residing and owning property within the boundaries of the District; and

**WHEREAS**, on March 1, 2020, Governor Ron DeSantis (the “Governor”) issued Executive Order No. 20-51, directing the Florida Department of Health to issue a Public Health Emergency; and

**WHEREAS**, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

**WHEREAS**, on March 9, 2020, the Governor issued Executive Order No. 20-52, declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

**WHEREAS**, in a series of actions in March 2020, President Donald Trump, the Centers for Disease Control and Prevention (the “CDC”), and the White House Coronavirus Task Force have issued guidance advising individuals to adopt far-reaching social distancing measures recommending restrictions on mass gatherings and congregations, including public meetings; and

**WHEREAS**, on March 20, 2020, the Governor issued Executive Order No. 20-69 temporarily suspending the statutory requirement that a quorum be present in person at a specific

public place, authorizing the use of media communications technology, such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes; and

**WHEREAS**, Executive Order No. 20-69 was amended and extended by subsequent Executive Orders of Governor Ron DeSantis, including Executive Order No. 20-246, which extended the temporary suspension of the statutory requirement that a quorum be present at a specific place and authorizing the use of media communications technology, until November 1, 2020 at 12:01 AM; and

**WHEREAS**, on March 24, 2020, the Governor issued Executive Order No. 20-83, directing the State of Florida Surgeon General and State Health Officer to issue a public health advisory urging the public to avoid all social and recreational gatherings of ten or more people and urging those can work remotely to do so; and

**WHEREAS**, the Governor, on April 3, 2020, issued Executive Order No. 20-91 (later amended by Executive Order 20-92), directing that all persons in Florida shall limit their movements and personal interactions outside their home to those necessary to obtain or provide essential services or to conduct essential activities; and

**WHEREAS**, on May 19, 2020, August 18, 2020 and October 20, 2020, the District Board of Supervisors met, pursuant to and under the authority of Executive Order No. 20-69, as amended and extended, utilizing media communications technology; and

**WHEREAS**, the District Board of Supervisors intends to ratify and approve those actions taken by the District Board of Supervisors at its meeting(s) held via media communications technology on May 19, 2020, August 18, 2020 and October 20, 2020; and

**WHEREAS**, due to the COVID-19 pandemic and the health concerns associated with securing signatures on certain instruments necessary for the District to conduct business, including,

but not limited to, agreements, proposals, resolutions, and approved meeting minutes, in accordance with the authority granted in Chapter 668, Florida Statutes, the District may have utilized DocuSign or other acceptable electronic signature software to secure signatures the proper District officials; and

**WHEREAS**, the Board hereby finds and determines that the use of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, if any, between March 1, 2020 and October 30, 2020, was necessary to properly conduct the business of the District.

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

**Section 1.** The above recitals are true and correct and incorporated herein as if set forth in full herein. The Executive Orders referenced herein are incorporated herein by reference.

**Section 2.** Those actions taken by the District Board of Supervisors at its meetings held pursuant to the authority of the Governor’s Executive Order No. 20-69, as amended and extended, via media communications technology on June 4, 2020, are hereby ratified and approved.

**Section 3.** Any use by the District between March 1, 2020 and October 30, 2020 of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, in order to secure the signature(s) of the proper District officials on those instruments necessary for the District to conduct business, including, but not limited to, agreements, proposals, resolutions, and approved meeting minutes, is hereby ratified and approved.

**Section 4.** All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to



be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

**Section 5.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of November, 2020, by the Board of Supervisors of the Beeline Community Development District.

**BEELINE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair

**Beeline Community Development District  
Capital Outlay Report  
As Of 10/31/2020**

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 to 75-S	2008 Bond FY 18-19 Req # 76-S to 84-S	2008 Bond FY 19-20 Req # 85-S to 89-S	2008 Bond FY 20-21 Req # 90-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	\$ -	\$ 9,800.00	\$ 283,858.67	\$ 92,422.72	\$ -	\$ 795,873.56
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	\$ 20,556.37	\$ 48,918.39	\$ 22,576.01	\$ 2,286.23	\$ 715,829.28
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	\$ 61,836.96	\$ 30,356.37	\$ 332,777.06	\$ 114,998.73	\$ 2,286.23	\$ 8,566,714.80
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	\$ 61,836.96	\$ 30,356.37	\$ 332,777.06	\$ 114,998.73	\$ 2,286.23	\$ 9,141,020.43

Total Bond Proceeds	\$8,925,050.00
Interest Earned	\$136,974.59
Developer Contribution	\$60,000.00
Refund of Construction Bond	\$27,000.00
Amount Paid	(\$9,141,020.43)
<b>Total Remaining</b>	<b>\$8,004.16</b>

***BISHOP ENVIRONMENTAL SPECIALISTS, INC.***

3 St. Giles Road, Palm Beach Gardens, FL 33418

(561) 310-4529

November 1, 2020

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 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. Monthly pump run time data for the storm water pumps was reported to BCDD and to Pratt Whitney personnel.

Despite periods of considerable rainfall during the month, there was no weed accumulation on the intake screen, and the pumps and control systems operated without incident.

**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 system functioned as designed and without significant incident during the past 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

**DATE:** **November 10, 2020**

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**RE: ENGINEER'S REPORT FOR OCTOBER 2020**

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

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

The additional utility easement from Congress Avenue is on the agenda for the February 9, 2021 Board of County Commissioners meeting.

Based on the latest round of bacteriological testing, PBCWUD gave Johnson-Davis approval on October 28, 2020 to schedule the one remaining section of fire main for pressure testing. Johnson-Davis is scheduling the pressure testing for November 10, weather permitting. Additionally, Johnson-Davis is working out issues with the permit for the booster pump station, which is needed in order to have the Fire Marshal witness the flushing and testing. Once PBCWUD has approved the pressure test results, and the permit issue is resolved, Johnson-Davis will schedule the final flushing and testing to be witnessed by the Fire Marshal, all final connections, caps and plugs, and final restorations, including the fire pump demolition and fuel tank removal.

Johnson-Davis has not submitted a Pay Application since January 2020 which was through the period ending December 2019.

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